

Jim Thorpe Planning Commission  
May 18, 2021

**Meeting called to order:** 6:40 PM

**Members Present:** John McGuire, Nancy Porambo, Joanne Klitsch, Dr. Clem McGinley, Joe Micko

**Members Absent:** Lou Hall, Bob Shanninger

**Approval of minutes of the meeting:** Minutes will be approved next meeting

**Visitors Present:** John Otto, Jake Arner

**Hearing of Visitors:**

Otto Subdivision/Lot consolidation review for approval

82B-14-A164 Lot and 82B-14-A169

Mr. Otto presented maps to the Commission and indicated the lot was resurveyed in order to combine the lots to one lot. He indicates he did everything to comply with what he was instructed to do. John stated the maps were good. The issues that need to be discussed are zoning issues. We are combining two non-conforming lots into one non-conforming lot.

In an R1 district, there is a one across minimum in order to have on lot sewer. This consolidated lot area of 0.897 acres does not comply.

At the council meeting held on May 14, 2021, sections 390-20 and 390-21 of the Borough subdivision and land development ordinance requiring a submittal of both a preliminary plan and a final plan for subdivisions.

The subdivision is for a lot line adjustment, joining lots 164 and 169 in Leisureland. JT Borough Council approved a waiver of the sections listed above of the Subdivision and Land Development Ordinance requiring separate plans. Land ordinance requires a preliminary plan of subdivision. The submittal of one preliminary/final plan is acceptable.

**MOTION:** *Joanne motioned that the Otto lot consolidation be approved with the note that Mr. Otto complies with zoning, water and sewage requirements. Clem seconded. All were in favor, motion carried.*

*The maps were signed by all Commission members present.*

Rustic Camping on Jake Arner Farms

Jake indicated he has an interested party who is asking for 5 rustic camping areas on his property in order to teach people how to camp. She and her friend hike and rustic camp on the Appalachian Trail. He indicated he would like to submit a zoning permit for use of camping on the property. It's part of the winery plan the Planning Commission originally approved.

The property is one acre in size. There are 6 sites, 5 sites are for education and 1 is for the manager's tent. There are no permanent structures on this plan. The only addition is the blue handicap parking and access on the map. He indicated the zoning officer was under the impression he would need a subdivision and land development process.

Jake feels the project will fail if he doesn't have immediate approval. He referenced 500-50-1 in the agritourism zoning regulations. In section (K), it states land development plans need to be approved by JT Borough. He is seeking an opinion as to what he will need to do to get the project going. The only change made to the map is the area for the handicap parking area near the restroom.

Jake indicated, DEP rules said if the project is more than 5,000 sq. ft., all he has to show is a hand-written plan. The plan he presented is a scaled plan. It shows temporary structures. He will present an engineer sealed plan to zoning. He would only like a recommendation today that we approve the tents as presented.

Under 500-50.1., section B12 - Accessory uses and structures are subject to land development.

Under section B12.a.2 – Cabins and camping facilities require a 100 ft. setback from all property lines. This would require land development.

These are not permanent buildings. He wants to advance this plan to Borough Council so it can be passed by June. The land development is complicating things because of the language in section K. He would like to have an engineer's stamp on it. Trails, fire pit are existed and they are just putting up tents.

Joe asked is there going to be a driveway? He stated the purple area on the map is an existing trail. The area is almost perfectly flat, a 1% grade. Modified is being put down so the person can park next to their spot.

Joanne said this map is confusing to her from the original map for the winery that was presented. John questioned if it was subject to land development in the Saldo. John suggests feedback from the Solicitor.

Jake said if he's subject to land development, he will present the original plans, what is his next step?

Joe asked where the water is coming from? Jake stated its Borough chlorinated water that is hand-filled into a poly-propylene tanks that is changed every two days. Joe asked will this be run on weekend only? He said yes, its for two people per site, couples. Solar lights light up the features and will allow people to see and walk.

John said if the solicitor was here, it would help. Jake said he put everything on the map that he was supposed to. John said sewage enforcement officer needs to look at the porta-potties. Jake said they are cleaned out before every weekend. There is enough water to clean and fill them up. There is no electricity on the sites.

Joanne said he will need land-development plans. He submitted to the zoning officer. He did what she asked. Clem asked if zoning presented a letter with comments to him. Joanne said she feels they need things in writing. The person running it will have to register for the hotel tax and there is question as to whether it will be governed by short-term rental ordinance? Jake feels it would be part of the agritourism.

It was suggested Jake needs to do the following:

- 1) Send Planning the comments from the zoning officer
- 2) Have the solicitor review original plans and the plan being presented today
- 3) The plans for this project need to be put in writing in detail and be brought back to Planning

Jake indicated he will send Nancy the information from the zoning officer this evening and she will distribute to everyone on Planning.

The Planning Commission needs to invite the solicitor to the next meeting.

**Medical marijuana:** Nanovic is working on this at the present time

**Status of completed tasks:**

**Short-term rentals:** Ordinance has been enacted

**Permit parking ordinance** – Nothing new on this

**Future Projects:**

**Elderly assistance:** Discussion will continue

**Ordinance change needed:** Curbing needs to be discussed in the future

**Motion to adjourn:** *Joanne motioned to adjourn, Clem seconded. Motion carried.*

Commented [NP1]: o

Motions – Planning Commission  
May 18, 2021

**MOTION:** Joanne motioned that the Otto lot consolidation be approved with the note that Mr. Otto complies with zoning, water and sewage requirements. Clem seconded. All were in favor, motion carried.

The maps were signed by all Commission members present.

**MOTION:** Joanne motioned to adjourn, Clem seconded. Motion carried.

Task List – Planning Commission

Approve minutes of the April, 2021 meeting

Jake Arner will do the following in order to prepare for next month's meeting:

- 4) Send Planning the comments from the zoning officer
- 5) Have the solicitor review original plans and the plan being presented today
- 6) The plans for this project need to be put in writing in detail and be brought back to Planning

Nancy will send the comments from the zoning officer to everyone once she receives it from Jake.

The Solicitor is to be invited to the next Planning meeting.