



MIDDLE SMITHFIELD TOWNSHIP  
PLANNING COMMISSION MINUTES  
January 19, 2017

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, January 19, 2017 at 5:30pm at the Schoonover Municipal Building.

Planning Commission members present: Bob Early, Parin Shah, Mark Oney, Wayne Bolt and Dr. William Suriano. Also in attendance, Planning Commission Alternate member Carrie Wetherbee, Planning Commission Solicitor Deborah Huffman, Esq., Township Engineer Fred Courtright, P.E., and Township Secretary Michele L. Clewell

Plan Presenters: Jeff Berneburg of McIlvried, DiDiano & Mox, LLC for the Auto Zone Land Development and Christopher McDermott, P.E. of Reilly Associates and Mr. Joyce for the Hillside Pyramid Health Care Land Development

### **Pledge of Allegiance**

### **Announcements**

Bob Early stated that the Board of Supervisors passed Ordinance 210 on December 22, 2016 which revising the membership terms of office, to decrease the membership of the Planning Commission from seven to five members and for the appointment of at least one alternate Planning Commission member.

Mr. Early stated that the Board of Supervisors appoints the alternate; however, the chairman of the Planning Commission "seats" the alternate member if there is no quorum. Parin Shah asked if the alternate member is seated when a member is absent, Mr. Early replied, "no", only when there is no quorum and the alternate follows the projects to the completion that are before the Planning Commission.

Carrie Wetherbee asked if someone drops off the Planning Commission would the alternate fill the vacancy. Mr. Early stated that the appointment to fill the vacancy is up to the Board of Supervisors.

Bill Suriano asked if it is the Chairman of the Planning Commission is to seat the alternate(s). Mr. Early replied yes, they would then vote once seated, otherwise they would be involved with the discussion process.

### **Reorganization**

Chairman: Bob Early upon a motion of Parin Shah, seconded by Wayne Bolt. Motion passed 5-0.  
Vice-Chairman: Parin Shah upon a motion of Wayne Bolt, seconded by Bill Suriano. Motion passed 5-0.

Secretary: Wayne Bolt, upon a motion of Bob Early, seconded by Bill Suriano. Motion passed 5-0.

### **Approval of Minutes**

Wayne Bolt made a motion to approve the December 15, 2016 minutes. Bill Suriano seconded the motion. Motion passed 5-0.

### **Plan Submittals**

None

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

Pyramid Health Care Land Development; No one was present. Wayne Bolt made a motion to table the plan review for Pyramid Health Care. Parin Shah seconded the motion. Motion passed 5-0.

Chris McDermott, P.E. of Reilly Associates arrived at 6:10pm. Parin Shah made a motion to untable the land development plan for review. Wayne Bolt seconded the motion. Motion passed 5-0.

Mr. McDermott reviewed the history of the facility with the commission members.

Mr. McDermott stated that the modular building will be 10feet away from the existing building and a walkway will be built in order to go between the buildings.

The modular building foundation will be dry stacks of blocks and skirting will be installed to cover the blocks.

Someone asked if this is a permanent building. Mr. McDermott stated that they have looked into doing an expansion to the building in the future. In order to address the needs of the health care facility, they need the modular building.

Parin Shah asked if they plan to keep the dry stacks on the side. Mr. McDermott stated that they will remove the dry stacks if and when they expand the building.

Attorney Huffman stated that the Land Development plan presented is for the approval of the modular building, they are not required to remove it.

Mr. McDermott stated that the modular building will have sinks and toilets.

The dry stacks will be on impervious surface and will produce a minimus amount of run off. The building is mostly over existing pavement.

Mr. McDermott submitted two modification requests:

- a. Modification for required plan sheet size – To allow use of standard 24” x 36” sheet size. Wayne Bolt made a motion to grant the modification request to allow the use of standard 24” x 36” sheet size. Bill Suriano seconded the motion. Motion passed 5-0.
- b. Modification for providing grid numbers – To not provide the grid numbers due to the county no longer using them. Parin Shah made a motion granting the modification request to not be required to show the grid numbers. Wayne Bolt seconded the motion. Motion passed 5-0.

Bill Suriano made a motion to recommend approval and forward the Pyramid Health Care Land Development to the Board of Supervisors subject to addressing the Township Engineers comments as stated in his January 9, 2017 letter. Parin Shah seconded the motion. Motion passed 5-0.

Auto Zone Land Development; Fred Courtright stated that he provided a comment letter dated December 8, 2016. The plan was tabled at the December meeting and resubmitted. A second comment letter was provided to the applicant dated January 5, 2017 and has been answered satisfactory as well as additional information was supplied.

