



MIDDLE SMITHFIELD TOWNSHIP  
PLANNING COMMISSION MINUTES  
October 22, 2020

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, October 22, 2020 at 5:30 pm at the Schoonover Municipal Building 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., Planning Commission Solicitor Deborah Huffman, Esq. and Planning Commission Recording Secretary Holly Freese.

Plan Presenters in Attendance: Deanna Schmoyer P.E., from D&D Engineering and Robert Weseloh from LTS Homes on behalf of Highland Oaks Major Subdivision. Sydney Dominguez and Mikhail Nouikov on behalf of Bushkill Creek Village Minor Subdivision.

#### **Pledge of Allegiance**

#### **Approval of Minutes**

Parin Shah made a motion to approve the September 22, 2020 minutes. Wayne Bolt seconded the motion. Motion passed 5-0.

#### **Announcements**

None

#### **Plan Submittals**

Bushkill Creek Village Minor Subdivision- Township Engineer Chris McDermott stated that the plan submittal is three existing lots and when the properties were surveyed the property lines ended up moving onto another lot. The proposed plan consists of moving the property line over and joining two of the lots so that Sydney Dominguez has enough land for his house and Mikhail Nouikov has a buildable lot on the two joining parcels. Mr. McDermott asked for clarification on the central sewer and septic in the plans. Mr. Dominguez stated that he has a well and is on the Township sewer system. Mr. McDermott stated that the application should include a utility certificate and the applicants should also get a determination from the township, but that the application is complete enough for review and recommends accepting the plan. Wayne Bolt made a motion to accept the plan. Nick Theofilos accepted the motion. Motion passed 5-0.

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

Highland Oaks Preliminary Major Subdivision: Deanna Schmoyer from D&D Engineering went through outstanding comments on the comment letter from Mr. McDermott dated October 21, 2020.

Board of Supervisors don't currently need the right-of-way at this time, but will reserve it on the plans.

The Township Roadmaster determined that the road and shoulder width are okay. However, the area should be graded so there is enough room for a vehicle to pull off on the side of the road and not be on unlevel ground. This grading can be done with lawn material and doesn't need to be a stone shoulder.

Mr. Weseloh asked for clarification on Comment 9 under Stormwater. A fee for the Municipal Stormwater Maintenance Fund will be required. (160-32) Mr. McDermott stated that this is for Municipal inspections. Mr. Weseloh asked if there is a set fee, Mr. McDermott will confirm with the Board of Supervisors.

During field view with the Roadmaster and one Supervisor, concern was expressed regarding screening of lot #1 from the Township's adjoining salt shed activity. It was suggested the LTS considers providing a vegetative screen to shield activity, delineate location of property boundary, and discourage access to the Township yard for security of both properties. Mr. Weseloh stated that he believes the Township should be responsible for providing the screening since it is a commercial use in a residential zone. Attorney Huffman stated that if screening was required by the ordinance when the Township built the shed, then it would be their responsibility because ordinances have requirements based on use and what it adjoins, not whether something is developed or not. Mr. McDermott stated that they may need to look at where the improvements are in relation to the property bounds and an aerial view should be looked at to determine whether there is room to do a buffer and if the swale needs to be moved. Mr. Oney clarified that the shed is not a commercial use and was placed there because that area of the township is underserved.

Mr. McDermott stated that he is comfortable with the Planning Commission granting conditional approval.

Wayne Bolt recommends approval conditional upon addressing all outstanding comments from the Township Engineer's review letter dated October 21, 2020 and being granted approval from all outside agencies. Parin Shah seconded the motion. Motion passed 5-0.

Middle Smithfield Township Comprehensive Plan Update: Mr. Oney stated that the Township received a proposal from Tom Comitta, who did the Comprehensive Plan in 2007. The estimated time frame is between 8-10 months, and will include meetings with the committee that is assembled. Mr. Oney stated his goal is to create a Comprehensive Plan that is more interactive and user friendly.

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

Timber Rise Development Sketch Plan: No update. Mr. Early asked if any samples of previous work has been sent, Holly Freese said no. Committee members expressed concern over restricting age in a community that large, and it not being profitable and sitting empty. Attorney Huffman stated that the Planning Commission can't advise what can and can't go at a location if it is a permitted use. Another concern addressed was if down the line they no longer want it to be strictly a 55 and up community, how would they change that? Attorney Huffman stated that if it was included in the notes on the plan, they would have to revisit the Township with a revised plan.

### **New Business**

The November and December Meeting Dates have been changed to Thursday, November 19, 2020 and Thursday, December 17<sup>th</sup> 2020. Both at 5:30 pm at the Township Building. A Public Notice will be posted with these changes.

### **Discussion**

Mr. McDermott stated that Tractor Supply is still in the works, but is currently still hung up with PennDOT.

Mr. Oney stated that an old project off of Coolbaugh Road by Steve Parisi is currently being revisited.

### **Continuing Education**

Penn State Extension Land Use Webinar Series- Carrie Wetherbee updated everyone on the last webinar on updating Comprehensive Plans and how to save on costs; slides were sent to the committee.

### **Public Comment**

None

### **Next Meeting**

November 19, 2020 at 5:30pm.

### **Adjournment**

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

Respectfully submitted

Holly Freese  
Recording Secretary  
October 22, 2020