



MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS JANUARY 5, 2023 SPECIAL MEETING MINUTES

A special meeting of the Middle Smithfield Township Board of Supervisors was held on Thursday, January 5, 2023 at 6:00 p.m. at the Schoonover Municipal Building.

The meeting was held in-person, with the opportunity for public participation through video and audio advanced communication technology ("ACT"), using the ZOOM internet application, including telephone option. All attendees through ACT could hear each other and those at the meeting, and they could be heard by the other attendees present at the meeting.

Board of Supervisors present; Annette Atkinson, Mark Oney and Mike Dwyer. Also, in attendance were Township Solicitor Patrick Armstrong Esq., Township Engineer Ben Kutz, P.E., Township Secretary Michele Clewell, Zoning Officer Judy Acosta of SFM Consulting and on the Zoom application, Building Code Official and Assistant Zoning Officer Shawn McGlynn of SFM Consulting.

No public was in attendance.

The meeting was called to order at 6:00 p.m. by Chairwoman Annette Atkinson and was opened with the Pledge of Allegiance.

Approval of Agenda, and any Amendments

Mark Oney made a motion to approve the agenda. Mike Dwyer seconded the motion. Motion passed 3-0.

Report of Executive Session

None

Announcements

None

Public Comment on Non-Agenda Items

Dr. Alex Jackson, Director of the Broadhead Watershed Association thanked the Supervisors for their support to the BWA.

New Business

Review the Draft Middle Smithfield Township Zoning Ordinance Amendments; Attorney Armstrong stated that the Supervisors and zoning officials have been working on amending the zoning ordinance over the last several years with the assistance of an outside consultant hired by the Township. He recommends having one or two meetings to go over the changes prior to sending the draft to the Monroe County Planning Commission for their review.

Attorney Armstrong reviewed the changes within **Article IV: Use Regulations** within Zoning Districts. He asked for direction from the Supervisors regarding the conditional use language used as there is no specificity with regard to some of the uses.

Table of Use Regulations Within Zoning Districts: Mark Oney suggested an additional column be added to the Use Table in order to show if additional use-specific requirements were added to the ordinance. Attorney Armstrong agreed that the extra column could be added.

There was discussion that there are no special exception uses (for the zoning hearing board) and only conditional uses (for the Board of Supervisors).

Mark Oney asked about incorporating "Mixed Use" into the amendments as the ordinance is silent. Mark Oney and Annette Atkinson stated that this use should be in the C-1 and C-2 zoning districts only.

The Supervisors expressed that they would like Attorney Armstrong, Ben Kutz, Shawn McGlynn and Judy Acosta to schedule a conference call to discuss the amendments further in order to have another meeting with the Board of Supervisors.

Mark Oney stated that the newly adopted Comprehensive Plan should be considered when making changes to the zoning ordinance as well.

Annette Atkinson asked Attorney Armstrong if he expects to have the amended zoning ordinance adopted in 2023 and he said yes. Once the conference call is completed, the Supervisors will receive another draft to be reviewed at a public meeting and then it can be forwarded to the county and township planning commissions.

Article V: Off Street Parking and Loading; Ben Kutz suggested that the uses and table be compared.

Article VI: Development Options; Attorney Armstrong will work on this following the conference call with Ben Kutz, Shawn McGlynn and Judy Acosta.

Mike Dwyer excused himself from the meeting at 6:40 p.m.

Mark Oney excused himself from the meeting at 6:45 p.m.

Due to a lack of a quorum, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Michele L. Clewell
Township Secretary
January 5, 2023