

JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

August 19, 2021 Jim Thorpe Memorial Hall

These hearings were continuances from July 12, 2021

Call to Order

Time: _____ 6:07pm _____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
James Igoe, Secretary	__ Yes _____
Kurt Jackson, Member	__ Yes _____
Roxanne Long, Chairperson	__ Yes _____
Eli Skrimcovsky, Vice-Chairperson	__ No _____
George Stoffa, Member	__ Yes _____
Michael Huber, Alternate Member	__ Yes _____
Andrew Roberts, Alternate Member	__ Yes _____

Attorney Kim Roberti and Zoning Officer Maureen Minnick were present to answer questions with Attorney Roberti directing the meeting. Attorney Roberti and Zoning Officer Minnick had no voting capabilities **Also in attendance was Attorney James Nanovic to speak on behalf of the borough**

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on July 22, 2021.
2. Request approval of the August 19, 2021 agenda. Mr. Jackson makes the motion, seconded by Mr. Roberts to accept. Vote passes unanimously.

First(1st) Hearing

Name: Morten Kucey
 Property Address: 53 Race Street Jim Thorpe, PA 18229
 Purpose: Variance requested to allow on street parking for his Short-Term Rental(STR).

Questions/ Discussion: _Mr. Kucey was not present. He submitted a written letter to Borough Secretary Sterner requesting a continuance. Little discussion was held with a motion made by Mr. Jackson to accept a continuance. This was seconded by Mr. Stoffa. The continuance was accepted unanimously.

Ruling by Zoning Hearing Board Members:

Yes: _____ 6 _____

No: _____ 0 _____

Final Result: Continuance granted. _____

Second(2nd) Hearing

Name: Stephen Allen

Property Address: 111 Center Street Jim Thorpe, PA 18229

Purpose: Variance requested to allow on street parking for Short Term Rental Unit(STR) as well as a variance for minimum lot size requirements (nonconforming lots).

Questions/ Discussion: _ Mr. Allen was in attendance and spoke on his behalf. Mr. Allen provided exhibits that were accepted as artifacts to the record. These exhibits were read by Attorney Roberti. Attorney Roberti introduced Attorney James Nanovic. Attorney Nanovic spoke on record for Jim Thorpe Borough. Attorney Nanovic explained that the Borough will be removing the minimum lot size requirements for STR's. Until that is finalized by Borough Council, any variance associated with minimum lot size will be granted. Attorney Nanovic further explained that the Borough is opposed to variances for on street parking but will accept "latitude" to the 300ft parking amount. Mr. Allen explained parking available on Center Street for his tenants. Mr. Allen also provided the hearing board members with a copy of a parking lease signed with neighboring properties Mr. and Mrs. Humphreys and Todd Morris. This off street parking lot, located at the Morris property, is within 300ft of the residence and would provide one(1) spot. This would satisfy the parking requirement since the STR is one bedroom. Board members Mr. Jackson, Mr. Roberts and Mr. Stoffa ask questions about parking. Attorney Roberti asks about the lease and reads it into the record. At this time Board member Mr. Roberts makes a motion for an executive session. This was seconded Mr. Stoffa. The executive session was granted unanimously.

Announcement of Executive Session prior to voting

-Attorney Roberti announces the zoning hearing board will conduct an executive session. The executive session lasted approximately 15 minutes.

-Upon return from executive session board member Mr. Jackson made a motion to accept the lot size variance to align with the Borough Council plans on this matter. No action was needed on the parking variance because Mr. Allen secured off street parking through the creation of the parking lease. Board member Mr. Roberts seconds the motion. The motion passed unanimously.

Ruling by Zoning Hearing Board Members:

Yes: 6

No: 0

Final Result: granted _____

Third(3rd) Hearing

Name: Edward and Lynn Humphreys

Property Address: 115 Center Street Jim Thorpe, PA 18229

Purpose: Variance requested to allow on street parking for Short Term Rental Unit(STR) as well as a variance for minimum lot size requirements (nonconforming lots).

Questions/ Discussion:

___ Mr. and Mrs. Humphreys were in attendance and spoke on their behalf. Mr. and Mrs. Humphreys provided exhibits that were accepted as artifacts to the record. These exhibits were read by Attorney Roberti. Mrs. Humphreys shared details of the same shared parking lease as mentioned earlier during the Allen hearing. One difference was noted in the number of parking spaces made available to them at the Morris property. The Humphrey's have a four(4) bedroom STR. The lease indicates 4 spots can be utilized at the Morris property for this STR. This hearing closely mirrored the first hearing which resulted in Mr. Jackson making a motion to accept the lot size variance to align with the Borough Council plans on this matter. No action was needed on the parking variance because Mr. and Mrs. Humphrey's secured off street parking through the creation of the parking lease. Board member Mr. Roberts seconds the motion. The motion passed unanimously. _____

Ruling by Zoning Hearing Board Members:

Yes: ___6___

No: ___0___

Final Result: granted _____

Fourth(4th) Hearing

Name: Kevin Owens

Property Address: 215 West Broadway Jim Thorpe, PA 18229

Purpose: Variance requested to allow on street parking and/or utilize the Jim Thorpe Municipal Parking Lot for off street parking for his Short Term Rental Unit(STR). Also a variance for minimum lot size requirements (nonconforming lots).

Questions/ Discussion:

_ Mr. Owens was in attendance and spoke on his behalf. Mr. Owens provided exhibits that were accepted as artifacts to the record. These exhibits were read by Attorney Roberti. Mr. Owens explained that his STR has three(3) bedrooms and that he directs his tenants to park in the County Parking Lot (not municipal). Board member Jackson explained the proper name of the parking lot. Mr. Owens discussed how the County Lot is not 300ft from the STR, it's more than a ¼ mile in his view. Mr. Owens has no ability to create parking based on the location and proximity to other nearby homes. After explaining his case and answering questions Mr. Owens finished his statements. At this time Board member Mrs. Long made a motion for an executive session. This was seconded Mr. Jackson. The executive session was granted unanimously.

Announcement of Executive Session prior to voting

-Attorney Roberti announces the zoning hearing board will conduct an executive session. The executive session lasted approximately 20 minutes.

-Upon return from executive session board member Mr. Jackson made a motion to accept the lot size variance to align with the Borough Council plans on this matter. Mr. Roberts seconds the motion. The motion passed unanimously.

-A new motion was made by Mr. Jackson to approve the variance request for on street parking. Mr. Stoffa seconded the motion. The motion passed by a 3-2 vote. Voting yes: Mr. Jackson, Mrs. Long and Mr. Stoffa. Voting no: Mr. Igoe and Mr. Roberts.

Ruling by Zoning Hearing Board Members:

Lot size variance:

Yes: 6

No: 0

Final result: granted

On street parking variance:

Yes: 3

No: 2

Final Result: granted

Adjourn

Motion by _____ Mr. Jackson _____, second by _____ Mr. Roberts _____ to adjourn at 7:30 PM

The vote to adjourn was unanimous.

Respectfully submitted,

James Igoe

Secretary, Jim Thorpe Zoning Hearing Board

August 23, 2021