



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 15, 2018

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, February 15, 2018 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

Planning Commission members present: Bob Early, Wayne Bolt, Mark Oney, Bill Suriano and Parin Shah. Also in attendance, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Fred Courtright, P.E. and Township Secretary Michele L. Clewell.

Plan Presenters in attendance; Deanna Schmoyer, P.E. of D&D Engineering and Construction, LLC, William Cramer, Esq., and representing the Lake of the Pines Community Association, Robert McLaughlin Property Manager and John Clark & Stacy Getz board members. Anthony Maula and Sal Caiazzo, P.E. of Hanover Engineering for the Amre Holdings, LLC sketch plan and Max Vest for the Pocono Springs Camp sketch plan.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the January 18, 2018 minutes. Parin Shah seconded the motion. Bill Suriano abstained as he was not in attendance for the January 18th meeting. Motion passed 4-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

None

Other Reviews and/or Recommendations

Conditional Use Hearing Application; Lake of the Pines Community Association – Attorney Bill Cramer representing the Lake of the Pines Community Association presented a Conditional Use Application for recommendation to the Board of Supervisors prior to the public hearing scheduled on February 22, 2018.

Attorney Cramer explained that the existing maintenance facility is to be demolished based on various engineering studies for which copies were provided to the members for their review.

Attorney Cramer stated that there are six out-lots within the commercial zoning district of Lake of the Pines and this is the site where they would like to build their new maintenance facility.

They are proposing to do a lot consolidation plan in combination with the land development plan if the conditional use is approved.

Mr. Courtright provided a memo to Attorney Cramer, by the township zoning officer, Shawn McGlynn.

Parin Shah asked if in the future they are planning to build another building where the current maintenance building is and Mr. Clark said yes.

Deanna Schmoyer stated that the new site borders the lake with a 50' buffer. They will store salt and will relocate the trash compactor and possible resident brush drop off at the new site. They will install a fence and have a keyed gate for community access to the site. The stormwater embankment will not traverse over anyone's property. This meets all the dimensions requirement, minimum lot widths, and pervious coverage. There are three residents near the proposed building site and they are 60' from the closest resident. There will be no increase in traffic and central water & sewer will be tied in.

Bob Early stated that 25-30 years ago the out lots were rejected as building lots. Ms. Schmoyer stated that it may have been because of sewage. Fred Courtright stated that he thinks the sand mounds were there but that was before his time.

Parin Shah questioned the lighting and Ms. Schmoyer stated that no light will go over the property lines. Attorney Cramer stated that all the residents close to the proposed site were notified of the meeting tonight and of the public hearing on February 22nd.

It was stated that Shawn McGlynn was concerned about the setbacks. Ms. Schmoyer stated that they can meet the recommended setbacks as stated in Mr. McGlynn memo dated February 15, 2018.

Wayne Bolt made a motion to recommend the conditional use application for Lake of the Pines Community Association. Bill Suriano seconded the motion. Motion passed 5-0.

Ammre Holdings LLC Sketch Plan – Mr. Maula and Mr. Caiazza on behalf of Empire Construction presented a sketch plan for a 96 unit multi-family apartments to be located off of Mt. Nebo Road which is a township road.

Mr. Maula stated that they expect to provide central water and sewer to the apartments. Mr. Courtright stated that the township is in the process of obtaining grant funding to run the sewer line. The sewer line extension is 700' just across Route 209.

Mr. Maula stated that the parcel is a 38 acre tract. The apartments will be 2 bedroom units, with possibly 2 baths. They will do some phasing as they don't know what the market is. They provided parking for 146 vehicles which is more than what they believe is required.

Mark Oney asked about fire company access around both sides of the buildings and Mr. Maula stated that they will have front and back building access in phase one but not in phase two. They are thinking of sprinklers in the building. Fire hydrant locations and hookups will be discussed.

A meeting with PA American Water is scheduled next week to determine if central water will be provided.

Bob Early questioned about the home in the back of the property and Mr. Mauls stated that there is an access easement.

Mr. Suriano asked what the challenges are. Mr. Maula said timing. He believes that the NPDES permit takes about eight months so he will be looking at breaking ground next year.

They professionally manage all the units and provide maintenance for everything on site.

Wayne Bolt and Parin Shah stated that this is a great idea as it offers transitional types of housing.

Bob Early asked about the impact to the school district with the school aged children. Mr. Maula stated that he will provide a count based upon other projects.

The buildings are proposed to be three stories. It is not subsidized housing. Rent will be \$1,250 per month. No garages will be provided as that is cost prohibitive.

Mr. Maula thanked the commission members for their positive feedback and will move continue to move forward with the project.

Pocono Springs Camp Sketch Plan - Max Vest of Pocono Springs Camp stated that they would like to build a 40'x80' building on an existing concrete slab for their gymnastics program. They are requesting that the land development plan requirements be waived.

Following discussion as to why a land development plan is required, Mr. Courtright stated that there are plan requirements that may be waived; such as the storm water requirements as well as a number of other things. Mr. Courtright stated that Mr. Vest should contact Michele Clewell and a list of requirements that could possibly be waived will be sent to him but a land development plan will be required.

Discussion

None

Continuing Education

Several members have signed up for the Penn State webinar series and are finding it to be informative.

The township is hosting the PA Municipal Planning Education Institute “The Course in Zoning” _____ and Michele Clewell reported that she and Carrie Wetherbee have registered. Parin Shah and Attorney Huffman stated that they would like to attend but may have a scheduling conflict.

Public Comment

None

Next Meeting

March 15, 2018 at 5:30pm

Adjournment

Bill Suriano made a motion to adjourn the meeting at 6:36pm. Parin Shah seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
February 15, 2018