



MIDDLE SMITHFIELD TOWNSHIP  
PLANNING COMMISSION MINUTES  
December 30, 2019

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

Planning Commission members present: Bob Early, Wayne Bolt and Carrie Wetherbee. Also, in attendance, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Christopher McDermott P.E., Township Special Projects Engineer Benjamin Kutz P.E., and Planning Commission Recording Secretary Holly Freese.

Plan presenters in attendance: Greg Hillard, P.E. from Bohler Engineering on behalf of Dollar General.

#### **Pledge of Allegiance**

#### **Approval of Minutes**

Carrie Wetherbee made a motion to approve the November 14, 2019 minutes. Wayne Bolt seconded the motion. Motion passed 3-0.

#### **Announcements**

None

#### **Plan Submittals**

None

#### **Plan Reviews and Unfinished Business**

Dollar General Land Development Plan; Greg Hillard from Bohler Engineering was present on behalf of Dollar General. Mr. Hillard discussed details of the property and the plan; the proposed plan shows a 7,300 square foot building. A design has been submitted to PennDOT in regards to the right-of-way. They are currently working on an agreement with the neighboring property because they are encroaching. There is a stormwater pond on the property that gets significant infiltrations and there are wetlands in the rear and there is a 20-foot buffer and a retention wall so it doesn't get disrupted. The site will include 30 parking spaces and curb returns will need to be adjusted. There will be a concrete pad for trucks to turn on to enter the site and a left turn lane on Route 209, which is required by PennDOT. Benjamin Kutz, P.E., explained that this helps to define a narrower driveway because pavement markings get worn over time and can be confusing to regular traffic. Bob Early asked what material is being shown on the building rendering, Mr. Hillard is not sure but will find out.

Mr. Hillard went through the review letter provided by Mr. Kutz dated December 26, 2019.

1. Subdivision and Land Development; SALDO §170-42.A Mr. Hillard stated its difficult to find a location for the well that is 200 feet off of the property line due to the wetlands located on the property; will work with zoning.

SALDO §170-44 A blanket easement would be easier, Mr. Hillard will discuss with the client.

Requesting a waiver for SALDO §170-72.B(3)(a) Center line of all access driveways shall be a minimum of 35 feet from the property line, currently the driveway appears to be 30 feet from the property line. Mr. Kutz stated he is comfortable with granting the waiver. Wayne Bolt made a motion to grant a waiver for SALDO §170-72.B(3)(a). Carrie Wetherbee seconded the motion. Motion passed 3-0.

SALDO §170-79.H(1)(b) requesting a waiver for the amur maple tree. Mr. Hillard stated that the amur maple is consistent with existing vegetation and is native to the region. It is also lower so it will provide staggered screening. Carrie Wetherbee made a motion to grant a waiver for SALDO §170-79.H(1)(b). Wayne Bolt seconded the motion. Motion passed 3-0.

2. Zoning; §050-010.A Dollar General prefers to have 30 spaces at their locations. Mr. Kutz believes the parking provided on the plan is sufficient and that they are going by the land use code for a pharmacy which is on the higher end with parking.

Truck turn models provided and the store will schedule deliveries and block off necessary parking spaces for the truck to be able to turn around in. Mr. Kutz stated he doesn't see a problem with it because deliveries are scheduled in off hours and there is a system in place. PennDOT will also be reviewing since it is off of a state road.

§130-090.A(1) Mr. Hillard asked if a fence could be used as a buffer in addition to the trees that are already there. Mr. Kutz stated that additional plantings are required.

3. Stormwater Management; Mr. Hillard asked if a 5-foot width for the top of berm for the infiltration basin is required by the township. Will find out and discuss at a later date.

Will comply on all other comments.

Discussions have begun with MetEd but there is not update.

Mr. Hillard asked is they could start on a developer agreement. Attorney Huffman stated he would have to contact the township solicitor.

Mr. Kutz stated that there isn't a huge risk moving forward on this. He recommends approval from the planning commission, subject to addressing all comments in the review letter and pending approval from outside agencies and will continue the review with the Board of Supervisors.

Wayne Bolt made a motion to recommend approval based on the Township's Special Projects Engineer's comments in the review letter dated December 26, 2019 and pending approval of all outside agencies. Carrie Wetherbee seconded the motion. Motion passed 3-0.

#### **Other Reviews and/or Recommendations**

None

#### **New Business**

None

#### **Discussion**

2019 Person of the Year and Volunteer Appreciation Video; Holly stated that Tyler from TK Videography and Photography is present to film the committee for a video that will be shown at the annual banquet in place of speeches. The Person of the Year and Volunteer Appreciation Banquet will be held on January 24, 2020.

#### **Continuing Education**

The Pennstate Extension Land Use Webinar will begin in January.

#### **Public Comment**

None

#### **Next Meeting**

January 23, 2019 at 5:30pm.

#### **Adjournment**

Wayne Bolt made a motion to adjourn the meeting. Carrie Wetherbee seconded the motion, motion passed 3-0.

Respectfully submitted

Holly Freese  
Recording Secretary  
December 30, 2019