



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 20, 2018

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, September 20, 2018 at 5:30pm at the Schoonover Municipal Building with Parin Shah presiding.

Planning Commission members present; Parin Shah, Wayne Bolt, Mark Oney and alternate member Carrie Wetherbee.

Also in attendance, Planning Commission Solicitor Todd Weitzmann, Esq., Township Engineer Fred Courtright P.E., Ben Kutz, P.E., Township Secretary Michele L. Clewell and Township Economic Development Manger Patrice Dume.

Plan presenters in attendance; Steve Walsh, P.E. of Bohler Engineering, Bethlehem office for Dollar General Land Development Plan.

Parin Shah authorized alternate member Carrie Wetherbee to be seated in order to reach a quorum.

Approval of Minutes

Carrie Wetherbee made a motion to approve the August 16, 2018 minutes. Wayne Bolt seconded the motion. Motion passed 4-0.

Plan Submittals

Pocono Springs Camp; Administration & Gymnasium Land Development Plan; No one was present to review the plan; however, Mr. Courtright stated the Developer's attendance is not required as this is only an acceptance of the plan.

Fred Courtright provided his comment letter dated August 15, 2018 and recommends acceptance of the submittal.

Wayne Bolt made a motion to accept the Pocono Springs Camp; Administration & Gymnasium Land Development plan. Mark Oney seconded the motion. Motion passed 4-0.

Plan Reviews and Unfinished Business

Echo Lake; Library/Cultural Center Preliminary Land Development

A letter was received from Deanna Schmoyer, P.E. requesting discussion be tabled on the Echo Lake Library/Cultural Center Preliminary Land Development plan. Wayne Bolt made a motion to Table the plan until the next regular meeting. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Dollar General Land Development Plan

Steve Walsh, P.E. presented for discussion the Dollar General land development plan. He stated that they are currently working through the comment letter received from Fred Courtright. The plan proposes a 9,100 sq. ft. building with on lot water and township central sewer. Stormwater drains to the rear of the building with piping at the back of the building. An electric pole will need to be reset. Access to the property from State Route 209 was discussed and Mr. Courtright indicated that a Highway Occupancy Permit from PennDOT would be required.

Carrie Wetherbee asked if they have another proposal if PennDOT does not allow the proposed Traffic flow in/out of the store. Mr. Courtright believes PennDOT will approve of the enter/exit proposed and if not they will require the installation of a right turn lane.

There was discussion as to what the exterior of the building will look like as some members have seen a Dollar Store with a barn like look and thought that would fit in nicely with the township. Mr. Walsh stated that as that is not a standard façade; he was not involved in the building design, but will happily forward any photos to the corporate offices of Dollar General. The planning commission members understand that this is only a suggestion and not a requirement.

Mr. Walsh stated that the sign permit application will be submitted separately from the land development. Mr. Oney asked if there is a power line behind the building and Mr. Walsh said, yes.

The types of trees that are to be planted were discussed.

There are 27 parking spaces required; however, 30 are proposed including handicapped. Hours of operation is Monday through Sunday 8am-10pm.

Deliveries are received on the side of the building with enough macadam for delivery trucks to turn around safely within the parking lot.

Mark Oney stated that he agrees that a representative from Bohler Engineering or the Dollar General reach out to the fire companies and answer any questions/concerns they may have.

Parin Shah asked about the lighting in the parking lot. Mr. Walsh stated that the lighting plan is not in front of the members at this time. A lighting plan will be submitted separately to the township engineer.

There was discussion as to the timeline for the township supervisors to approve the plan; The action deadline for the plan is November 14th. Fred Courtright told Mr. Walsh that they may need to provide an extension of time to render a decision.

The central sewer portion requires a letter from the Sewage Enforcement Officer, Dave Manter, explaining that this project requires to be connected to the township's central sewer as opposed to having on-site septic. Fred Courtright stated that he will work with Bohler Engineering and his office with regard to tying into his central sewer. They will be required to have a grinder pump.

Steve Walsh stated that he will provide the store rendering and elevations for review at the next meeting.

Carrie Wetherbee made a motion to table action on the Dollar General Land Development Plan until the October 18, 2018 meeting. Mark Oney seconded the motion. Motion passed 4-0.

Other Reviews and/or Recommendations

None

New Business

None

Discussion

None

Continuing Education

Penn State Winter/Spring Webinar Series; Difference between Noise Ordinance and Nuisance Ordinance. Carrie Wetherbee previously provided the slides to the webinar for anyone interested in learning more.

Public Comment

None

Next Meeting:

October 18, 2018 at 5:30pm

Adjourn

Carrie Wetherbee made a motion to adjourn the meeting at 5:58pm. Wayne Bolt seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
September 21, 2018