

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, August 18, 2016 at 7pm at the Schoonover Municipal Building with Bob Early presiding.

Commission members present: Bob Early, Parin Shah, Mark Oney, Wayne Bolt, Carrie Wetherbee and Dr. William Suriano. Planning Commission Solicitor Deborah Huffman, Esq., and Township Secretary Michele L. Clewell were also in attendance.

Pledge of Allegiance

Approval of Minutes

Wayne Bolt made a motion to approve the July 21, 2016 minutes. Bill Suriano seconded the motion. Motion passed 6-0.

Plan Submittals

None

Plan Reviews and Unfinished Business

None

Reviews and/or Recommendations

Church of St. John; Sketch Plan and Request to Waive the SALDO and Fee Requirements; Lorraine Tacardon, Business Office Manager requested relief from the SALDO requirements to provide a land development plan and to pay the application fees for said land development plan.

The 30'x12' shed would be placed on the left back side of the property just off the parking lot area. R & G Services, LLC is the contractor and will place the shed on a leveled gravel surface. .

The shed is broken up into 3 sections with 3 separate doors. No food, tools, chemicals, large motorized pieces of equipment or hazardous materials will be placed in the shed. Ms. Tacardon stated that the shed is for storage of the church's seasonal decorations only.

Bob Early stated that the planning commission cannot provide relief as this is a zoning issue. He recommended that Mr. Tacardon meet with the Township Supervisors at a work session to discuss. Attorney Huffman stated that the commission members do not have the power to waive the plan requirements. The problem with not having a land development plan is that in the future problems could arise and without a plan to refer to, there would be no telling what was proposed to what is built and what the use is for.

The travel lane and rear side yard setback were briefly discussed. Mr. Tacardon stated that since the rear side yard setback is not being met with the drawing provided, she will make the necessary corrections based on the discussion in order to provide an updated plan for the township supervisors to review at a work session.

Bob Early asked Ms. Tacardon to contact Michele Clewell to meet with the supervisors. It was also suggested that Ms. Clewell contact Fred Courtright, P.E., Township Engineer to come up with a list of what can be waived on the plan.

No action was taken.

New Business

Schedule Zoning Ordinance Work Sessions; Mark Oney proposed that the commission members hold monthly work sessions in order to move forward on the zoning ordinance amendments. Mr. Oney proposed that the first Thursday of every month at 6:30 pm and 30 minutes prior to the regular meetings work sessions be held.

Mr. Oney made a motion to hold work sessions at 6:30 pm for the following dates; 9/29, 10/6, 11/3 and 12/1 & 30 minutes prior to the regular meetings on the third Thursday of every month. Bob Early seconded the motion. Motion passed 6-0. (Bill Suriano stated that he will not be able to attend the 9/29 work session, but will provide his notes prior to the meeting)

Everyone agreed to review pages 200-11 to 200-97 In order to be prepared for the 9/29 work session.

Mr. Oney stated that Michele Clewell will put the notes together and send to the Planning Commission members, Zoning, Supervisors, Solicitors, Engineer and Charlie Schmedl of URDC.

Discussion

Zoning
(See above)

SALDO
None

Monroe County Transit Authority; The Supervisors were asked by the transit authority that when a plan comes in for commercial development along Route 209 for all boards to consider bus routes and bus shelters.

Continuing Education

Carrie Wetherbee stated that the webinar Creating Cool Roof zones; city Greening & Urban Agriculture for heat Island Mitigation was informative but gears more towards cities not rural areas. She stated that we need to mandate builders to not clear cut the land.

Public Comment

None

Next Meeting

September 15, 2016 at 7pm

Adjournment

Bob Early made a motion to adjourn the meeting at 7:40 pm. Carrie Wetherbee seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
MST PC Recording Secretary
August 18, 2016