

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, January 21, 2016 at 7pm at the Schoonover Municipal Building.

Members present: Bob Early, Mark Oney, Parin Shah, Carrie Wetherbee and Wayne Bolt. William Suriano was absent. Also in attendance: Planning Commission Solicitor, Todd Weitzmann, Esq, Township Engineer Fred Courtright and Township Secretary Michele L. Clewell.

Plan Presenters: Frank J. Smith, Jr. of Frank J. Smith Surveying and Nick McGee of the Resica Falls Boy Scouts of America.

### **Pledge of Allegiance**

### **2016 Organization**

Chairman; Bob Early upon a motion of Carrie Wetherbee, seconded by Parin Shah. Motion passed 5-0.

Vice-Chairman; Parin Shah upon a motion of Carrie Wetherbee, seconded by Wayne Bolt. Motion passed 5-0.

Secretary; Carrie Wetherbee upon a motion of Parin Shah, seconded the Bob Early. Motion passed 5-0.

### **Approval of Minutes**

Wayne Bolt made a motion to approve the December 21, 2015 minutes. Carrie Wetherbee seconded the motion. Motion passed 5-0.

### **Plan Submittals**

Minor Subdivision of Lands of HARA Corporation – On behalf of his client, Frank J. Smith, Jr. presented the Lands of HARA Corporation Minor Subdivision Plan. Mr. Smith stated his client wishes to subdivide the tract into the (3) parcels shown; the sand pit, the maintenance garage and the corporate building parcels.

Parin Shah asked how many times can you subdivide and still consider it a minor subdivision. Attorney Weitzmann stated that each application is looked at as it is submitted. They all go through the process each time.

Carrie Wetherbee asked what the purpose of the subdivision is. Mr. Smith stated that he did not know.

It was stated that parcel “B” encompasses two zoning districts and the township may wish to rectify that at some point.

Wayne Bolt made a motion to accept the Minor Subdivision of Lands of HARA Corporation. Parin Shah seconded the motion. Motion passed 5-0.

## **Plan Reviews and Unfinished Business**

None

## **Reviews and/ or Recommendations**

Resica Boy Scouts; Handicraft Pavilion Project Sketch Plan – Nick McGee Ranger of the Boy Scouts provided a narrative and building plans for the pavilion. The pavilion will be ADA compliant and will be used for scout activities in the summer months only.

Mr. McGee stated that he is hoping that they will not be required to go through land development.

Attorney Weitzmann asked if they are looking for guidance. Nick stated that he has already submitted for the zoning and building but was told it falls under the land development requirement. Attorney Weitzmann read the definition of what triggers a land development, and stated that without question, the pavilion proposed requires a land development plan. It is subject to waivers and modifications that can be granted by the Township Supervisors. There are plan requirements, details and fees that could be waived but he highly recommends that a plan be done.

No action required.

## **New Business**

None

## **Discussion**

Proposed Ordinance; Apartments and Home Based Businesses – Based on lengthy discussion the Township Planning Commission consensus is the following:

- The Board of Supervisors propose going from (4) units per acre to 6/8 units per acre. The Planning Commission members were in favor of the proposed change.
- Monroe County Planning Commission comments 3 & 4; The MST Planning Commission members stated that although the amendments would allow for apartment complexes as a use permitted by right, it should fall under a Conditional Use.
- Define “buildable land” as stated on the Monroe County comment letter dated December 17, 2015, item # (5)
- Keep the C-1 Performance Standards as they were in place prior to the last (date unknown) amendment.
- Give apartment complex restrictions under the B-2 Performance Standards for C-1 and C-2 Zoning Districts.

Michele Clewell stated that the final proposed ordinance is expected to be submitted at the next regular meeting of the MST Planning Commission on February 18, 2016.

### **Continuing Education**

Carrie Wetherbee stated that she participated in the January 20, 2016 webinar "Reed vs. Township of Gilbert: The Supreme Court's New Rules for Temporary and other Signs". Ms. Wetherbee stated that, Middle Smithfield Township did a good job on the revised sign ordinance that passed in December.

### **Public Comment**

Mark Oney stated that he looks forward to working with the Planning Commission in his role as Township Supervisor. He has already had meetings with the zoning officer and zoning administrator and believes we will move a lot of things forward this year.

Mr. Oney discussed the Multi-Modal Transportation Grant for the Route 209 pathways that the township applied for.

Carrie Wetherbee informed everyone that the Mastodon foot will be loaned out to the Eastern Monroe Public Library beginning in April for a (3) month period.

### **Next Meeting**

February 18, 2016

### **Adjournment**

Wayne Bolt made a motion to adjourn the meeting at 7:44 p.m. Bob Early seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell  
Township Secretary  
January 21, 2016