



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
January 28, 2020

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, January 28, at 5:30 pm via Zoom with Bob Early presiding.

The State and Township continue to operate under emergency procedures due to the COVID-19 pandemic. The Planning Commission is holding in person meetings as well as providing an opportunity for public participation through video and audio advanced communication technology ("ACT"), using the ZOOM internet application.

Planning Commission members participating via Zoom: Bob Early, Parin Shah, Mark Oney, Nick Theofilos, Wayne Bolt and alternate member Carrie Wetherbee. Also, in attendance, via Zoom, Township Engineer Chris McDermott, P.E., Planning Commission Solicitor Deborah Huffman, Esq., Robert Brown, President at RGB Custom Builders, and Planning Commission Recording Secretary Patrice Dume.

Plan Presenters in Attendance via Zoom: Deanna Schmoyer, P.E. on behalf of Winds West Inc. Self-Storage Units Preliminary/Final Land Development Plan and Sebring's Run Subdivision Sketch Plan.

Pledge of Allegiance

Reorganization

Parin Shah made a motion to nominate Bob Early as Chairman. Wayne Bolt seconded the motion. Motion passed 5-0.

Bob Early made a motion to nominate Parin Shah as Vice Chairman. Nick Theofilos seconded the motion. Motion passed 5-0.

Bob Early made a motion to nominate Wayne Bolt as Secretary. Parin Shah seconded the motion. Motion passed 5-0.

Approval of Minutes

Nick Theofilos made a motion to approve the November 19, 2020 minutes. Parin Shah seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

Winds West Inc. Self-Storage Units Preliminary/Final Land Development Plan: Bob Early stated there is a request for modifications. Chris McDermott, P.E. stated that plans and documents were received, and are in for acceptance. Mr. McDermott stated that there was not a full

review done, but they do have submission documents and they are adequate for a meaningful review. Mr. McDermott suggested that the committee make a motion to accept the plans. Nick Theofilos made a motion to accept the plans. Parin Shah seconded the motion. Motion passed 5-0.

Bob Early asked Chris McDermott, P.E. to elaborate on the request for modifications. Chris McDermott stated they have not looked through it yet, they just did a review for acceptance. Mr. McDermott requested that Deanna Schmoyer P.E., engineer for the applicant, explain the modifications. Deanna Schmoyer P.E. stated that there are three modifications they are asking for:

- Section 160.8 L, where the roof drains should not be connected to street, sanitary, or storm sewers so that they go directly into the rain garden. Ms Schmoyer stated that everything in the design is permeable pavement and the only impervious they have is the roof. She also stated that they have to detain the roof and that's what is going into the rain garden which is between Big Ridge Dr. and the parking area.
- Section 170.79.E, where the approximate locations of existing trees with trunk diameter of over 18 inches and woods delineated and spot areas of the tree that were picked up from the survey.
- Section 170.79.A, where a minimum of one deciduous shade tree shall be required for every 50-feet of length of street right-of-way. Ms Schmoyer stated that with the conditional use it was required the shrubs put along the front of the rights-of way due to the powerline and they would do trees around the rest of the project area. She stated there is a 40-foot buffer on the western property line and they are putting additional trees there and across the back between the reserve and the development.

Chris McDermott, P.E., stated that he will consider the request of modifications while it is under review.

Plan Reviews and Unfinished Business

Sebring's Run Subdivision Sketch Plan: Attorney Huffman stated that she has a conflict in this because her firm represents Robert Brown in matters. Attorney Huffman stated that she will be participate in review and to send all legal questions to Michael Gaul, Esq., who is the alternate solicitor.

Chris McDermott, P.E., requested that Deanna Schmoyer explain the plan. Ms Schmoyer stated the following:

- Property is located at 556 Resica Falls Rd, it is the property that is adjacent to the intersection to Route 402 and Oak Grove Drive.
- It is about 13.9-acre property after the right of way taking from PennDOT. Currently waiting on PennDOT to discuss access off that.

- There is an existing house on that property.
- Looking to do an 8-lot subdivision, it's zoned R2, and would be a maximum of about 13 dwelling units.
- Single family housing is a permitted use, conservation subdivision it is a conditional use.
- Minimum lot size per zoning is an acre and in the proposed development it would be about 2.2 acres per lot.
- There is on lot sewage and on lot wells.
- There were several tests completed for soil and the property passed all of them.
- There will be individual accesses off of 402 and two private accesses.

Chris McDermott, P.E suggested that Ms Schmoyer contact PennDOT for the status of the right-away. Bob Early stated that the PennDOT right-away area is wide, and it's a hallow spot. Mr. Early stated that the elevation of 402 drops there and comes back up on the other side that's why you see the contour lines. Deanna Schmoyer stated that the driveways on the lots were setup per Middle Smithfield Township ordinance and that PennDOT did not have any regulations on distances between driveways. Ms. Schmoyer also stated that she sent everything over to Melissa Maupin at PennDOT, which included a sketch plan, and told her that it was preliminary and to determine if they should purchase the property. Bob Early suggested that a single entry to the property might be more feasible. Mr. McDermott stated that Ms. Schmoyer needs to talk to PennDOT as soon as possible and pulled up the property on google earth via the share screen function on zoom.

Bob Early asked Deanna Schmoyer, P.E. if she is asking for a formal review. Ms Schmoyer stated that she is requesting a formal review from Chris McDermott by the next Planning Commission meeting. Mr. Early asked Mr. McDermott how long he would have to get the response to Ms. Schmoyer. Mr. Dermott stated that it would be before the next Planning Commission meeting.

Other Reviews and/or Recommendations

Middle Smithfield Township Comprehensive Plan Update: Mark Oney stated that there will be a meeting next Thursday night, February 4, to discuss the items that Patrice Dume sent out to the Planning commission. Mr. Oney stated that they are looking for any comments from the Planning commission to see where they stand. Mr. Oney stated that he is looking for Chris McDermott's assistance on the planning parts of the Comprehensive Plan. Mr. McDermott stated that they can schedule a time to the discuss the planning aspects. Mr. Oney asked the Planning Commission if they had any comments about the implementation strategies that were sent out. There were no comments from the commission. Mr. Oney requested that the Planning Commission members review and send comments to Patrice Dume.

New Business

None

Discussion

None

Continuing Education

Penn State Extension Land Use Webinar Series: Carrie Wetherbee updated everyone on the last webinar regarding broadband in the northeastern Pennsylvania area. Ms. Wetherbee stated that they discussed how many dead zones there are in the area. Ms. Wetherbee stated that there is a program where you can go on and it will tell you where the dead zones are. new food sources due to the pandemic and not depending on Supermarkets. Ms. Wetherbee also stated that she will send the committee the program and slides.

Public Comment

None

Next Meeting

February 25, at 5:30pm.

Adjournment

Nick Theofilos made a motion to adjourn the meeting at 6:25pm. Parin Shah seconded the motion. Motion passed 5-0.

Respectfully submitted,

Patrice Dume
Recording Secretary
January 28, 2021