Smithfield Township Planning Commission
1155 Red Fox Road | East Stroudsburg | Pennsylvania 18301
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www.smithfieldtownship.com

October 13, 2026

Board of Supervisors
1155 Red Fox Rd
East Stroudsburg, PA 18301

RE: Recommendation for proposed Ordinance No. 272 – Enhanced Design Incentive

Dear Board of Supervisors,

At the Planning Commission meeting on October 8, 2026, the Smithfield Township Planning Commission voted to recommend approval of draft Ordinance No. 272 – Enhanced Design Incentive. The Commission recommended the following changes to the ordinance:

1. Inclusion of requirements for vertical wall articulation to break up elevations on buildings, including but not limited to window openings, variations in roof standards, and corner treatments; and
2. Reduction of maximum horizontal articulation length to require additional wall articulation on smaller buildings.
3. Clarify that underlying design standards in Chapters 22 and 27 still apply.

Sincerely,

Julia Heilakka
Township Manager