

Jim Thorpe Planning Commission

October 19, 2021

Called meeting to order: 6:33 PM

Members present: Lou Hall, Joe Micko, Joanne Klitsch, John McGuire, Nancy Porambo, Borough Engineer, Kerry Good and Borough Manager, Maureen Sterner

Missing from meeting: Bob Shaninger, Dr. Clem McGinley

Visitors: Jake Arner

**Hearing of Visitors:**

Mr. Arner indicated he heard there was mention last month regarding the S District. He stated he heard at the joint meeting (Planning Commission & Borough Council) that it was proposed to increase the size of the lots in the S-District. Maureen stated there were minor changes, not major, but there was little interest in changing the size.

Mr. Arner indicated the trend in the industry is to make lots smaller. America's largest homebuilder, the National Association of Homebuilders (NAHB), was interested in his lots. Ideal is 40-50'. He would have to decrease the lots. The builder stated they couldn't afford larger lots. He is not saying raising the width of a lot will increase the cost but according to the NAHB, every \$1,000 added to the price, you exclude 20% of the working population from buying a house.

People struggle in this economy. A 90' lot would cost \$90,000, 70' \$70,000. Lou stated he thought that was a high price. Maureen stated no-one was interested in increasing the size of the lots. John read from notes from the joint meeting and clarified there was **no discussion** on sub-division.

**Kanick Sub-Division**

Maureen stated Council will go over it at the December meeting. The party doesn't have to be here to take action on it. Lou stated we have the information we need to review the comments that were made. Lou stated they are within the half-mile protected zone to the watershed. Maureen stated it was a zoning issue. We could make a recommendation. Maureen stated we have to review this for the Saldo. Regarding zoning, they need to follow zoning and sewage regulations for those items. If they do the on-lot, then they need to follow the ordinances. She stated they asked for a waiver for the preliminary/final plan. Lou stated the County addressed it and we will.

**Joanne motioned to deny the waiver request because they don't meet the number of lots and square foot requirements of the Saldo, Nancy seconded. All in favor, motion carried.**

**John motioned to deny the Kanick's request for a waiver due to the inability to meet the 2.5-1 ratio of depth/width, (390-13-F3), Joe Micko seconded. All in favor, motion carried.**

Lou stated we will need a letter sent to them advising them of these decisions. The letter should also tell them to address the County's recommendations.

**Joe motioned made to deny the initial plans of the Kanick project as submitted, John seconded. All in favor, motion carried. Maureen will draft the letter to the Kanicks'.**

**8: 10 PM - Lou motioned to adjourn, John seconded. All in favor, motion carried.**

## **MOTIONS**

### **October, 2021 Planning Commission**

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## **THINGS TO DO**

Lou stated we will need a letter sent to them advising them of these decisions. The letter should also tell them to address the County's recommendations. (Kanick)

Maureen will draft the letter to the Kanicks informing them their project was denied.