

Planning Commission Meeting  
September 19, 2017

Meeting called to order: 6:30 p.m.

**Roll Call:** Lou Hall, Nancy Porambo, John McGuire, Joanne Klitsch, Jolene Evans, Joe Micko

**Absent members:** Clem McGinley

**Visitors present:** Jake Arner, Rose and Randy Reese, Maureen Sterner

**Approval of Minutes:** Will be approved until next visit as we just received them today

**Hearing of Visitors:**

Kuhn Minor Subdivision: Minor subdivision. All materials and application were brought before the Commission. Reverse sub-division combining lot #1 with lot #2 and it affects nothing as far as business location. Maureen indicated the engineer made comments on an email, that they submit a plan with the existing lots and the proposed lots. There are five or six possible lots involved. It is confusing and it's hard to tell what it is. The two brothers are splitting the one big lot. Jeff Herman is in the middle. Adding to the confusion, they talk about combining #1, it's not clear what they are combining. Maureen indicated it has to be in the plan. This issue is going to have to be tabled until next time. Lou asked Maureen to send a letter to attend next meeting in order to clarify some things on the plans and we will incorporate the letter of Matthew Boggs, our engineer. We will also have to run it against the zoning board to be sure there aren't any issues.

In 1987, John said, people were supposed to register their lot as a non-conforming lot. The only ones that may be conforming are the new ones. It is probably grandfathered. Maureen asked if anyone is required to have a joiner deed?

**Randy & Rose Reese – Leisureland.** Randy spoke with Lou on the phone on Saturday Lot 215 and 216. When they first moved in, the extra lot they bought, the company perked the wrong lot. When they did this, the developer said, because we did that, if you would like both lots, we will give you a deal. They had a road maintenance fee which was minimal per lot. The roads weren't being taken care of. They were brought in because the fee was \$250 per lot. They got lawyers, after that, it was stated, as long as its undeveloped, you'll pay for the one. If you ever develop it, we all got new addresses. Under this circumstance, we are now being billed \$350 per lot. We don't ever plan to sell it. We'd like to combine the lot to our existing property. She picked up the application, she needs a notary. She wants clarity from us. She wants a reverse sub-division. There is nothing on the open lot.

Maureen said they will need a map of the lots. If you join the lots, if you ever want to sell it, you may never want to subdivide them. You can get a surveyor or an engineer. You will need a map for our lot. Nancy suggested Mike Kafkalis. Fill out the application. Bring a \$500 check to the Boro. It comes to the Planning then. We approve it, it then goes to council for approval, that's it.

**Jake Arner** – He's here to see the language of proposed ordinance that is to be advertised. Maureen said it's out of the Planning Commission so we don't have it now. It's now in Council's hands. Maureen will send to him. He indicates he has approval in Nesquehoning, PLCB, FTTB, and additional location approval for the PLCB. He said they are looking at next spring.

**Status of previous meeting tasks:**

Re-addressing Eastern side of Leisureland – Nancy, Jolene, Kyle, Joanne and someone from emergency management will be on this committee. Curtis will not be working on this committee, neither will Lou.

**Discussion of Projects:**

**Borough Park Planning Review** - Joe indicated there is one plan he wants to review. He suggested that maybe we can find some Foundations, rather than looking to the state. Maureen asked if he tried the banks. No. PV talked about Kaboom that is used in low income area. He said he wants to talk with the principal about it. He talked to someone that stated there are organizations that could help, for example, making them handicapped accessible. Jolene indicated she would like to see us approach the banks for possibly benches. This will need a site plan. We will be responsible for half the costs. Jake suggested we already have information on renovations for equipment we installed in the past. He indicated he could write a booklet and develop a plan. He hasn't seen the revisions in several years, if we keep it simple, we may not run into the high costs. It's based on how much is available. There may be other money available for projects here.

**VRBO** - will eventually have to register with the State. They will send us information on who the houses are. Doyle Heffley is initiating the law on this. He is getting several comments from people, it's affecting parking.

Much of the language states there may need to be off-street parking. We can require a permit, fire alarms, inspections, etc. Do we want to try to regulate them so that they have the standards of the B&B or do we want to put them in zoning districts?

Maureen said chances are the owner is not going to be present. Lou, they will have to be licensed. You need to make sure tenants are behaving accordingly or you can lose the license. If we make it part of zoning, it will be an equal playing field.

Joe Micko will be part of this with Lou. Maureen suggested they talk with Solicitor Nanovic. Set up the meeting for early a.m. Monday or anytime Tuesday. Joe will set this up. Joanne volunteered to be on this committee.

**Parking Downtown** – Bring information from our meetings to the next meeting for discussion.

**Railroad Communication Tower** - Maureen said she contacted Solicitor. She agreed to tell Lou what she finds out.

**Jim Thorpe Memorial Sign** – Lou will call Jack Kmetz and find out what's going on.

**Adjourn** – 7:48 motion by Nancy, Jolene seconded