

JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

August 26, 2021 Jim Thorpe Memorial Hall

Call to Order

Time: _____ 6:04pm _____

Pledge of Allegiance

Roll Call of Board Members and Officials

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

Attorney Kim Roberti, Zoning Officer Maureen Minnick, and Borough Manager Maureen Sterner were present to answer questions with Attorney Roberti directing the meeting. Attorney Roberti, Zoning Officer Minnick, and Borough Manager Sterner had no voting capabilities

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on August 19, 2021.
2. Request approval of the August 26, 2021 agenda. Mr. Roberts makes the motion for approval, seconded by Mr. Huber to accept. Vote passes unanimously.

First (1st) Hearing

Name: Farley Foster
 Property Address: 104 Broadway Jim Thorpe, PA 18229
 Purpose: Mr. Foster is seeking a Special Exception to use his property as a Short Term Rental(STR). The property is located in a C-3 Zoning District. The current borough ordinance allows STR's by Special Exception in zoning districts C1, C2, C3, R-4 and S.

Questions/ Discussion: _ Mr. Foster was in attendance and spoke on his behalf. Attorney Roberti read exhibits that were accepted as artifacts to the record. Mr. Foster spoke about his property and indicted that the house has two bedrooms and has been used as a long term residence for seven (7) years. Mr. Foster also indicated that he rents two (2) parking spaces for use by tenants of his property. The first parking space he rents from Jim Thorpe Borough and he estimates it is located approximately 275 feet from the property. The second parking space Mr. Foster rents from Mr. Jay Llewellyn and estimates it is located approximately 200 feet from the property. Offering two (2) parking spots would satisfy the parking requirement since the STR offers two bedrooms. Little discussion was held after the presentation by Mr. Foster. Board member Mr. Roberts made a motion to grant the Special Exception.

This was seconded Mr. Skrimcovsky. All board members vote unanimously in favor.

Ruling by Zoning Hearing Board Members:

Yes: _____6_____

No: _____0_____

Final Result: Special exception for the property was granted. _____

Second (2nd) Hearing (Mr. Arner recently received approval for his project from Zoning Officer Minnick and as a result has, in writing, requested to withdraw his appeal**)**

Name: Jake Arner of Jake Arner Farms, LLC

Property Address: Canyon Rim Estates Subdivision located on Flagstaff Road in Jim Thorpe, PA 18229

Purpose: An appeal of a recent zoning officer denial to allow temporary tents and porta potties along existing trails. Land Development Approval is required for that specific use as an accessory use for Agrotourism in the S Zoning District.

Third (3rd) Hearing

Name: K. Scott Dudkewic

Property Address: 627 South 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. Section 500-50.2 (d) nonconforming lots. The property is located in an R-3 Zoning District.

Questions/ Discussion:

___ Mrs. Dudkewic was in attendance and spoke on her behalf. Attorney Roberti read exhibits that were accepted as artifacts to the record. Mrs. Dudkewic spoke about the property and indicated that it's has been a STR for one year. She is seeking parking on South Street or 7th Street. Mr. Stoffa asked if there are any parking issues in the vicinity of the property. Mrs. Dudkewic explains that there are no parking issues and requests tenants to park responsibly. Mrs. Dudkewic indicated she has no ability to create parking on the property. There is a Studio apartment, which is the STR. The other side of the house is also being used as a long term rental. At the conclusion of the review and discussion of the property, Board member Mr. Huber made a motion for an executive session. This was seconded by Mr. lgoe. 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 13 minutes.

-Upon return from executive session board member Mr. Skrimcovsky made a motion to approve the on street parking request. Board member Mr. Stoffa seconds the motion. The motion passed unanimously.

Ruling by Zoning Hearing Board Members:

Yes: 6

No: 0

Final Result: on street parking granted

Adjourn

Motion by Mr. Roberts , second by Mr. Skrimcovsky
 to adjourn at 6:35 PM

The vote to adjourn was unanimous.

Respectfully submitted,

James Igoe

Secretary, Jim Thorpe Zoning Hearing Board

September 13, 2021