



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
April 22, 2021

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, April 22, at 5:30 pm at Middle Smithfield Township Municipal Building in conjunction with Zoom, with Bob Early presiding.

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., Township Solicitor Michael Gaul, Esq., Planning Commission Solicitor Deborah Huffman, Esq., 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, Alan Chyko, PLS on behalf of Scotty's Gas Station, and Vasyl Chvorost on behalf of the Vas-Sketch Plan.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the March 25, 2021 minutes. Parin Shah seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

Lands of Patricia Griffin Final Minor Subdivision: Chris McDermott, P.E stated that he did review the application packet and it is complete. Mr. McDermott suggested that the Planning Commission accept the plan for review. Attorney Deborah Huffman stated that for the record she has a conflict with the submission, due to representing Patricia Griffin on other matters. Attorney Huffman pointed out that Attorney Michael Gaul will be the legal counsel for this submission. Bob Early stated that the application is complete and that the Planning Commission should accept it. Wayne Bolt made a motion to accept the plans for review, Nick Theofilos seconded the motion. Passed 5-0

Plan Reviews and Unfinished Business

Minor Subdivision Lot Consolidation – 5130 Milford Road Scotty's Gas Station: Chris McDermott, P.E. explained to Alan Chyko, PLS that the plans were accepted at the March 25, Planning Commission meeting. Mr. McDermott stated that there is a parcel two that is in the

middle of the lot and it is difficult to see. Mr. McDermott continued to state that what they are proposing to do is to eliminate that parcel line and make it a single lot. Alan Chyko agreed and stated that the purpose of the plan submission is to remove those interior lots. Mr. McDermott stated that he did a review on the plans and there were waiver requests which were incomplete. Alan Chyko mentioned that he sent over those requests today. Mr. McDermott requested that Alan Chyko provide a wetland delineation report. Mr. Chyko agreed to provide one. Mr. McDermott mentioned that the location and purpose of all existing right of way and easements have to be indicated in the plan. Mr. McDermott stated that there needs to be clear sight triangles shown and all lot corners should be described and labeled.

Mr. McDermott went on to ask Alan Chyko what is the status of the current PennDOT Highway Occupancy Permit for the route 209 driveway. Mr. Chyko stated that they have not started that process yet. There was general discussion about how there was a pass case that involved the Scotty's Gas Station property, there was supposed to be a HOP issued since that previous case. Attorney Michael Gaul stated that until there is a clear understanding of what went on with the property, there should not be further action made on the plans. There was general discussion about time constraints for the plan and when the plan could potentially go before the Board of Supervisors. Mark Oney stated that these plans are about lot lines. Bob Early suggested possibly moving it on to the Supervisors and they can go from there. Attorney Deborah Huffman responded that it could be a possibility and stated that the purpose of the lot lines is for a potential tax benefit. There was general discussion about the property and the past case.

Modification Request sought. Township Engineer Chris McDermott recommended approval and denial of the following requests presented:

- Section 170-44. A – Approved. Waiver from slope easements along all adjacent street right of ways lines. Wayne Bolt, made a motion to grant the waiver request and Parin Shah seconded the motion. Motion passed 5-0.
- Section 170-100.A– Approved. The modification requested is that “Waiver form scale of one-inch equals 50 feet or one-inch equals 100 feet.” Nick Theofilos made a motion granting the waiver request, Wayne Bolt seconded the motion. Motion passed 5-0.
- Section 160.8. L – Rejected. The modification requested is that “Waiver from clear site triangles at all street intersections.”.

Wayne Bolt made a motion to table official action on the Minor Subdivision Lot Consolidation – 5130 Milford Road Scotty's Gas Station, Nick Theofilos seconded the motion. Motion passed 5- 0.

Winds West Inc Self Storage Units Preliminary/Final Plans: Deanna Schmoyer, P.E. presented updated plans to the Planning Commission. Chris McDermott recommended that the plan go to the Board of Supervisors as long as the April 13th review letter is satisfied. Nick Theofilos made a

motion to move the plans to the Board of Supervisors subject to the engineers April 13th letter, Parin Shah seconded the motion. Motion passed 5-0.

Other Reviews and/or Recommendations

Vas-Sketch Plan: Vasyi Chvorost stated that the intent is to use the initial footprint to have a multi-family house that is residential. Mr. Chvorost stated that the plans that the Planning Commission are viewing contain land distribution plans from 1991. Mr. Chvorost stated that the land owners mentioned that they have capacity for up to six units. Mr. Chvorost continued to state that they are trying to confirm whether they can do a multi-family unit on the property and they have confirmation that they can run water there and the foundation is good. Bob Early asked if Mr. Chvorost looked up to see if that is allowed on the zoning for that property. Mr. Chvorost stated that his engineer did so and it is in the R-1 district. There was general discussion about the lots and ownership. Chris McDermott stated that Mr. Chvorost has two issues to figure out, the zoning use and the access hurdle. Bob Early suggested that Mr. Chvorost talk more with his engineer and get more information.

Middle Smithfield Township Comprehensive Plan: none

New Business

None

Discussion

Continuing Education

Penn State Extension Land Use Webinar Series: Carrie Wetherbee stated that she emailed the slides to everyone.

Public Comment

None

Next Meeting

May 27, at 5:30pm.

Adjournment

Parin Shah made a motion to adjourn the meeting at 6:30pm. Wayne seconded the motion. Motion passed 5-0.

Respectfully submitted,

Patrice Dume
Recording Secretary
April 22, 2021