



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
April 25, 2019

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 25, 2019 at 5:30pm at the Schoonover Municipal Building with Bob Early presiding.

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

Also in attendance, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Christopher McDermott, P.E., and Recording Secretary Holly Freese.

Plan presenters in attendance; Sal Caiazzo, P.E. and Anthony Maula, for Mt. Nebo Apartments, LLC.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the March 21, 2019 minutes. Parin Shah seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

None

Plan Reviews and Unfinished Business

Echo Lake; Library/Cultural Center Revised Preliminary Land Development Plan; Wayne Bolt made a motion to table a decision until the May 23, 2019 meeting. Parin Shah seconded the motion. The motion passed 5-0

Parin Shah made a motion to accept the letter granting a time extension until July 26, 2019. Carrie Wetherbee seconded the motion. The motion passed 5-0.

Dollar General Land Development Plan; Carrie Wetherbee made a motion to table a decision until the May 23, 2019 meeting. Parin Shah seconded the motion. The motion passed 5-0.

Parin Shah made a motion to accept the letter granting a 90 day time extension until August 11, 2019. Wayne Bolt seconded the motion. The motion passed 5-0.

Mt. Nebo Apartments Preliminary/Final Land Development Plan- Salvatore J. Caiazzo, P.E. of Hanover Engineering stated that he has responded to the comments in the township engineer's review letter.

There were several items in the review letter the Mr. Caiazzo wanted to address;

1. Landscaping Requirements; in the revised plan Mr. Caiazzo proposed planting Red Cedar trees that will grow quickly and provide good cover. They will be planted far enough apart that they have room to grow while still providing coverage.

Chris McDermott stated that about half of the shrubs that were meant to provide screening have been removed from the plan and that the planning commission can make a recommendation that they be added back into the plan. Mr. Caiazzo stated that they were removed because they were planted too close and didn't have room to grow but he will add them back in the plan.

Chris McDermott said the Planning Commission has to make a recommendation to the waiver for the plant species, and that he would recommend accepting the plant species stated in the plan. Carrie Wetherbee made a motion to accept the request for modification for SALDO §170-79.H.(b). Wayne Bolt seconded the motion. Motion passed 5-0.

2. Phasing; Chris McDermott asked about the phasing of the plan and specifically the note 16 on the plan. Mr. Caiazzo stated that the driveway, including parking and access areas, will be completed before people begin to move in. Attorney Huffman recommended that the plan note should provide that all required driveway/parking improvements would be completed prior to occupancy. Mr. Caiazzo also stated that the intent is to start with one building to be occupied with residents before building the other units.
3. Access Easement; Attorney Huffman mentioned the property is subject to an access easement for the neighboring property owner. The access easement will be temporarily relocated during construction of the project. Attorney Huffman suggested either the applicant inform the neighboring property owner in writing that the access easement would temporarily be relocated during construction or put a note on the plan that explains that the access easement would be temporarily relocated during construction. Mr. Caiazzo stated he would add agreement note to the plan.

Parin Shah made a motion to approve the plan based on Township Engineer and Solicitor's comments. Wayne Bolt seconded the motion. Motion passed 5-0.

Other Reviews and/or Recommendations

Proposed ordinance- Amending Part II "General Legislation" Chapter 200 "Zoning" Attachment 3 "Township of Middle Smithfield Table of Use Regulations within Zoning Districts." Permit by right use category C3 "Community Center" in the C-1 Commercial Zoning District. – Wayne Bolt asked if "Community Center" is a defined use. Chris McDermott stated that it is defined in the zoning ordinance. Carrie Wetherbee made a motion to recommend approval of the amendment to the zoning ordinance to allow community center as a permitted use in the C1 zoning district. Wayne Bolt seconded the motion. Motion passed 5-0.

New Business

None

Discussion

Bob Early attended the Zoning Hearing Board hearing for the variance that the Planning Commission discussed at the March meeting in regards to the cell tower extension. He stated he was discouraged by how unprepared Verizon was. The Zoning Hearing Board asked Verizon for a legal opinion on why they want the variance. The next hearing is in July 9, 2019.

Continuing Education

The fourth webinar from the Land Use Series by Penn State Extension was held on Wednesday, April 17, 2019 about Historical Preservation in Commercial Districts. Carrie Wetherbee sent the slides to Planning Commission Members.

Public Comment

None

Next Meeting

May 23, 2019 at 5:30pm.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 6:06 PM. Parin Shah seconded the motion, motion passed 5-0.

Respectfully submitted

Holly Freese
Planning Commission Recording Secretary
April 25, 2019