

**Jim Thorpe Planning Commission**  
**March 21, 2023**  
**Meeting Minutes**

The Planning Commission Meeting was called to order at 6:40 p.m. by Louis Hall. The meeting was held in Memorial Hall, 115 East 10th Street, Jim Thorpe, PA.

**Roll Call of Members**

Joe Micko-absent	Louis Hall	Bob Schaninger
Joanne Klitsch	James Dougher-absent	Nancy Porambo
John McGuire	Borough Engineer Good-absent	Secretary Klotz-absent

**Visitor's Present & Hearing of Visitors**

Jake Arner- he was there to discuss DEP and other state regulations that are currently in place that protect wells. The Borough would basically be duplicating the regulations already in place by the state, which would be a waste of the Borough's resources (money and time). In terms of large-scale water extraction, he feels the Borough does need to set standards and draw the line at water being taken outside of the immediate area for use.

Louis Hall and Joanne Klitsch agreed that water from the borough shouldn't be taken out of the Borough.

**Minutes and Motions**

**MOTION** by Bob Schaninger, second by Joanne Klitsch to **approve the February 21, 2023 meeting minutes**. There were no comments. Motion carries 5-0.

**Subdivision and Land Development (SALDO)**

*Michael F Hyska Minor Subdivision Plans dated February 13, 2023 (expires May 14, 2023) – Sewage Planning Module*

There were two items that had to be addressed before approving the sewage planning module. The address listed on the application needed to be changed and the Zoning District needed to be changed from R1 to R2. These items were corrected and Louis Hall signed the application on behalf of Planning Commission.

*Kanick Preliminary Major Subdivision Plans dated November 1, 2019 (expires May 31, 2023)*

Louis Hall drafted a letter with the help of the rest of Planning Commission about the Ordinances that are not met in the Kanick Subdivision Plans. The letter explained that Planning Commission would recommend to Borough Council deny the plans based on the following items that have not been met:

1. SALDO 390-32.B – Pre-Application Procedures- Prospective developers shall consult any Conservation District representative concerning erosion and sediment control and the soil limitations that might exist on the proposed development. At the same time, a determination should be made as to whether any flood hazards will be created as a result of the subdivision or development.

This was not presented and there is no evidence it was done.

2. The proposed development is within a designated flood zone. Allowing development in this area could jeopardize the criteria established by FEMA and thereby jeopardizing the Borough's status for future mitigation funding and assistance.
3. Zoning 500-21.A -- Dwelling units with on-site disposal must be built at least 1/2 mile away from Mauch Chunk Lake, Mauch Chunk Creek, or any other stream or watercourse.

4. Borough Engineer and Carbon County Planning Commission concerns as discussed in their review letters.

**MOTION** by Louis Hall, second by Bob Schaninger to **recommend Borough Council deny the Kanick Preliminary Major Subdivision Plans dated November 1, 2019 (expires May 31, 2023).**

There were no additional comments. Motion carries 5-0.

### **Ordinances**

#### **Draft On-Lot Sewage Maintenance Ordinance**

There were a few sections that were discussed within the draft. The first is Section 4 B; it was recommended that it includes Saturday's, since the current draft does not. Section 4 E did not make sense to them. Nancy Porambo recommended that the 4<sup>th</sup> line be changed to "This should remain either until the structure's owner receives a permit for alteration or replacement..." Section 5 D did not make sense to Planning Commission as well, and they would like clarification from the Borough's Solicitor. In section 8 C, Planning Commission would like to see it changed from the Borough granting an extension to the SEO granting an extension. Section 8 G has a typo that needs to be changed; change "The Borough may require whatever action in necessary" to is necessary. Section 10 C of the draft has it that pumpers and haulers have a yearly fee. Planning Commission would like to see pumpers and haulers just register with the Borough; check with the Solicitor to see if that's allowable.

#### ***500-112: Large Scale Water Extraction***

**MOTION** by John McGuire, second by Joanne Klitsch to **table 500-112: Large Scale Water Extraction.** This is due to Jessica Crowley submitting recommended changes to the Ordinance, but not being present at the meeting to discuss. Motion carries 5-0.

### **Suggestions**

Louis Hall explained that he would type up the letter to recommend Borough Council deny the Kanick Subdivision plans based on what was discussed earlier. It must be done within 15 days.

### **Adjournment**

**MOTION** by Nancy Porambo, second by Bob Schaninger to **adjourn the meeting.** There were no comments. Motion carries 5-0. The meeting ended at 7:31 p.m.

Respectfully Submitted,

Brooke Klotz  
Borough Secretary