The traffic report was also provided and is still valid. The proposed Auto Zone will not affect the traffic.

The storm water maintenance will be presented at the Board of Supervisors level.

Fred Courtright recommend approval of the Auto Zone Land Development and forwarding it to the Board of Supervisors subject to: granting the waivers, completion of the Improvement Agreement, completion of a stormwater Agreement, all certifications and affidavits being completed, MCCD approval, payment of any outstanding fees and purchase of the required Sewer EDU.

Bill Suriano asked about the Monroe County Planning Commission review letter dated December 7, 2016. Attorney Huffman stated that the county planning commission is an advisory board; they do not have a binding effect as they are only making recommendations.

Bill Suriano asked Mr. Berneburg what some of the Township Engineers recommendations were. Mr. Berneburg stated rain garden and storm water. Mr. Courtright stated that the light pole standards were too high for the ordinance and they were lowered, without affecting the lighting. The sidewalk facing the bank was reshaped.

Bill Suriano asked Attorney Huffman what is the numbering that the PA DEP is referring to in their Technical Deficiencies letter. Attorney Huffman stated that they are referring to the Statue, which is a guideline (DEP regulations). In order for the applicant to receive a permit for the project, they must meet DEP guidelines.

There were questions regarding the roof run off wording. Mr. Courtright stated that it can be looked into but would make more sense to have the water run off go into the storm drains.

Mr. Courtright stated that if there are significant changes due to PA DEP, the applicant would be required to come back to the Planning Commission with those changes.

Carrie Wetherbee asked about the traffic disturbances with regard to the ESSA Bank. Mr. Courtright stated that it was the county comments and they are only an advisory board. The traffic report is from the original subdivision submittal and Auto Zone sent it to their engineers for review. Their findings of the original report are still valid. The Auto Zone Traffic will not affect the traffic flows.

Parin Shah questioned the number of parking spaces. Mr. Berneburg stated that they plan for more and have more parking than what is needed. Mr. Courtright stated that the impervious coverage is less than what is required.

Mark Oney stated that he would like the lines shown on the plan with regard to the entrances and exit traffic patterns.

Mr. Oney questioned the county comment with regard to the Fire Company reviewing the plan. Mr. Berneburg stated that there are two entrances into the store.

Mr. Oney asked about the snow removal. Mr. Berneburg stated that there is a rollover curbing and it gets pushed into the grass.

Carrie Wetherbee questioned the lighting and nearby homes being affected. Mr. Courtright stated there are no homes nearby, Route 209 is frontage and wetlands are in the back of the property.

Mr. Berneburg submitted one modification request:

- a. Modification requested to permit connection to the on-site stormwater collection & conveyance system. In this instance, the roof leaders are collected in a storm sewer and directed to an infiltration facility. Bill Suriano made a motion to grant the modification to permit connection to the on-site stormwater collection & conveyance system. Parin Shah seconded the motion. Motion passed 5-0.

Parin Shah made a motion to recommend approval and to forward the Auto Zone Land Development plan to the Board of Supervisors subject to the Township Engineers letter dated January 5, 2017. Wayne Bolt seconded the motion. Motion passed 5-0.

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

None

### **New Business**

There was discussion to change the meeting time for the Planning commission from 7pm to 5:30 pm for the remainder of the year. Parin Shah made a motion to change the meetings for the remainder of 2017 to 5:30pm on the third Thursday of every month. Wayne Bolt seconded the motion. Motion passed 5-0.

Mr. Suriano asked that the meeting times be placed on the agenda for reference.

### **Discussion**

The zoning ordinance updates have been completed and are awaiting final draft review by the zoning office in order for the public hearing to be scheduled. The Planning Commission had concerns regarding the changes and would like the opportunity to review prior to official submittal.

### **Continuing Education**

Penn State Winter/Spring Webinars: Carrie Wetherbee stated that she participated in the webinar this week. The topic was Intergenerational Spaces and Places to Build Meaningful Relationships.

Attorney Huffman stated that the Monroe County Planning Commission is looking to have municipal continuing education and they will notify the municipalities once the courses have been established.

### **Public Comment**

None

### **Next Meeting**

February 16, 2017 at 5:30pm

### **Adjournment**

Parin Shah made a motion to adjourn the meeting at 6:52pm. Wayne Bolt seconded the motion. Motion passed 5-0.

Respectfully submitted

Michele L. Clewell  
Township Secretary