



MIDDLE SMITHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
DECEMBER 15, 2016

The regular meeting of the Middle Smithfield Township Planning Commission was held on Thursday, December 14, 2016 at 7pm at the Schoonover Municipal Building with Bob Early presiding.

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

Presenters present: Frank J. Smith, Jr., representing Jozef Kubasek Sr. for a Minor Subdivision plan and Christopher McDermott, P.E. on behalf of Hillside Pyramid Healthcare Land Development plan.

Pledge of Allegiance

Approval of Minutes

Carrie Wetherbee made a motion to approve the November 17, 2016 minutes. Wayne Bolt seconded the motion. Motion passed 6-0.

Plan Submittals

Christopher McDermott, P.E. of Riley Associates presented on behalf of his client, Hillside Pyramid Health Care a proposed Land Development Plan for consideration.

Mr. McDermott stated that in 2012 a conditional use was approved for a drug and alcohol facility with 110 beds. The applicant is now proposing to put a modular building on site in order to create more patient rooms in the existing building. There are currently 98 beds. The applicant would like to move the administrative and meeting rooms to the modular building and utilize the current building for the additional beds for patients.

In the event additional patient beds are needed in the future, a conditional use hearing will be required in order to increase the number of patient beds allowed. Mr. McDermott stated that this has already been discussed with the township zoning officer.

When asked if the septic system can accommodate the additional flow, Mr. McDermott stated that it is the same system that was there and yes, it will work. Mr. Courtright concurred.

The modular building will sit adjacent to the existing building and connect to the existing water and sewer.

Seven (7) parking spots will be lost leaving a total of 73 spaces; however only fifty-three (53) are necessary and currently that is enough for the existing use. There will be a couple of parking spaces for handicap parking.

This is a land development plan, no expansion of use because it was already conditionally approved for 110 patient beds.

Carrie Wetherbee stated that she was under the impression that the administration would remain the current building. Mr. McDermott stated that the building is jammed with the current 98 patients and meeting rooms.

Wayne Bolt asked if they are going to hookup to central sewer and water. Chris McDermott stated that the Township is pursuing the option of central sewer. Mr. Oney also stated that if the grant the Township applied for to run the central sewer line to the property goes through, then yes, it would be serviced by central sewer.

Bob Early asked if the modular will be a permanent building. Mr. McDermott stated that the intent is temporary but they are asking for approval for it to be a permanent approval,.

Bill Suriano asked for a definition of “temporary”.

Mr. Courtright provided a letter recommending acceptance of the land development submittal.

Wayne Bolt made a motion to accept the Hillside Pyramid Healthcare Land Development Plan. Bill Suriano seconded the motion. Mr. Suriano asked if someone can come to the next meeting to discuss “temporary” and also asked the commission members what is “temporary”. Mr. Courtright stated that it is a moot point as Mr. McDermott asked for the modular to be permanent not temporary. Motion passed to accept the plan 6-0.

Plan Reviews and Unfinished Business

Auto Zone Land Development Plan; Mr. Courtright stated that the applicant’s engineer did not have enough time to address his comments and a letter was received from the applicant, requesting action on the land development plan be tabled until the January 19, 2017 meeting.

Carrie Wetherbee made a motion to table any action on the Auto Zone Land Development Plan until the January 19, 2017 meeting. Parin Shah seconded the motion. Motion passed 6-0

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.

Based on the December 8, 2016 review letter by Fred Courtright, Frank Smith provided revised plans for the members to consider. Mr. Courtright made a recommendation that the members recommend approval of the two modification requests and move the minor subdivision plan onto the Board of Supervisors.

Modification Requests sought

- a. Sheet Size Requirement of 11x17, 17x22 or 22x34. The applicant stated that the common sheet size for Monroe County is 24x36. In an effort not to waste paper, they request this common size be allowed. Parin Shah made a motion to approve the modification request. Carrie Wetherbee seconded the motion. Motion passed 6-0.
- b. Grid Location Numbers from Emergency Grid Map to be superimposed. The applicant stated that since the advent of the E-911 system, grid numbers are no longer used by the Monroe

County Emergency Services. Parin Shah made a motion to approve the modification request. Wayne Bolt seconded the motion. Motion passed 6-0.

Carrie Wetherbee made a motion to forward the Jozef Kubasek Minor Subdivision Plan to the Board of Supervisors subject to the Engineer's review letter and open space fees. Bill Suriano seconded the motion. Motion passed 6-0.

Reviews and/or Recommendations

None

New Business

None

Discussion

- a. Planning Commission Proposed Ordinance; Mark Oney and Michele Clewell explained that the Board of Supervisors have scheduled a public hearing for a proposed ordinance that reduces the membership on the Planning Commission from seven (7) to five (5) permanent members and two alternates.

Mr. Oney stated that the MPC now allows five (5) standing members as well as alternates now.

Mr. Oney asked if anyone has a time issue for serving on the Commission or if anyone would like to be considered the alternate to let him know. The alternate position is very important part of the team.

Mr. Oney stated that one of the current members would become an alternate and the Board of Supervisors will need to fill the other alternate seat.

Michele Clewell was asked if the names and terms of the current Planning Commission members could be emailed to everyone the next day. Ms. Clewell stated that a list would be sent out.

Mr. Oney also stated that there is a new requirement in the ordinance, that members of the Commission must have continuing education to remain on the board.

- b. 2017 Presentation of the Budget to the Public; The Commission members were provided a copy of the Board of Supervisors power point that was presented to the public on December 22, 2017 for their review.
- c. Zoning; Township consultant Charlie Schmehl of URDC provided the revised zoning ordinance for the Board of Supervisors to review.
- d. SALDO; Mr. Schmehl will be working on this in the near future.
- e. MS4 Requirements; Fred Courtright, Mark Oney and Bob Early attended a meeting with the Monroe County Conservation Department and the Monroe County Planning Commission where the MS4 program was explained.

PA DEP has mandated that specific municipalities (based on population) within the Commonwealth must report their storm water systems. The county mapping department has already said they would provide the mapping required, free of charge to the township.

Continuing Education

Carrie Wetherbee stated that the past seminar was interesting but it dealt with the city area and did not apply to our area. There was a general consensus that there are a lot of subjects that do not apply to our township. There was a suggestion to speak to the county planning commission to provide training to planning commissions within the County.

Public Comment

None

Next Meeting

There was discussion with regard to the January 2017 meeting. Bob Early made a motion to hold the January 19, 2017 meeting at 5:30pm. Parin Shah seconded the motion. Motion passed 6-0.

Adjournment

Wayne Bolt made a motion to adjourn the meeting at 7:58pm. Bill Suriano seconded the motion. Motion passed 6-0.

Respectfully submitted,

Michele L. Clewell
Township Secretary