



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 18, 2018

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, October 18, 2018 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

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

Also in attendance, Planning Commission Solicitor Deb Huffman, Esq., Township Engineer Fred Courtright P.E., Township Secretary Michele L. Clewell.

Plan presenters in attendance; Deanna Schmoyer, P.E. of D&D Engineering & General Construction, LLC, Chris McDermott, P.E. of Reilly Engineering.

Approval of Minutes

Carrie Wetherbee made a motion to approve the October 18, 2018 minutes. Parin Shah seconded the motion. Motion passed 4-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

Library/Cultural Center Preliminary Land Development; Deanna Schmoyer stated that she is currently working on addressing the township engineer's comments on the land development plan.

Ms. Schmoyer requested approval of three modifications to the requirements

- a. Roof drains will discharge directly into the rain gardens; therefore, roof drains shall not be connected to street, sanitary or storm sewers or ditches in order to promote overland flow and infiltration/percolation of stormwater.
- b. The property is owned by MST and it currently is used as a park for the public, therefore, no dedication of land is necessary.
- c. Approximate locations of all the trees within the property have been shown on the plans, including the trees to be removed. The plan is proposing to add additional 27 or more trees. Size of the trees on the plans was not designated as most of the trees in the field are juniper trees with minimal diameter and not in good health.

Fred Courtright recommended that all three waiver requests from the regulations be approved. Parin Shah made a motion to approve the three modifications submitted. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Ms. Schmoyer provided a letter granting a time extension to render a decision on the land development plan to February 14, 2019.

Carrie Wetherbee made a motion to accept the time extension until February 14, 2019. Parin Shah seconded the motion. Motion passed 4-0.

Dollar General Land Development Plan; Based on discussions at the last meeting regarding the exterior of the building, a rendering of the building was sent to Fred Courtright and shared with the commission members for discussion purposes only.

William Own, Project Design Manager on behalf of PennTex Ventures Real Estate Development submitted a letter dated October 18, 2018 granting a time waiver of (90) days to render a decision on the land development plan in order to address outstanding comments.

Carrie Wetherbee made a motion to accept the letter granting the (90) days to render a decision. Parin Shah seconded the motion. Motion passed 4-0. *Note: with the acceptance of the (90) days pushes the time extension to February 12, 2019.*

Pocono Springs Camp; Administration & Gymnasium Land Development Plan Echo Lake; Chris McDermott, P.E. of Reilly Engineering and representing the camp, the Director Scott Leonard provided an overview of the proposed land development plan.

The proposed plan is to construct a 4, 00 sq. ft. gymnasium over the previously used basketball court and a 2,000 sq. foot administration building. No additional cabins and no additional campers nor staff will be added.

There is a sewer line behind the cafeteria and the two proposed building will be connected to the on lot system. The well is near the main driveway. Stormwater will have two shallow berms.

The Township Engineers comment letter was reviewed.

Mr. McDermott withdrew his modification requests as they are no longer required until the current SALDO.

Lighting will be added near the parking area and doorways of the proposed gymnasium and administration building.

Mark Oney suggested that the fire departments be invited to the camp and Mr. Leonard agreed to reach out to them.

Carrie Wetherbee asked if fencing will be installed. Mr. Leonard stated that they are looking into fencing the property as it looks inviting and some believe it is a park, whereas it is a private camp.

Bob Early asked if the new buildings have to have a sprinkler system. Mr. McDermott stated that he knows they will have to meet the current building codes.

Following further discussion, Fred Courtright recommended conditional approval and forwarding to the Board of Supervisors, subject to satisfactorily addressing the comments in the Engineer's letter of October 10, 2018 and Planning Commission Solicitor's Comments.

Parin Shah made a motion to recommended conditional approval and forwards the Pocono Springs Land Development Plan to the Board of Supervisors, subject to satisfactorily addressing the comments in the Engineer's letter of October 10, 2018 and the Planning Commission Solicitor's Comments. Carrie Wetherbee seconded the motion. Motion passed 3-0.

Other Reviews and/or Recommendations

None

New Business

None

Discussion

None

Continuing Education

Penn State Winter/Spring Webinar Series; Economic Profiles & Assessments; Carrie Wetherbee provided the webinar slides for everyone to print at their convenience.

Public Comment

None

Next Meeting:

November 15, 2018 at 5:30pm

Adjourn

Parin Shah made a motion to adjourn the meeting at 6:22pm. Bob Early seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
October 18, 2018