



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 20, 2017

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 20, 2017 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

Planning Commission members present: Bob Early, Mark Oney, Wayne Bolt, and Dr. William Suriano. Parin Shah was absent. Bob Early stated that in order to have a full board, alternate member Carrie Wetherbee was seated.

Also in attendance, Planning Commission Solicitor Deborah Huffman, Esquire, and Township Secretary Michele L. Clewell.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the March 16, 2017 minutes. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

None

Reviews and/or Recommendations

An Ordinance Of The Township Of Middle Smithfield, Monroe County, Pennsylvania, Amending The Code Of Ordinances Of The Township Of Middle Smithfield, As Heretofore Amended; Adding A Chapter _____, Entitled "Use And Occupancy Of Real Property"; Regulating Use And Occupancy Of Leased Properties And Properties In Which Title Of Ownership Is Transferred In Order To Ensure That The Use And Occupancy Of Such Properties Will Be Conducted In Accordance With Public Health, Safety, And Welfare; Providing Penalties For Violation Thereof; And Providing For Other Miscellaneous Matters; Mark Oney stated that although the proposed ordinance is not required to be submitted to the planning commission for a recommendation, he and the other two supervisors wanted their input.

Following lengthy discussion on liability, enforcement, costs and the undertaking of such an ordinance, Carrie Wetherbee made a motion to recommend approval of the proposed ordinance and forwarding it to the Board of Supervisors for approval. Bill Suriano seconded the motion. Motion passed 5-0.

Mike Meglino; Landscaping Base Yard Sketch Plan; Mr. Meglino presented a sketch plan of his proposed landscaping base business to be located, off of Route 209, on Pardees Loop.. Total acreage is 5 acres and there is currently a 24x40 pole barn located on the property. He is looking to put on a small additional for a bathroom for the employees. He stated that no retail will be at this site. The only traffic will be his staff.

Bob Early explained that this is land development. Mr. Meglino stated that he has already hired Frank Smith, P.L.S. and will be meeting with him tomorrow. He stated that there is sand mound on site but will speak to the SEO. He also said that the zoning/building office has a driveway permit on file.

Mr. Meglino stated that he is asking for the planning commission to determine what must go in the land development. Mr. Early stated that everything is explained, in detail in the SALDO and any questions can be directed to the township engineer or his consultant as his consultant is familiar with the township's regulations.

New Business

None

Discussion

Zoning; there was discussion regarding residential uses, commercial uses, density requirements, and tree preservation of the PRD section of the zoning ordinance that was previously removed from the zoning ordinance. The zoning officer requested that the members review and make a recommendation.

Following review, Carrie Wetherbee made a motion to recommend and forward pages 101 and 102 of the commercial uses in a PRD to the consultant in order to incorporate the verbiage as written into the proposed zoning ordinance. Wayne Bolt seconded the motion. Motion passed 5-0.

SALDO; review of the SALDO draft dated 9/07/2016 was completed with the following recommendations.

- a. Page 85 (B); clarify to say: "Shall be subject to inspections, either by the township or the utility provider at the township's discretion".
- b. Pages 99, 103, 121 and 134; remove the gridlines reference
- c. Page 123; (A2) change to 10 days to submit to the Township Secretary

Continuing Education

Penn State Winter/Spring Webinars; Carrie Wetherbee and Bill Surino stated that the webinar held on Wednesday, April 12th was titled Planning with School Districts.

Pocono Township is hosting a planning commission seminar on May 10th. Carrie Wetherbee stated that she would like to attend the seminar

Public Comment

None

Next Meeting

May 18, 2017 at 5:30pm.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 6:48pm. Mark Oney seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary