

**Jim Thorpe Planning Commission
February 21, 2023
Meeting Minutes**

The Planning Commission Meeting was called to order at 6:33 p.m. by Louis Hall. The meeting was held in Memorial Hall, 115 East 10th Street, Jim Thorpe, PA.

Roll Call of Members

Joe Micko	Louis Hall	Bob Schaninger-absent
Joanne Klitsch	James Dougher	Nancy Porambo
John McGuire	Borough Engineer Good	Borough Secretary Klotz

Visitor's Present & Hearing of Visitors

Michael Hyska
Mike Kafkasgas
Jake Arner

Minutes and Motions

MOTION by Nancy Porambo, second by James Dougher to **approve the January 17, 2023 meeting minutes**. There were no comments. Motion carries 6-0.

Subdivision and Land Development (SALDO)

Michael F Hyska Minor Subdivision Plans dated February 13, 2023

Michael Hyska and his Surveyor Michael Kafkasgas attended the meeting to go over the subdivision plans with Planning Commission. The original lot will be divided into two lots, a 6.3 acre lot remaining with Michael Hyska and a 2 acre lot going to Ryan Bennick. There is currently an existing well and on-lot sewage system on the total property, which would be part of the portion being kept by Michael Hyska. The lot that will be owned by Ryan Bennick will also have a well and on-lot septic. A waiver for SALDO 390-20.B.6 (Topographical contours) was submitted with the application and plans. Due to just receiving Kerry Good's review letter dated February 21, 2023 earlier that day, it was not distributed to Michael Kafkasgas prior to the meeting. A copy was then given to him. Kerry Good went over the items needing to be addressed before it could be approved by Borough Council. Michael Kafkasgas said he could make the corrections and submit additional waivers. Carbon County Planning Commission also submitted a review letter dated February 21, 2023 earlier in the day that was not distributed to Michael Kafkasgas prior to the meeting. A copy was then given to him. He explained that any Stormwater Management Plans and Soil Erosion and Sedimentation Control Plans would be submitted by Ryan Bennick when he is ready to build a home there. **MOTION** by Nancy Porambo, second by Joanne Klitsch to **recommend Borough Council approve the Michael F Hyska Minor Subdivision Plans dated February 13, 2023 conditioned upon the items being corrected as stated in the letter from Kerry Good dated February 21, 2023 and Carbon County Planning Commission dated February 21, 2023**. There were no additional comments. Motion carries 6-0.

Banning Minor Subdivision Plans dated August 25, 2022

Planning Commission reviewed the draft meeting minutes from the Mahoning Township Planning Commission. Based on the revisions needing to be made to the plans for both Mahoning Township and the Borough, it was recommended to table this until all the corrections have been made. The Banning's Surveyor contacted the Borough office and explained revised plans would be submitted. **MOTION** by James Dougher, second by Nancy Porambo to **table the Banning Minor Subdivision Plans dated August 25, 2022**. There were no additional comments. Motion carries 6-0.

Kanick Preliminary Major Subdivision Plans dated November 1, 2019

The Kanick's Engineer submitted a time extension letter for the Kanick Preliminary Major Subdivision Plans to May 31, 2023. **MOTION** by James Dougher, second by Joanne Klitsch to **recommend Borough Council accept the Kanick Subdivision granting a time extension until May 31, 2023**. There were no comments. Motion carries 6-0.

Canyon Rim Estates Major Preliminary Subdivision Plans dated November 18, 2022

Jake Arner submitted a time extension letter for the Canyon Rim Estates Major Preliminary Subdivision Plans to April 14, 2023. **MOTION** by James Dougher, second by Nancy Porambo to **recommend Borough Council accept the Canyon Rim Estates Subdivision granting a time extension until April 14, 2023**. There were no comments. Motion carries 6-0. Jake Arner thanked Planning Commission and briefly explained the benefits of his plans.

Ordinances

Proposed Zoning Ordinance Amendment: On-Lot Sewage Requirements in the Special Zoning District

Louis Hall sent an email to the members of Planning Commission with important points of why amending the current ordinance will have a negative impact on Mauch Chunk Lake. They all agreed with the points listed. **MOTION** by James Dougher, second by Louis Hall to **have Louis Hall write a letter to Borough Council on behalf of Planning Commission against the Proposed Zoning Ordinance Amendment to On-Lot Sewage Requirements in the Special Zoning District**.

Draft On-Lot Sewage Maintenance Ordinance

James Dougher pointed out that Planning Commission had requested Section 4A, bid proposals, be removed from a prior draft that Planning Commission reviewed. He asked why it wasn't removed. Secretary Klotz said she would ask why. The concern Planning Commission had was that the remaining items they requested to be removed from an earlier draft weren't taken out. It was suggested to table this until the current draft is thoroughly gone through by Planning Commission and to find out why Section 4A was removed. **MOTION** by James Dougher, second by Nancy Porambo to **table the Draft On-Lot Sewage Maintenance Ordinance**. There were no additional comments. Motion carries 6-0.

500-112: Large Scale Water Extraction

Councilmember Crowley requested that Planning Commission discuss this section of the Zoning Ordinance and to review her recommendations of changes and additions to it. Due to her not being at the meeting and wanting to receive feedback from the Ordinance Review Group on this topic, it was recommended to table this. **MOTION** by Nancy Porambo, second by James Dougher to **table 500-112 Large Scale Water Extraction**. There were no additional comments. Motion carries 6-0.

Old Business

None

Adjournment

MOTION by Nancy Porambo, second by Louis Hall to **adjourn the meeting**. There were no comments. Motion carries 6-0. The meeting ended at 8:24 p.m.

Respectfully Submitted,

Brooke Klotz
Borough Secretary