

JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

April 27, 2023 6pm Jim Thorpe Memorial Hall

Call to Order

Time: ___ 6:00pm ___

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N	
Michael Huber, Vice-Chairperson	___ Yes ___	
James Igoe, Secretary	___ Yes ___	
Roxanne Long, Member	___ Yes ___	
Andrew Roberts, Member	___ Yes ___	
Eli Skrimcovsky, Chairperson	___ No ___	
Larry Cinicola, Alternate Member	___ Yes ___	
August Long, Alternate Member	___ Yes ___	<u>*Alternate</u>

Member, August Long will not vote for the hearing*

Attorney Matthew Schnell and Zoning Officer Alexis Wilkinson were in attendance. Attorney Schnell directed the hearing. Attorney Schnell and Zoning Officer Wilkinson have no voting capabilities

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on March 23, 2023. Mrs. Long makes the motion to approve the minutes. This was seconded by Mr. Roberts. The vote passes unanimously.
2. Request approval of the April 27, 2023 agenda. Mr. Roberts makes the motion to accept the agenda. This was seconded by Mrs. Long. The vote passes unanimously.

First (1st) Hearing-

Name: Tim Benyo, on behalf of Holy Ghost Brewing Company LLC.

Property Address: 204 Center Street Jim Thorpe, PA 18229

Purpose: The applicant is seeking a special exception for a Neighborhood Commercial use, to utilize a leased space as a small-scale brewery, tasting room, and retail sales. The property is located in the R-3 Zoning District.

Questions/Discussion: Attorney Schnell reads the available exhibits and enters them into the record. Mr. Tim Benyo, Mr. Kevin Ruch, and Mr. Matt Whitehead were present to speak about their project and plans. Mr. Benyo explains that there will be limited disruption to the neighborhood. Parking will be

available in a lot located at the back of the building. Plans for a tasting room, retail space and a small lounge area are discussed. Mr. Benyo lists a number of nearby buildings that are already commercial. Mr. Benyo also noted he lives on the same block. Attorney Schnell asked about planned operating hours. Hours provided are from 5pm until 10 or 11pm. Mr. Long, when looking at the blue prints, asked what the other side of building is used for. Mr. Ruch, the building owner, indicated apartments. Mr. Long asked about the blue prints not matching up and Mr. Ruch explained the discrepancy is because of an awning. Mr. Roberts asked if the taproom is considered light industrial or neighborhood commercial. Andrew indicated that based on the size of the brewery it doesn't qualify for light industrial. Andrew then asked if the plan submitted will need a new construction permit and building permit.

Two residents were sworn prior to speaking about the property. The first speaker was Mr. Timothy Muchrow. He asked about if the owners would be willing to change the name of the brewery from Holy Ghost. The owners agreed to rename the brewery Hairy Guys Brewing. Mr. Muchrow also asked about their mission statement and the business model.

The second speaker was Mrs. Sarah Johnson. She offers support to the brewery project and relates how Mr. Benyo is a neighbor and a good listener. Mrs. Johnson views the project as an extension to the Union Publick House.

Notice of an Executive Session:

Prior to voting, the Zoning Hearing Board voted to begin an executive session. Mr. Roberts made the motion and it was seconded by Mrs. Long. All remaining members unanimously voted on an executive session. The executive began at 6:29pm and the hearing restarted at 6:58pm.

Ruling by Zoning Hearing Board Members:

Mr. Roberts makes a motion to grant approval on the condition that a Certificate of Occupancy (CO) is issued by the borough building inspector in advance of a health inspection. Secondly, that the name Holy Ghost is only listed as the LLC and not the DBA (Doing business as). Mr. Huber seconded the motion. A roll call vote was then conducted.

Yes: ____5__ Voting yes: Mr. Huber, Mr. Igoe, Mrs. Long, Mr. Roberts and Mr. Cinicola

No: ____0__

Final Result: ____Special Exception is granted____

Adjourn

Motion by _____ Mr. Roberts _____, second by _____ Mrs. Long _____ to adjourn at ____7:00____ PM.