



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
June 24, 2021

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday June 24, at 5:30 pm at Middle Smithfield Township Municipal Building, with Bob Early presiding.

Planning Commission members in attendance: Bob Early, Parin Shah, Mark Oney, Nick Theofilos, Wayne Bolt and alternate member Carrie Wetherbee. Also, in attendance, Senior Project Manager Christine Himler, Township Solicitor Michael Gaul, Esq., Planning Commission Solicitor Todd Weitzmann Esq., and Planning Commission Recording Secretary Patrice Dume.

Absent: Parin Shah

Plan Presenters in attendance: Donald Pensyl , P.E. on behalf of Lands of Jeffery and Garly Struck, Patricia Griffin on behalf of Lands of Patricia Griffin, and Josh Sewald , Ken Fioretti, and Corey Chase from Tractor Supply

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the May 27, 2021 minutes. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Announcements

None

Plan Submittals

Tractor Supply Final Land Development: Josh Sewald introduced himself and explained that he represents the developer who is Hix Snedeker Companies, and they currently have the land under contract. Mr. Sewald stated that the company will develop the project and lease it to Tractor Supply. Mr. Sewald stated that they have to go before the Zoning Hearing Board on July 7th. Mr. Sewald gave the Planning Commission an overall outline of how the project will look like with renderings. There was general discussion about having the Sellersville entrance and PennDOT. Mark Oney asked if they plan on having the pet wash stations. Mr. Sewald stated that right it is part of the building plan but it may not be there when the project is complete. Josh Sewald then briefly explained the exterior business plan set in place. Bob Early asked the Christine Himler and Todd Weitzmann if the plans were complete, and they agreed. Wayne Bolt made a motion to accepted the plans, Carrie Wetherbee seconded. Motion passed 5-0

Plan Reviews and Unfinished Business

Lands of Patricia Griffin Final Minor Subdivision: Patricia Griffin requested that the Planning Commission table action on her plan because there are still pending items that she needs to complete. Ms. Griffin stated that she would grant the Township an extension to act on her plan. Attorney Michael Gaul recommended that Ms. Griffin grant the township an extension through September 30th to act on the plans. Attorney Michael Gaul asked Ms. Griffin to sign a written document confirming the extension, which Attorney Gaul prepared. Ms. Griffin signed the extension document. Mr. Gaul requested that the Planning Commission adopt a motion to accept the extension for review of the proposed Griffin Subdivision Plan through September 30th. Carrie Wetherbee made the motion, Bob Early seconded the motion. Motion passed 5-0. Attorney Michael Gaul also requested that the Planning Commission adopt a motion to have consideration of the plans tabled to the August 27 Planning Commission Meeting. Carrie Wetherbee made the motion, Wayne Bolt seconded. Motion passed 5 – 0. Patricia Griffin asked why there is alternate septic system required on 40 acres. Bob Early mentioned that this is because it is in the ordinance.

Minor Subdivision of Lands of Jeff and Garyl Strunk: Donald Pensyl , P.E. stated that this is a plan about lot lines and that there was a subdivision that was done before. Mr. Pensyl continued to state that it shows that the flood zones are no where near the properties. Attorney Todd Weitzmann stated that there is no delineation that is going to happen, he should have a note on plan saying that no delineation was done. There was general discussion about the lot. Bob Early set a motion to accept waiver for secondary septic system location on proposed lot because it will become 10 acres. Carrie Wetherbee seconded the motion. Motion passed 5-0. Bob Early set motion for waiver to show a tie distance to the ultimate right away in lieu of providing a lot marker. Wayne Bolt seconded the motion. Motion passed 5-0. Bob Early made motion to recommend that the minor subdivision, provided it satisfies comments in letter dated June 15 by Township Engineer and minor adjustments, to move on to the Board of Supervisors. Wayne Bolt seconded the motion. Motion passed 5-0.

Other Reviews and/or Recommendations

Middle Smithfield Township Comprehensive Plan: none

New Business

None

Discussion

Continuing Education

Penn State Extension Land Use Webinar Series: Carrie Wetherbee stated that there was no meeting for June.

Public Comment

None

Next Meeting

July 22, at 5:30pm.

Adjournment

Carrie Wetherbee made a motion to adjourn the meeting at 6:00pm. Wayne seconded the motion. Motion passed 5-0.

Respectfully submitted,

Patrice Dume
Recording Secretary
June 24, 2021