



## **MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES**

June 22, 2023 at 5:30pm

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday June 22, 2023, at 5:30 pm at Schoonover Municipal Building, with Bob Early presiding.

Planning Commission members in attendance: Bob Early, Nick Theofilos, and alternate member Carrie Wetherbee. Also in attendance, Planning Commission Solicitor Deborah L. Huffman, Esq., Township Engineer Ben Kutz, P.E., and Planning Commission Recording Secretary Vicki Smith. Late arrival Mark Oney.

Presenter: Kris J. Reiss, PE, LVL Engineering Group

Annette Akins, Middle Smithfield Township Board of Supervisor

### **Pledge of Allegiance**

### **Approval of Agenda and any Amendments**

Carrie Wetherbee made a motion to approve the June 22, 2023, agenda. Nick Theofilos seconded the motion. Motion passed 3-0.

### **Approval of the Minutes**

Carrie Wetherbee made a motion to approve the May 25, 2023, minutes. Nick Theofilos seconded the motion. Motion passed 3-0.

### **Plan Submittals**

None

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

Personal Care Home, Milford Road Land Development Plan- received review letter from Ben Kutz. Still haven't received a response from Penn DOT for a meeting. As per the letter, most items will comply.

Request a waiver for item #9 §050-040.D(2) and item 10 §050-040.D(3) on the letter as follows:

The property has an existing gravel driveway with an easement, right now this isn't the best spot and will work on getting this resolved with Penn DOT. Proposing to widen in certain areas and keep it as stone. Depending on the product that will be used, can be acceptable.

Mr. Kutz said the biggest hurdle is the access to the site, since there are 2 properties that need to be crossed, Penn DOT's approval, and the constraint on the 20' wide existing easement. Which is consistent with a one way and going less than that, he would like to have approval from emergency response on their comfortability on getting to and from the site.

Mr. Reiss did state that the owners can go back to modify the easement with the property owner if needed. There is a possibility of widening the road in certain spots. He also stated there is fire truck access and a turnaround spot which is plenty big enough even for the largest delivery trucks.

The property will have 6 beds and the people that will be working there. This is an uncommon use and in breaking down the traffic analysis is 36 trips a day, taking in consideration the visitors, doctors and the workers. There is a lot of parking and room for several vehicles at the site.

Official plan submission date is 5/25/2023 and was accepted June 22, 2023. A signed request to extend Township Action Time Limitations is waived until 9/30/2023.

Carrie Wetherbee made a motion to table the Personal Care Home, Land Development Plan. Nick Theofilos seconded the motion. Motion passed 4-0

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

Revitalize 209 – update

The Revitalize 209 Committee met with the Economic Development Committee, on how things will happen and the different roles within the committee. The Economic Development Manager sent out a poll for the next meeting date, also next week the EDC will canvass up and down 209 businesses with FAQ's. The grant funds are \$350,000.00 with a maximum of \$20,000.00 matching grant and there is a formal application. Since this is from the township and not from the Commerce you will have to get bids. The money isn't coming from the taxpayers, this grant is made possible by the American Rescue Plan Act.

### **New business**

Regional Planning Commission – had a meeting with MST, Smithfield, Price and East Stroudsburg Borough, although you share a Regional Comprehensive Plan, you will be able to keep individuality with your own township comprehensive plan, zoning and SALDO. One advantage is that each Township or Borough can provide exclusive zones. Another advantage is to qualify for more grants and county dollars. Suggested by the County to develop a regional planning commission to cover this area.

### **Discussion**

None

### **Correspondence**

None

### **Continuing Education**

Pennstate Extension Land Use Webinar Series – next webinar is on June 28<sup>th</sup>.

### **Public Comment**

None

### **Next Meeting**

July 27, 2023

**Adjourn**

Nick Theofilos made a motion to adjourn the meeting at 6:15 p.m. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Respectfully submitted,

Vicki Smith  
Planning Commission Recording Secretary  
July 27, 2023