

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, June 16, 2016 at 7pm at the Schoonover Municipal Building with Bob Early presiding.

Commission members: Bob Early, Parin Shah, Mark Oney, Carrie Wetherbee, Wayne Bolt and Dr. William Suriano. Also in attendance, Planning Commission Solicitor Todd Weitzmann, Esq. and Township Secretary Michele L. Clewell. (Township Engineer Fred Courtright, P.E. was not present)

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the March 17, 2016 minutes. Wayne Bolt seconded the motion. Motion passed 5-0. (Bill Suriano was not present during the vote to approve the minutes)

Plan Submittals

None

Plan Reviews and Unfinished Business

Ron Fish; Adams Drive Road Dedication Application – Bob Early explained that the “As-Built” road plan has been submitted and that this is not a review of a subdivision as that was done in 2007. Adams Drive is located in the Wooddale area, off of Denise Lane. The application has already been submitted to the Supervisors and was approved on May 12, 2016.

A letter from Fred Courtright, P.E., Township Engineer dated June 14, 2016 was reviewed and recommended the Planning Commission approves and forward said application to the Supervisors. Bob Early stated that Cory Lyon, Roadmaster completed a road inspection.

Wayne Bolt made a motion recommending approval of the Adams Drive Road Dedication Application and to forward it to the Supervisors for approval. Parin Shah questioned if there is a road bond in place. Attorney Weitzmann stated that a road bond is to make sure the road is built to specifications; since the road was constructed years ago with the intent to dedicate it to the township, a bond may not be necessary. That determination can be made by the Township Solicitor. Parin Shah seconded the motion. Motion passed 6-0.

Reviews and/or Recommendations

None

New Business

None

Discussion

Updates on revisions to ordinances and SALDO; Mark Oney stated that everyone has submitted their comments/changes regarding draft ordinance Chapter 138; Parking has been incorporated

into the documents and has been forwarded to the Supervisors and Township Solicitor in order to prepare the Ordinance for a public hearing.

The draft ordinance, "Move-In-Move-Out" was provided to the commission members for review. They were instructed to provide their comments/questions/recommendations to Judy Acosta, Zoning Administrator by June 30, 2016.

Mark Oney opened the discussion up and asked the commission member their thoughts on the draft ordinance. The members provided the following questions/comments:

1. What are the costs going to be for the homeowner?
2. Will time share units and cottage rentals be held to this ordinance as well? Specific definitions will need to be defined.
3. Does this include weekly, monthly rentals?
4. As it is written, the language is too broad
5. Apartment buildings should be required to be inspected.
6. Why should the township incur liability for inspecting homes?
7. Instead of yearly inspections, you could do an overall inspection every 5-10 years.
8. Why not make the nuisance ordinance stronger?

The consensus of the commission members is that this may not be the right ordinance, but there is something out there that could be used. There are properties that shouldn't be lived in and this type of ordinance could be helpful.

Continuing Education

Carrie Wetherbee and Bill Suriano both stated that they would like to sign up for the Penn State Extension Summer/Fall 2016 Land Use Decision Webinar Series.

Public Comment

None

Next Meeting

July 21, 2016

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 7:33 pm. Parin Shah seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Recording Secretary
June 16, 2106

