



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 17, 2016

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, November 17, 2016 at 7pm at the Schoonover Municipal Building with Bob Early presiding.

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

Presenters present: Frank J. Smith, Jr., representing Jozef Kubasek Sr. for a Minor Subdivision plan and Jeff Berneburg, P.E. for the Auto Zone Land Development plan.

Pledge of Allegiance

Approval of Minutes

Parin Shah made a motion to approve the October 20, 2016 minutes. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Plan Submittals

Jozef Kubasek Minor Subdivision Plan; Frank Smith presented the minor subdivision plan on behalf of his client, Jozef Kubasek, Sr. The property is on Newton Run Drive, off of Route 402. Lot #1 is 18.223 acres and Lot#2 is 2.451 acres. Soil testing was completed and an alternate on lot septic system site was not required per the township SEO.

Fred Courtright provided his letter of recommendation that the Planning Commission accept the plan for review as all the required information was submitted.

Parin Shah made a motion to accept the Jozef Kubasek Minor Subdivision plan for review. Carrie Wetherbee seconded the motion. Motion passed 5-0.

The Applicant also submitted a sewage planning module which was reviewed by Mr. Courtright.

Jozef Kubasek Sewage Planning Module; Fred Courtright recommended the Planning Commission recommend that the Supervisors sign the Sewage Planning Module so that it can be forwarded to DEP for review. Parin Shah made a motion recommending the Board of Supervisors sign the module and forward to PA DEP. Bill Suriano seconded the motion. Motion passed 5-0.

Auto Zone Land Development Plan; Jeff Berneburg of McLvried, DioDiano & Mox, LLC, presented the land development plan for an Auto Zone, which will be located at 5118 Milford Road. The site is between the CVS Pharmacy and the ESSA Bank. The 2.208 acre property is in the C-1 commercial zoning district with an overall site disturbance of 1.1 acres. There are 43 parking spaces proposed for the 6,816 sq. foot building. Access to the building is proposed from behind the building and directly across from the bank entrance. Delivery trucks will access the building from a smaller type of garage door as no loading dock is proposed.

Landscaping is proposed per the ordinance requirements and three storm water detention basins are also proposed.

Bill Suriano asked for a time line of when the store is expected to be open. Mr. Berneburg stated that depending on approvals and permitting the store could possibly be open by the summer of 2017. Typically from the start of construction, it takes approximately 4-5 months to open.

Fred Courtright provided a letter of recommendation to accept the plan for a formal review.

Bill Suriano made a motion to accept the Auto Zone Land Development Plan for review. Parin Shah seconded the motion. Motion passed 5-0.

Mr. Berneburg had questions regarding the lighting and Mr. Courtright stated that he will review the ordinance and get back to him.

Mr. Berneburg also asked if there are any further requirements for sidewalks than what is proposed. Mr. Courtright stated that he will work with him on this.

Carrie Wetherbee asked if the lights would be LED, and Mr. Berneburg said yes.

Plan Reviews and Unfinished Business

None

Reviews and/or Recommendations

None

New Business

None

Discussion

None

Continuing Education

Carrie Wetherbee stated that the Summer/Fall series of classes offered by the Penn State Co-Op Extension was held yesterday. Although the class was interesting; Road and Street Development in Lancaster PA, it did not pertain to our township.

Public Comment

None

Next Meeting

December 15, 2016 at 7pm.

Adjournment

Bill Suriano made a motion to adjourn the meeting at 7:13pm. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary