



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
July 23, 2020

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, July 23, 2020 at 5:30 pm 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, Township Engineer Chris McDermott, P.E. and Planning Commission Recording Secretary Holly Freese.

Plan Presenters in Attendance: Deanna Schmoyer P.E., from D&D Engineering, Robert Weseloh and Lawrence Simon from LTS Homes.

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@mstowship.com and a Zoom meeting link or teleconference phone number would be provided to them. One member of the public was present.

Pledge of Allegiance

Approval of Minutes

Parin Shah made a motion to approve the June 25, 2020 minutes. Nick Theofilos seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

Highland Oaks Preliminary Major Subdivision: Deanna Schmoyer, P.E. from D&D Engineering stated that LTS Homes is proposing to subdivide a 30-acre parcel located on the East side of Dancing Ridge Rd in the Wooddale area. The subdivision will consist of 12 single family residential lots and each lot will front an existing street. Each lot will have individual on-lot wells and on-lot septic. Chris McDermott P.E., stated that LTS is listed as the applicant but the deed is under the name J. Bruce Bennett. Ms. Schmoyer stated that LTS is in the process of buying the property, but this is currently based on an agreement. Mr. McDermott stated that the Planning Commission will have to confer with Attorney Deb Huffman, but a copy of the agreement of sale should be provided with the application. Mr. McDermott submitted a

letter of completeness dated July 22, 2020 stating that the submission is significantly complete and recommends acceptance of the plan conditioned upon satisfactory resolution of the comments addressed.

Wayne Bolt made a motion to accept the plans for the Highland Oaks Preliminary Major Subdivision. Parin Shah seconded the motion. Motion passed 5-0.

Plan Reviews and Unfinished Business

Middle Smithfield Township Comprehensive Plan Update- Comments from several Planning Commission members were sent to all members for review. Comments can still be sent to Holly Freese moving forward, who will compile them and create a marked-up copy of the current comprehensive plan. Mark Oney advised committee members to look at what won't apply to the plan in 2030.

Mr. Oney sent a link to all Planning Commission members including Abbington Township's Comprehensive Plan, which includes a step-by-step guide to the process which took 18 months from start to finish.

Bob Early stated that the survey to the residents is critical to see their needs and concerns and update the plan around them. Mr. Oney stated that the last survey is located in the back of the current Comprehensive Plan, members should look at the past survey and come up with new questions that should be asked. Ms. Freese will email the old survey to all committee members prior to the next meeting. Mr. Oney added that all comments should be addressed before the survey is sent to the public.

Carrie Wetherbee stated that Municipal Infrastructure needs to be addressed due to the new Community Center. Mr. Oney also added that Pennsylvania American Water only serves part of Route 209 and that water accessibility for the rest of the 209 corridor should be added to the Comprehensive Plan and the township might need to work with the Public Utilities Commission (PUC) for this.

Mr. Oney stated that a date on when to begin working on the updates will be given to the Planning Commission at next month's meeting.

Other Reviews and/or Recommendations

Highland Oaks Preliminary Major Subdivision Sewage Facilities Planning Module- A Sewage Facilities Planning Module was submitted to the Township. Ott Consulting, Inc., the Township's Sewer Enforcement Officer reviewed and signed off on the plan. Mr. McDermott clarified that each proposed lot would have a turkey mound.

Parin Shah made a motion to recommend approval to the Board of Supervisors on the condition of satisfactory review by the Sewer Enforcement Officer. Wayne Bolt seconded the motion. Motion passed 5-0.

New Business

None.

Discussion

Parin Shah stated that the renovated township lobby looks nice and asked if it was renovated due to COVID-19. Mr. Oney stated that the renovations began prior to COVID-19 for security reasons.

Continuing Education

Penn State Extension Land Use Webinar Series- Carrie Wetherbee sent out the slides for the July webinar on crosswalks.

Public Comment

None.

Next Meeting

August 27, 2020 at 5:30pm.

Adjournment

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

Respectfully submitted

Holly Freese
Recording Secretary
July 23, 2020