



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, October 19, 2017 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

Planning Commission members present: Bob Early, Parin Shah, Mark Oney, Wayne Bolt, Dr. William Suriano and Carrie Wetherbee (alternate). Also in attendance, Township Engineer Michael Swartz P.E. on behalf of Fred Courtright, P.E., and Township Secretary Michele L. Clewell.

Plan presenters; Christopher McDermott, P.E. of Reilly Engineering and Kevin Joyce of Pyramid Healthcare.

Call Meeting to Order

Bob Early stated that as Carrie Wetherbee was seated at the last meeting and voted, she has to be seated to vote. Bill Suriano stated that he will abstain from voting.

Pledge of Allegiance

Approval of Minutes

Wayne bolt made a motion to approve the September 21, 2017 minutes. Parin Shah seconded the motion. Motion passed 5-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

Maher Heaps Minor Subdivision; Written comments were received from the township engineer Monroe County Planning Commission recommending approval.

Modification Requests (3);

Wetland to be accurately shown on the plan; Lot 2 is being created solely to protect the Shawnee Creek and its wetlands. No building, well or septic are proposed. A non-build declaration has been executed. Parin Shah made a motion to approve the modification request to not show the wetlands on the plan. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Steep slope areas (greater than 25%) to be depicted on the plan; as no improvements are proposed for either lot, the applicant does not believe this item is necessary. Wayne Bolt made

a motion to grant the modification request to not be required to show the steep slope area greater than 25%. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Emergency grid lines; ordinance requires emergency grid lines and numbers to be shown on the plan. Since the advent of the 911 system, the emergency grid number system is no longer used by Monroe County EMS. Wayne Bolt made a motion to approve the modification request to not be required to show the grid lines on the plan. Parin Shah seconded the motion. Motion passed 5-0.

Carrie Wetherbee made a motion to recommend approval of the Maher Heaps Minor Subdivision. Wayne Bolt seconded the motion. Motion passed 5-0.

Hillside-Pyramid Healthcare Inc. Amended Land Development Plan; Christopher McDermott, P.E. stated last year they were approved to do a land development plan for an additional building on the sites eastern side of the property. A structure was placed under a temporary permit and the owners wish to retain the building and therefore an amended land development plan is before the members for consideration.

The structure is to be used of Information Technology ("IT") and housekeeping. The structure will house only one desk and no patients will be located within this structure.

Comments were revived from the township engineer and Monroe County Planning Commission.

Carrie Wetherbee asked how many years has the temporary structure been on site. Kevin Joyce said about two years.

Parin Shah asked what was the benefit from going from a temporary structure compared to a permanent structure. Mr. Joyce stated that at the time they thought they could expand the facility, however due to sewage costs, they decided to ask for an amended land development plan for the structure.

Modification Requests (2)

Required plan sheet size; request made to allow the standard 24" x 36" sheet size. Wayne Bolt made a motion to grant the sheet size modification request. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Wayne Bolt made a motion to recommend approval of the Hillside-Pyramid Healthcare Inc. Amended Land Development Plan. Parin Shah seconded the motion. Motion passed 5-0.

Emergency grid lines; ordinance requires emergency grid lines and numbers to be shown on the plan. Since the advent of the 911 system, the emergency grid number system is no longer used by Monroe County EMS. Wayne Bolt made a motion to grant the emergency grid line request. Carrie Wetherbee seconded the motion. Motion passed 3-0.

Reviews and/or Recommendations

None

New Business

None

Discussion

None

Continuing Education

Penn State Summer/Fall 2017 Webinars; Municipal Tree Commissions & Tree Ordinance; Do They Support Community Development? Carrie Wetherbee stated that this was a very informative webinar about easement ordinances and right of way responsibilities and will provide the slides.

Public Comment

None

Next Meeting

Thursday, November 16, 2017 at 5:30pm.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 5:55 pm. Parin Shah seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
October 19, 2017