



MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION MINUTES

July 27, 2023 at 5:30pm

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday July 27, 2023, at 5:30 pm at Schoonover Municipal Building, with Bob Early presiding.

Planning Commission members in attendance: Bob Early, Nick Theofilos, Parin Shah, and alternate member Carrie Wetherbee, Mark Oney via zoom. Also in attendance, Planning Commission Solicitor Deborah L. Huffman, Esq., Township Engineer Ben Kutz, P.E., and Planning Commission Recording Secretary Vicki Smith.
Wayne Bolt - Absent

Presenter: Sal Caiazzo, Hanover Engineering and Anthony Maula, Empire Real Estate and Development

Pledge of Allegiance

Approval of Agenda and any Amendments

Carrie Wetherbee made a motion to approve the July 27, 2023, agenda. Nick Theofilos seconded the motion. Motion passed 5-0.

Approval of the Minutes

Carrie Wetherbee made a motion to approve the June 22, 2023, minutes. Nick Theofilos seconded the motion. Motion passed 4-0. Parin Shah abstained from voting, he was not present at the last meeting.

Plan Submittals

Received Marshalls Square Land Development plans – Ben Kutz stated the application, and the plans are sufficient and suitable to accept for review to advance to August 24th meeting.

Parin Shah made a motion to accept the Marshalls Square Land Development plans. Carrie Wetherbee seconded the motion. Motion passed 5-0

Plan Reviews and Unfinished Business

Personal Care Home, Land Development has tabled until further notice.

Other Reviews and/or Recommendations

Mt. Nebo II Land Development Conditional Use. Purchased 2+ acres and are proposing to consolidate the added lot into Mt. Nebo property. The water line was inspected by the water company and the sewer line was inspected by the township engineer, at the time Chris McDermott, during the first phase and are deemed acceptable for this phase. Proposing to add 30 units, adding an additional 5 towers with 6 living units in each building. Additional parking spaces/lot will be paved with pervious pavement this will allow penetration into the ground. The

project is located within an Act 167 watershed to Brodhead Creek and is designed as a “No Detention” and the overflow will discharge into the wetlands.

Ben Kutz suggested the access be gated off and used as an emergency access only, since there are already 2 driveways. A fire truck can turn around by backing up into the area where the storage unit is now. Proposing a sidewalk at the detention pond to prevent water runoff.

The owner has a will serve letter from the water company and will contact the sewer department to request a sewer capacity letter. The pump station that was put in during phase I to serve 96 apartments and added an additional 48 EDU’s to serve the area for the single family homes in case of on-lot failure and some were set aside for Wendy’s. With the additional 30 apartment units going in it is above and beyond the design for the pump station. Ben Kutz is requesting that DEP re-rate the pump station and recommends one of the conditions being, Mt Nebo Apartments assumes the cost of getting the pump station rerated and modifications as needed.

The grading shown is close to the delineated wetlands and does encroach the 25’ inner buffer and according to the ordinance there will need a retaining wall.

Must use the center line and not the right of way lines and will need to shift the apartment building over about 4’ according to the ordinance.

Ben suggested using the prior list of conditions and doing the corrections.

Mr. Maula created the agreement to purchase this land and didn’t do the landscape, because it would be a waste of time and money. He is now having an issue receiving the clear CO and would like to request a waiver for the landscape to the BOS as a condition of the conditional use to make sure the landscaping requirements. Construction will allow the neighbors access to their properties without hinderance.

Bob Early requested an electronic copy to forward to the Fire Chief so the fire department can determine if there is enough room in the event of a fire.

Carrie Wetherbee made a motion to recommend approval of the conditional use with the same conditions as in the previous conditional use approval with the exception of condition #8. Parin Shah seconded the motion. Motion passed 5-0.

New business

None

Discussion

None

Correspondence

None

Continuing Education

Pennstate Extension Land Use Webinar Series – Shipping Containers

Public Comment

Stephen Lewicki, VIA Zoom, is a resident in Sumerglen Community Homeowners has concerns with over building and over developing the area. Imperial and Sellersville have a lot of traffic due to Tractor Supply and Dollar General. Large projects add more people and more vehicles on the roads. It has been stated that Rt 209 is a state road, and they do traffic studies

and Penn DOT sets the requirements for accessing those projects and should take your concerns to Penn DOT.

Mr. Lewicki would like the Planning Commission to be mindful of overdeveloping this area.

Next Meeting

August 24, 2023

Adjourn

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

Respectfully submitted,

Vicki Smith
Planning Commission Recording Secretary
July 27, 2023