

Jim Thorpe Planning Commission Meeting
October 18, 2022
Minutes

The Planning Commission Meeting was called to order at 6:36 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-absent
John McGuire	Borough Manager Sterner	

Visitor's Present

Jake Arner-arrived late at 7:30 p.m.

Hearing of Visitors

None

Minutes and Motions

MOTION by James Dougher, second by Joanne Klitsch to **approve the September 20, 2022 Planning Commission Meeting Minutes**. John McGuire asked if he should abstain since he missed the last meeting. He was told he was able to vote if he so chose to. Motion carries 5-0.

Conditional Use Application

This application is for 165-167 West Broadway for low-rise apartments. Planning Commission is to provide input prior to the public hearing set for November 10, 2022 in front of Borough Council. Borough Council would still be required to take action regardless of Planning Commission responding. Planning Commission may make reasonable conditions to the application if they should feel they should be added. James Dougher was concerned due to the fact his property neighbors this property. He doesn't want to see the emergency exit in the rear of the building get converted into an entrance area. He doesn't want people going through his yard. He also is concerned about the possibility at a later date a change of use on this property for short term rentals. The request for short term rentals was not placed in the initial application, but the developer made mention of it at the previous month's Zoning Hearing Board meeting. Joe Micko was concerned with the parking on the first floor. According to the plans, it would be an extremely tight squeeze for the number of spaces on it. There is no indication for a handicap spot. Manager Sterner said if Planning Commission so chooses, they could make a parking condition that it needs to meet Borough, UCC, and ADA requirements. After further commenting, the meeting recessed at 7:32 to properly word conditional usage. **MOTION** by Joanne Klitsch, second by James Dougher to **submit the following conditions to Borough Council for their review:**

1. Due to the proximity to the Mauch Chunk Creek, verify the first floor can meet Borough parking guidelines and support the weight of vehicles based on maximum occupancy. Ensure compliance with building codes, zoning ordinances, and ADA regulations with no variances.
2. The rear door is restricted to being an emergency exit and closed to general entry and exiting. The door must be alarmed.
3. Future potential Short-Term Rentals will be limited to two units with compliance of all Borough Short Term Rental requirements.
4. Due to the proximity of the Mauch Chunk Creek, obtain all DEP permits if required.

Zoning Ordinance

James Dougher asked how the process of changing an Ordinance goes. Who requested the change in the Special District? Manager Sterner explained that it was the property owner who approached Borough Council to consider changing it. She said anyone can ask that of Borough Council. Louis Hall asked if the property owner posted a fee as per 500.65-Curative Amendment. Manager Sterner said this does not fall under 500.65. A Curative Amendment is where a person claims there is something wrong with the Zoning Ordinance and challenges it. This falls under 500.64-A: Borough Council may amend, challenge or repeal any or all portions of this chapter on its own motion or upon agreeing to hear a written request of any person, entity or the Planning Commission. James Dougher asked if there was a written request and if so, could Planning Commission see the written request. Manager Sterner said she would have to check back in the property owner's file for it.

Draft Zoning Ordinance-Due to the large amount of information to go through, Planning Commission decided to meet 2 additional days to review the packet. The dates chosen were November 1, 2022 at 6:00 p.m. in Memorial Hall (115 East 10th Street, Jim Thorpe) and November 2, 2022 at 6:00 p.m. in the Borough Building (110 East 10th Street, Jim Thorpe).

Borough Council Report

Ogden/Bennick time extension to 9/10/23 was accepted by Borough Council at their September meeting. Planning Commission would like to review the SALDO (Subdivision and Land Development Ordinance) sections on accepting extension and the proper way of disapproval.

Memorial Park Phase III

Planning Commission review the project for consistency with local and regional planning and zoning. Planning Commission agreed that the project is consistent with these items and submitted a letter to DCNR supporting this.

Kanick

Preliminary Major Subdivision Plan dated April 20, 2020 (expires 12/31/22)- there were no comments on this subject

Old Business

None

Jake Arner asked to discuss the Proposed Zoning Ordinance Amendment for on-lot systems in the Special District. Louis Hall explained that this topic was not up for discussion in tonight's meeting.

Adjournment

MOTION by Joanne Klitsch, second by James Dougher to **adjourn the meeting**. There were no comments. The meeting ended at 8:07 p.m.

Respectfully submitted,

Brooke Klotz
Borough Secretary