

Jim Thorpe Planning Commission  
August, 21, 2018

**Meeting called to order:** 6:35 p.m.

**Minutes of the meeting:** John motioned to accept minutes from July, John seconded. All approved.  
Motion carried

**Roll call of members:** Lou Hall, Nancy Porambo, Dr. Clem McGinley, John McGuire, Joanne Klitsch, Jolene Evans, Joe Micko

**Visitors present:** Wayne Nothstein, Jeff Gross, Space Design Architects, Ed Hughes, Attorney For County, Kevin Ember, McCarthy Engineering, Jake Arner, Maureen Sterner, Borough Manager

**Hearing of visitors:**

Site design – Kevin Ember, McCarthy Engineering. He would like to address the letter from Entech. Lou Hall had several questions:

- 1) Access to building from current building (joining area), we were told there would be access? Jeff Gross (Form Space Design Architects) said there is one door, everyone would enter from new lobby. Only one door would be to allow for security.
- 2) North-side retaining wall – lots of conversation about it being removed, upgraded? Jeff, the wall varies in height, approximately 20' high, there is a stone wall that exists. Geotech engineer looked at it and they want to keep the wall. Once demolition begins, they will see if reinforcements are needed. How they may brace the wall? Intent is to leave wall as it exists.
- 3) If wall is in existence, would it need a variance? Kerry Good- wall is already there. His concern is if they knocked it down, they would need a variance. Nothing has been forwarded to the zoning officer. Maureen asked are you planning to use it? Attorney- they want to further support it and they will use it. Maureen recommends a written request to ask the question as to whether a variance is needed.
- 4) Storm drainage – Entech asked about storm run-off. We have a lot of problems with run-off and he wants to make sure we all are cognizant of this. Kerry Good asked that Kevin expand on this. He indicated they are looking at Susquehanna St. and as part of HOP program. They may want to resolve any issues as they move through the different phases. Lou-Is there any retention area? Kevin- they can look into it. Pipe capacity as it moves downstream can possibly be added. Infiltration possibilities are limited. Possibly we can look at retention further.
- 5) ENS control plan – trees along property line. Suggest that you run it by our shade tree commission to make sure wherever trees are planted, we don't have problems. It may have been part of the early design process. Not sure why its there. Lou asked if they can run it across the Shade Tree Commission. Maureen, there is concern that the trees will block the higher levels. Mr. Good, one of the plans mentioned it.
- 6) Loss of parking spaces. Wayne would like to sit down with Maureen and one or two members of the Borough Council to discuss further.
- 7) Joe Micko – Is the flow and where it's discharged resolved yet (storm line)? Attorney said they asked for a review and have not an answer yet. Televising of the line and a possible dye test might be necessary according to Mr. Ember. John- drainage issues are not too far from there. State said it's the Borough's problem. The cost to the Borough is extensive.

- 8) Joe asked if there was any other discussion on the church and the possibility of vibration. The church asked for an appraisal of the property, County cannot legally do that. They doubled the insurance for the project. They can monitor it as they go. They are concerned about the sports shop and the church.

Nancy made a motion for conditional approval for movement on the Susquehanna Project, Joanne seconded, provided they follow the suggestions of Entech. All in favor, motion carried.

Jake Arner – He presented a revised document that addressed storm water details with copies to the Borough. It shows construction to the storm water basin. He is asking for comments and will be available should there be any questions.

**LSA Grant – Borough Facilities Upgrade Project** – Police Department, office space for Borough, relocation of the public services garage. Jolene motioned to approve, Clem seconded. All in favor, motion carried.

**Readdressing Residents Meeting** - Lou met with the GIS and they believe we should just move forward. Joanne and Kyle were directed to just get it done. They suggested no meeting. Lou agreed. They would like to just move forward and not have a meeting with the residents and let it go to Council. Joanne believed the GIS is the issue. How long till GIS get things correct?

Joanne directed Lou to have a conversation with Maureen about whether there is a need to have a meeting with the three residents

**VRBO's** - September/October project should be finished for short-term rentals. People with VRBO's should be pleased. Lou indicated we should have some accountability and we will have recourse.

**Burning ordinance** – No update according to John. There needs to be an “open piles” burning statement added that addresses burning that causes black smoke. Any update he gets, he will have for next months’ meeting.

**Parking ordinance** – we are holding this off pending the study. Lou talked to Maureen as to how far along the study is. She indicated it hasn’t even been started yet. John wants Council to understand if Planning supported an ordinance, the local group would approve. Hopefully, we can get it on the agenda.

**Marijuana** – Maureen wants us to address an ordinance on this. GIS can do perimeters around the school. Leighton has a good ordinance and we need to look at. This will be on the agenda next time. We can put together a committee. Dispensary issues need to be addressed.

**Meeting adjournment:** Joanne motioned, Jolene seconded. Meeting adjourned 7:47 PM. Motion carried.