

Jim Thorpe Planning Commission
November 16, 2021

Members Present: Lou Hall, Joanne Klitsch, John McGuire, Joe Micko, Bob Shaninger, Nancy Porambo
Kerry Good, PE, Engineer, Maureen Sterner, Borough Manager

Visitors: Jake Arner, Brent Birth, Schweibinz representative

Minutes September – Joanne motioned to accept, John seconded, motion carried.

Minutes October – John motioned to accept, Lou seconded, motion carried.

Lucas Property - 9 acres total, parcel is split, 5 acres on one side of Center Avenue, 4 on the other side. They are requesting that we consider a natural subdivision. Maureen stated we don't have this in our ordinances. In researching, Solicitor Nanovic does have a subdivision on this parcel 96-40B-11, it was subdivided off the 33.3 acre parcel. We don't know if they meant to not show it or if it was subdivided previously. It has been sent to the attorney for review.

They don't want to subdivide further. They simply want to be able to sell the two parcels separately. Lou asked if there are any negative factors to this request. Maureen said no, it could be hooked up to our sewer system. Lou asked what zoning is for this property? John stated it's an R2. Lou said it would require sewer.

John made a motion to approve the subdivision, Nancy seconded, motion carried.

Lou asked John to look to see if this matter should be put into the Saldo in the future. John said he would make sure it was addressed.

Public Comment:

Jake Arner. Borough is working in allowing a Ferris Wheel on the property at Flagstaff. If they are going to approve a Ferris Wheel, why not a gondola as well? He feels to address the parking issues, it needs to be addressed. He feels the entire top of Flagstaff should be included. He claims to have the most level property on the mountain. Maureen stated that the Borough is working on an amendment and it should be coming forth soon.

Brent Birth, Stone Corner Resources. Schweibinz property – Acquired the property that attaches the switchback.

Zoning Ordinance:

Referencing #3, abandoned mine lands on the north side of the lots. Stagnant 50 years. He questioned, is the borough looking for a geologist to come in and look at it. John said he thought it was just strip mining back there. Birth said its rocky up there. Kerry Good stated that some of the DEP maps, he has concerns with future property owners. John said sink holes are a concern. Kerry had concern about liability and future land owners.

John said #4 under Subdivision and Land Development Ordinance (SALDO), steepness of land should not be subdivided unless safeguards are made. If unsuitable, does it fall into mine land? Joanne said there are several lots that are buildable.

Maureen said we will need to see where mines are, a geologist may know. Kerry said he couldn't tell. The land has been undisturbed for a long time. Future property owners would have no idea what's back there. Lou said if you are going to subdivide, you have to meet all the conditions of the SALDO. Lou said the current ordinance gives minimum required improvements which included, sewer, water and sewer, (section 90-14). Good said any improved lot has to have sewer, water and needs to be connected. John said the lots 5, 6, 7, and 8, they are 800 ft. from the first connection line, lot 11. There is an 8" line at 1540 Center that crosses to the other side of the road. 1510 is the next lot over. John said none of these lots are ½ mile from the creek. Why aren't some of these people hooked up to the sewer line? Those lots need to be hooked up to water and sewer. They need to connect if they're going to sub-divide. They could create additional lots to help offset their costs.

Good stated if there was an existing sewer main. The developer would be responsible for extending the sewer system to meet the lots. The waiver presented by Stone Corner Resources, three requests, should not be approved. The waivers would have to be adjusted.

#4 Encroachment – Lot #2A is a non-conforming lot. John stated there is no way to conform. The house and property line is not changing. They are adding a strip of land to the back.

#5 Good stated, lots 11 and 12 are conforming. Hartman. The house sits in the middle of 11 & 12. It will become a conforming lot.

#6 off-street parking – no issue

Application is changed to preliminary from final.

#3 Lou stated we cannot do a waiver on a PennDot requirement.

Maureen said we cannot approve a plan waiting for another agency's approval. She said driveways need to be shown. Highway occupancy, there will be 4 new ones. We shouldn't speak for PennDot. There is no parking on that street. Decreased speed may need to be required. Will need HOP's. If PennDot says no, we're good.

#4 Slopes, unsuitable. The other 4 lots are more level off Center Avenue. Good stated we need to know there is enough room for a driveway and a house. Storm water control is a concern as well.

#5 Lou stated the back-half of these lots is sloped, what about donating the back half of the land and leave them as green space and donate back to the County. There is probably building areas in the back aspect of these properties. Birth stated he would bring this information back to them.

#6 Lot 8, does not meet criteria. Decreasing lot size, add sewer, you may meet the requirement. Good stated if they could exclude the steep slopes and give the ratio, it would help the waiver. The owners want to be sure no one would be building behind them. They may have to ask for a waiver on #8.

Lou questioned, are all these people adding these lots together? The lot 1-8 is one parcel now, they are sub-dividing them up now.

#9 He can show grades for 5, 6, 7 & 8. We just need to see the grades.

#12 On-lot sewer system. If they were to add sewer lines, they have to connect to them. They have a sewer system to an empty lot. Birth states lots 5, 6, 7 & 8, it goes to Lentz Trail, not down the road.

Lou stated GIS needs to also list addresses. Adding sewer to an empty lot has to be done in order to be sure the new owner is not stuck with the cost of adding a sewer line.

#14 he will work on this.

#16 property markers need to be addressed. Birth said they aren't listed, but will be.

#17 trees, all wooded except yards.

#18 On-lot system, if there are wells, they must be shown as well.

#19 Center Avenue pavement width needs to be added to plan.

#22 Waiver needed to scale change.

#24 skip

Comments

#1 clarification, lot #8 is not to be annexed, Birth said it will, just not ready. It will be a stand-alone lot for now.

#3 copy of deed needed for 24-acre parcel.

#5 & 6 – correct lot areas.

Waiver requests –

#1 Depth to Width ratio -Lou would like to see designate green space or donation consideration. John motioned to table, Lou seconded, motion carried.

#2 Driveway Permit – it is PennDot. John motioned to deny waiver request, Bob seconded, motion carried.

#3 Sewer Systems – motion made to deny, Bob seconded, motion carried.

Mr. Birth indicated he will submit new waivers. Lou welcomed him to come back next month.

Update from Council

What action has been taken by Council since last meeting.

Mauch Chunk Development Plan – approved two waiver requests and approved land development plan.

Kanick subdivision – they had to come back to us, they didn't. Council granted extension to March 31-2022.

Ordinance – marijuana zoning ordinance amendments. Schedule January council meeting and forward plan for our review. They will be considering amusement rides, Ferris wheel, a tram, etc. They spoke to developer, Borough may consider to be advantageous.

Lou said Maureen needs to tell Council we approved the Lucas dub-division.

Motion to adjourn 8:10 PM made by Nancy, Lou seconded, motion carried.