

The re-scheduled meeting of the Middle Smithfield Township Planning Commission was held on Monday, March 21, 2016 at 7pm at the Schoonover Municipal Building with Bob Early presiding.

Members present: Bob Early, Parin Shah, Carrie Wetherbee and Mark Oney. Also in attendance, Planning Commission Solicitor Todd Weitzman, Esq., Township Secretary Michele Clewell and Debra Huffman, Esq. (Wayne Bolt, William Suriano and Fred Courtright, P.E. were absent)

Presenters: Frank Smith of Frank J. Smith, P.L.S. and Nick McGee of the Boy Scouts of America.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the February 18, 2016 minutes as presented. Parin Shah seconded the motion. Motion passed 4-0.

Plan Submittals

Lands of Cradle of Liberty Council, Boy Scouts of America Land Development Plan – Frank Smith stated that based on the planning commission engineers comments a revised plan is being provided to the commission for their review. He stated that the proposed plans are to erect an arts and crafts pavilion. No water or sewer disposal is required as there is already a restroom facility on site.

Attorney Weitzmann stated that he does not have any comments on the revised plan and the modification waivers requested are reasonable he also stated that Fred Courtright has supported the modification requests.

Mark Oney stated that he conducted a site visit and met with Ranger Nicholas McGee.

Carrie Wetherbee made a motion to accept the Lands of Cradle of Liberty Council, Boy Scouts of America Land Development plan submittal. Parin Shah seconded the motion. Motion passed 4-0.

Plan Reviews and Unfinished Business

Lands of Cradle of Liberty Council, Boy Scouts of America; Land Development Plan – Bob Early stated that the requests for modification of regulations require separate motions.

- a. Wetlands to be accurately shown – Bob Early made a motion to grant the modification request to waive the requirement due to there being no wetlands in the area of the proposed pavilion.
- b. Steep slopes – Parin Shah made a motion to grant the modification request to waive the requirement as there are no steep slopes in the vicinity of the proposed pavilion. Carrie Wetherbee seconded the motion. Motion passed 4-0.
- c. Soil types and extents – Carrie Wetherbee made a motion to grant the modification request to waive the requirement as there is no septic testing proposed. Parin Shah seconded the motion. Motion passed 4-0.
- d. Rock outcrops and all other significant made or natural features to be shown – Parin Shah made a motion to grant the modification request to waive the requirement as there are no rock outcrops, and many but not all man-made and natural features are shown. Carrie Wetherbee seconded the motion. Motion passed 4-0.

- e. Gridlines not be shown – Carrie Wetherbee made a motion to grant the modification request to waive the requirement as Monroe County emergency services no longer use grid numbers. Parin Shah seconded the motion. Motion passed 4-0.
- f. Boundary of affected area – Carrie Wetherbee made a motion to grant the modification request to waive the requirement since this project is taking place in the middle of the 4,000+ acre property, it is impossible to tie it into the property line. Parin Shah seconded the motion. Motion passed 4-0.
- g. Names of adjoin property owners – Parin Shah made a motion to grant the modification request to waive the requirement as there are no owners in close proximity to the proposed pavilion.
- h. Name, number, pavement and ROW width of all public roads – Mark Oney made a motion to grant the modification request to waive the requirement as there are no public roads or ROW within the proximity of the proposed pavilion. Carrie Wetherbee seconded the motion. Motion passed 4-0.

Carrie Wetherbee made a motion to recommend approval of the Lands of Cradle of Liberty Council, Boy Scouts of America; Land Development Plan and forward to the Board of Supervisors. Parin Shah seconded the motion. Motion passed 4-0.

Reviews and/or Recommendations

Lot 87 & 88 Section 1 of Lake of the Pines Community – Upon review of the sketch plan provided by Robert McLaughlin, Community Manger; KA. Diel, AAMC (not present) to convert Lot 88 into a school bus pickup and drop off location, the following recommendations were provided.

- a. A minor subdivision is required to separate Lots 87 & 88 as they were joined in 1991.
- b. By doing the subdivision, the owner is creating a non-conforming lot; therefore, the property owner is required to submit an application to the MST Zoning Hearing Board for a variance.
- c. Any covered structure would also require a land development plan.

The commission members ask Michele Clewell to send the property owner as well as Mr. McLaughlin a letter outlining the recommendations given.

New Business

None

Discussion

Mark Oney stated that he asked that the following items be added to the agenda in order to involve the planning commission members prior to official submittals for recommendations.

- a. Resale use and Occupancy – Mr. Oney stated that although Oval Management v. MST Zoning Hearing Board brought this to light, there are currently a lot of short term rentals with the township now. He asked each member to research other townships for passed ordinances in order to discuss further. Attorney Weitzmann stated that he has only seen one ordinance in Pike County that regulates short term rentals and he will forward that to the commission members.
- b. Dog – Ordinance – The commission members requested that the draft be sent to them in order to review and comment.
- c. Annual Fire Inspection for Commercial – The commission asked if this is something required under the Building Code Ordinance. Michele Clewell stated that she does not have any paperwork on this particular item.

- d. Zoning Ordinance and Map – Mr. Oney asked if there are parts to the zoning ordinance that the members believe should be revised now instead of waiting to revise the entire ordinance. Parin Shah agreed that doing some now would be beneficial to everyone instead of waiting for the entire ordinance to be reviewed. Bob Early suggested that work sessions be held.
- e. SALDO – No discussion
- f. Comprehensive Plan Review – Mark Oney stated that this was done in 2007 and is supposed to be revised every ten years. The “Comp” Plan should be done first, before zoning as the townships vision comes from this plan.

Continuing Education

Carrie Wetherbee stated that she participated in the last webinar and found it to be very informative.

Public Comment

None

Next Meeting

April 21, 2016 at 7pm

Adjournment

Carrie Wetherbee made a motion to adjourn the meeting at 7:52pm. Parin Shah seconded the motion. Motion passed 4-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary
March 21, 2016