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MONROE COUNTY PLANNING COMMISSION

July 21, 2025

Jacob Pride, Chairman
Smithfield Township Board of Supervisors
1155 Red Fox Road
East Stroudsburg, PA 18301

Re: Self-Storage Facilities
Zoning Amendments
Smithfield Township
MCPC Review #103-25

Dear Mr. Pride:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find the comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on August 12, 2025 at 5:00 p.m. at the Monroe County Planning Commission office. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions, or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/ek
Cc: Julia Heilakka, Township Manager

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner

DATE: July 21, 2025

SUBJECT: Self-Storage Facilities
Zoning Amendments
Smithfield Township
MCPC Review #103-25

The Township of Smithfield is proposing amendments to its zoning ordinance concerning self-storage facilities. Specifically, the amendments would establish general requirements for this land-use including parking, fencing, setbacks, prohibited uses, and other requirements. The amendments would also insert a definition for 'Self-Storage Facility'. This use is to be permitted in only the Industrial (M-1) district by right and in the Economic Development (ED) district as a conditional use.

The above mentioned amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed ordinance amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.

2. This office has previously reviewed the proposed amendments (MCPC Review # 53-25) on May 8, 2025. Previous comments have been addressed, and those that remain relevant are included within this review.

3. The proposed definition appears to be generally consistent with those found in various county resources.

4. Self-storage facilities are to only be permitted in the M-1 and ED zoning districts. This use is generally consistent with the intent of those districts.

5. If any revisions are made to the proposed zoning ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.

6. The Staff has reviewed the proposed amendments and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.