



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 23, 2020

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 23, 2020 at 5:30pm using the ZOOM internet application, due to the national COVID-19 pandemic emergency with Bob Early presiding.

Planning Commission members present: Bob Early, Parin Shah, Wayne Bolt, Mark Oney, Nick Theofilos and Alternate Member Carrie Wetherbee. Also, in attendance, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Chris 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.

A Public Notice was posted on the township's website, www.middlesmithfiedtownship.com, and Facebook page that anyone interested in participating in the public meeting to email the Recording Secretary hfreese@mstownship.com and a Zoom meeting link or teleconference phone number would be provided to them. No one from the public attended.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the February 27, 2020 minutes. Nick Theofilos seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

None

Plan Reviews and Unfinished Business

Minor Subdivision and Lot Consolidation Plan of Lands of Demonstrated Estates, LLC.- Chris McDermott, P.E. issued a review letter and there is an access review they need to address. Frank Smith Jr., Inc. is waiting for surveyors to be able to return to the field. An extension letter dated April 8, 2020 was submitted, requesting to extend the deadline 90 days from the date of the letter (until July 23, 2020.) A motion to accept the letter was made by Parin Shah. Wayne Bolt seconded the motion. The motion passed 5-0.

Other Reviews and/or Recommendations

Request for a Modification of Regulations- Dollar General Well Location- Planning Commission members received draft plans of Dollar General from Benjamin Kutz, P.E. in order to see the proposed well location. The original well location was supposed to be North of the loading area, but the adjacent properties on-lot septic is within 200 feet. The propose location is the parking lot island just left of the driveway, which is closer to the public right-of-way, but further away from adjacent property's on-lot septic system.

Parin Shah asked what is the reasoning behind the distances between the right-of-way and neighboring properties septic system. Mr. Kutz stated that isolation distances of 100 feet from a right-of-way and 200 feet from the property line prevent contamination of a water supply from either on-lot septic or run off from the road. Christopher McDermott stated that the Department of Environmental Protection's (DEP) only requires a 100 feet setback from neighboring property line and that a requirement of 200 feet will be difficult to meet at any location on the property.

Mr. Kutz stated that the topography is in favor of the proposed location because it is at a higher elevation than both 209 and the adjacent property's on lot septic. Mr. Kutz also stated that any other location would require a request for modifications and that he agrees with the proposed location and that he recommends approval.

Mr. Kutz and Mr. McDermott both recommended the conditions that a Hydrogeologist sign off on the plan and that the well is encased in competent bedrock with grouting around the angular space to prevent water overflow from the soil.

Parin Shah made a motion to approve the Request for Modifications with the conditions that that the well is encased in competent bedrock with grouting around the angular space to prevent water overflow from the soil and a Hydrogeologist signs off on the plans. Wayne Bolt Seconded the motion. Motion passed 5-0.

New Business

None.

Discussion

Attorney Deborah Huffman asked where the proposed storage units are located that are in the Conditional Use Application that was sent out for the May 28, 2020 meeting. Mark Oney stated near the entrance of Country Club of the Poconos with access off of Big Ridge Dr.

Mr. Oney stated that construction of the Community Center will resume at the beginning of May given the newest timeline of reopening the state. Bob Early stated that construction companies are going to do what they have to in order to comply and get back to work, because they need to get going again.

Continuing Education

Penn State Extension Land Use Webinar Series- Carrie Wetherbee attended the April webinar about revitalizing small towns and sent the presentation to the committee. Mrs. Wetherbee also attended a webinar in regards to Bill 841, which concerns COVID-19. Another webinar is being held on Monday, April 27, 2020, which will deal with how Municipalities will deal the Global Pandemic financially.

Public Comment

None.

Next Meeting

May 28, 2019 at 5:30pm.

Adjournment

Parin Shah made a motion to adjourn the meeting. Nick Theofilos seconded the motion, motion passed 5-0.

Respectfully submitted

Holly Freese
Recording Secretary
April 23, 2020