



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
October 24, 2019

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, October 24, 2019 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

Planning Commission members present: Bob Early, Parin Shah, Mark Oney and Carrie Wetherbee. Also, in attendance, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Christopher McDermott P.E., and Planning Commission Recording Secretary Holly Freese.

Members from the public present: Mr. Rogai and his son Julian Rogai.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the September 26, 2019 minutes. Parin Shah seconded the motion. Motion passed 4-0.

Announcements

None

Plan Submittals

None

Plan Reviews and Unfinished Business

Dollar General Land Development Plan; Carrie Wetherbee made a motion to accept Dollar General's 90 day extension letter dated September 30, 2019. Parin Shah seconded the motion. The motion passed 4-0.

Other Reviews and/or Recommendations

Proposed Ordinance- Zoning Ordinance Amendment Part II "General Legislation," Chapter 200 "Zoning."; Carrie Wetherbee asked if this applies to existing businesses, Mark Oney stated that this is moving forward and existing businesses are grandfathered in.

Parin Shah asked if a change of use had to come before the Planning Commission. Attorney Huffman stated that they only need to see zoning for a change of use and that Land Development has a specific definition. Attorney Huffman also stated that if a use requires changes or conditions, then it might come before the Planning Commission.

Mr. Oney stated that “self storage” was defined previously under “wholesale/warehousing” and needed to be defined separately. The proposed ordinance doesn’t allow them on the Route 209 corridor and requires a minimum acreage. Self Storage will be permitted Industrial zoning district and will be conditional in the Commercial districts.

Vehicle sales moving forward will need to be the only use on a parcel and cannot be a part of a strip mall, etc.

Non-building structures such as: Monuments, statues, memorials, artificial landscaping etc., will have a maximum height of 12 feet including the base. Landscaping cannot be altered to increase the height.

Carrie Wetherbee made a motion to recommend approval of the proposed zoning ordinance amendments. Parin Shah seconded the motion. The motion passed 4-0.

New Business

None

Discussion

Mr. Oney stated that the Board of Supervisors met with the Monroe County Planning Commission about the Middle Smithfield Comprehensive Plan. Most of the Plan still holds up today and only needs to be updated. Mr. Oney asked the Planning Commission to review the Plan and make notes of suggested changes. Holly Freese will print the Comprehensive Plan for each member and have it available at the township building.

Mr. Oney also stated that a survey was mailed to residents when the Township last worked on the Plan. The Monroe County Planning Commission is willing to let us use their Survey Monkey account to host the new survey online.

Mr. Oney mentioned that the new Zoning Ordinance is currently being reviewed by the Township solicitor. The Planning Commission will review it again once the solicitor and Zoning Department are finished. Mr. Oney stated that the Township is not going to adopt the new Zoning Ordinance until the Comprehensive Plan is completed in case the Plan update requires additional revisions to the Zoning Ordinance.

Continuing Education

Carrie Wetherbee took the webinar offered by Penn State Extension Land Use Webinar Series on crime prevention.

Public Comment

None

Next Meeting

November 14, 2019 at 5:30pm.

Adjournment

Parin Shah made a motion to adjourn the meeting at 6:15 pm. Carrie Wetherbee seconded the motion, motion passed 4-0.

Respectfully submitted

Holly Freese
Recording Secretary
October 24, 2019