



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 19, 2018

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 19, 2018 at 5:30pm at the Schoonover Municipal building with Bob Early presiding.

Planning Commission members present: Bob Early, Parin Shah, Bill Suriano and Mark Oney who arrived at 5:45pm.

Also in attendance, Planning Commission solicitor Deborah Huffman, Esq., Township Engineer Mike Schwartz, P.E. and Township Secretary Michele L. Clewell.

Plan presenters in attendance, Deanna Schmoyer, P.E of D&D Engineering and Construction, LLC and Rob McLaughlin for Lake of the Pines Community Association.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the March 15, 2018 minutes. Bill Surino seconded the motion. Motion passed 4-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

Meglino Landscaping & Excavating, LLC Preliminary/Final Land Development; Deanna Schmoyer, P.E. of D&D Engineering & General Construction, LLC provided a response letter dated April 17, 2018 in order to address the township engineers comment letter of April 9, 2018. She also provided copies of a revised site plan dated April 15, 2018 for the members to review.

Ms. Schmoyer stated that they have two Requests for Modifications.

- a. As no new improvements are being proposed, the applicant is requesting a request of modifications to the regulations for requiring dedication of open space or in-lieu of fees as it not does apply.
- b. As the existing right of way along the parcel is wooded, they are requesting a waiver to be required to plant one deciduous street tree for every 50 feet of length of street right of way.

Ms. Schmoyer reviewed her response letter in depth with the commission members.

Ms. Schmoyer stated that the would like to keep the road as gravel but will require Board of

Supervisor action. They proposed to revise the parking spaces to five. Dave Manter, SEO was on site and declared that the septic system is adequate.

Bill Suriano made a motion granting the modification request to not require dedication of open space or in-lieu of fees. Parin Shah seconded the motion. Motion passed 4-0.

Carrie Wetherbee made a motion grating the officiation request to not require the planting of one deciduous street tree for every 50 feet of length of street right of way as the existing right of way along the parcel is wooded. Bill Suriano seconded the motion. Motion passed 4-0.

There was discussion regarding Township Engineer, Fred Courtright, P.E. letter recommending that screening and fencing be installed. Ms. Schmoyer stated that the owners did not mention this to her but if the zoning officer says it requires the screening and fencing, maybe the applicant can install fencing with slates in it. Ms. Schmoyer stated that she would speak to the Zoning officer before next Thursday's supervisors meeting.

(Mark Oney arrived at 5:46pm)

Parin Shah made a motion to recommend to allow existing gravel to be used instead of Requiring the area to be paved. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Carrie Wetherbee made a motion to recommend approval of the Meglino Landscaping & Excavating, LLC Preliminary/Final Land Development Plan to the Board of Supervisors, subject to the Township Engineers letter of April 9, 2018. Bill Suriano seconded the motion. Motion passed 5-0.

Lake of the Pines Community Maintenance Building Land Development Plan; Deanna Schmoyer, P.E. of D&D Engineering & General Construction, LLC and Rob McLaughlin of the Lake of the Pines Community Association was present. Ms. Schmoyer provided a response letter dated April 17, 2018 in order to address the township engineers comment letter of April 9, 2018.

The conditional use was approved by the Board of Supervisors on March 23, 2018. The only change in the plan based on the conditional use hearing is that the 40 foot buffer in between the surrounding property owners has been added.

Ms. Schmoyer stated that they are seeking one Modification Request of Regulations for retention and detention facilities.

Ms. Schmoyer stated that the survey is still outstanding in order to consolidate the six lots.

Mike Schwartz said a description of the southern boundaries was not depicted on the plan. Ms. Schmoyer stated that she is waiting on the surveyor for that information.

There was discussion regarding the requirement to have the area paved and Ms. Schmoyer stated that it is required and that the township will also want bonding in place prior to paving.

There was discussion regarding the stormwater and request for modification. She stated that she will do an amendment to the soils to slow it down with a test during construction and she will probably still have to ask for a modification with the amendment. Mike Schwartz recommended that testing be done when it is installed. Ms. Schmoyer stated that she does not have the modification request with her but will forward to the township secretary tomorrow.

Mark Oney suggested that the fire departments be notified where this new location within the community is located.

Parin Shah made a motion to grant the stormwater modification as requested subject to Meeting the township engineer's requirements. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Parin Shah made a motion to approve the Lake of the Pines Community Maintenance Building Land development plan subject to joining the six lots and addressing the township engineers April 9, 2018 letter.

Other reviews and/or Recommendations

None

New Business

None

Discussion

None

Continuing Education

Carrie Wetherbee stated that she forward the power point presentation on the last webinar offered by Penn State.

Michele Clewell presented Carrie Wetherbee and Parin Shah with their certificates of attendance from the Pennsylvania State Association of Boroughs and The Pennsylvania Municipal Planning Education Institute. Carrie, Parin and Michele all attended the seminar over a three week period in March 2018.

Public Comment

None

Next Meeting

May 17, 2018 at 5:30pm.

Adjournment

Parin Shah made a motion to adjourn the meeting at 6:30pm. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
April 19, 2018