

**JIM THORPE PLANNING COMMISSION  
JULY 19, 2022  
MEETING MINUTES**

The Planning Commission Meeting was called to order at 6:34 p.m. by Louis Hall. The meeting was held in Memorial Hall, 115 East 10<sup>th</sup> Street, Jim Thorpe, PA.

**Roll Call of Members and Officials**

Joe Micko	Louis Hall	Bob Schaninger-absent
Joanne Klitsch	James Dougher	Nancy Poremba-absent
John McGuire		

**Visitor's Present**

Attorney Dave Berger  
Engineer Darrin Heckman  
Jake Ahner

**Hearing of Visitor's**

Attorney Dave Berger attended the meeting to hear what is discussed about the Proposed Zoning Ordinance Amendment.

**Last Month's Motions –**

Louis Hall summed up all the motions from last month that were approved.

- Minutes from April 2022
- Minutes from May 2022
- Schweibinz extension 9/30/22, waive PennDOT requirements, waive plan scale, clarify and fix typos within the revised plan
- Kanick extension to 9/30/22
- Downtown Multi-Modal Project grant as originally proposed. It was clarified at the July 14, 2022 Borough Council meeting that the ownership of the Spring Street steps was not disputed. The Borough owns the steps.

**MOTION** by John McGuire, second by James Dougher **to approve with no recommendations the inclusion of the Spring Street Steps for the Downtown Multi-Modal Project.** There were no comments. Motion carries 5-0.

**Borough Grant Projects**

Louis Hall discussed the CFA Multi-Modal High Street Wall Project and the CFA Multi-Modal Downtown Vehicle and Pedestrian Project. He agreed that these two projects should keep moving forward to continue to improve the safety of the Borough. He read each Planning Commission approval letters.

**MOTION** by Joanne Klitsch, second by Joe Micko **to approve the Planning Commission recommendation letter for the Downtown Multi-Modal Project.** There were no comments. Motion carries 5-0.

**MOTION** by Joanne Klitsch, second by Joe Micko **to approve the Planning Commission recommendation letter for the High Street Wall Multi-Modal Project.** There were no comments. Motion carries 5-0.

**Zoning Ordinance**

Review of Proposed Amendment Prepared by Solicitor Nanovic – Special District Sewer Items

1. Conversation regarding 1,000' buffer

John McGuire would like to know where did the 1,000 ft number come from. Currently there is a half mile buffer. He has read many studies about on-lot systems, all the numbers are different and it's the local health official who made the determination in most of the cases he read.

Joe Micko thought it was because the Borough has the right to pull water from the stream, this distance would help prevent the possibility of contamination to the lake.

Before recommending, John McGuire wants to know where the 1,000-foot rule number came from – SEO, Borough Engineer, Borough Health Official? He would like to see this Ordinance extend past the Special District Area. He thinks that the entire Borough should have sewage, but realizes the costs would be too much to put new lines in.

2. Conversation regarding pumping requirements – 3 years or based on Number of Occupants.

Joanne Klitsch did not agree with the requirement of having to pump the on-lot system every three years. She believes it should be based on the number of occupants and how often the system is used.

John McGuire stated that he knows there are failing on-lot systems in Leisureland. Approving this, the SEO would have to do inspections, therefore costing the Borough more money.

Joe Micko agreed that the pumping should be based on the number of occupants. The homeowner should supply the Borough with a certificate showing the pumping was completed. The time period for pumping should be 5 years for a part time resident and 3 years for a full-time resident. The SEO should be asked what the capacities of the on-lot systems currently are in that area.

3. Conversation regarding adding a Penalty Section

Louis Hall would also like to see a penalty section added to the Ordinance.

Louis Hall brought an example of York County, PA's ordinance. Council owes it to the residents of the Borough to ensure Mauch Chunk Lake doesn't risk the possibility of being polluted.

Joe Micko asked if the Special District would still be considered that once developed?

4. Clarification about Kanick Proposal

James Dougher asked Engineer Darrin Heckman to clarify how many lots on the plan and how many potential lots could there be. The lots would be a minimum of 5 acres with the possibility of 13 lots total. He agrees the importance of keeping the water safe, but feels the Planning Commission is being short sighted just looking at the Borough's portion of the lake verses the entire lake itself. The Borough's side currently has 6 houses along the opposite side of the road. Summit Hill's side of the lake has 43 houses on the opposite side of the road and 10 houses along the lake shore. Summit Hill has no sewer line to these houses. If there was any pollution, it's already happening. It's hard to hold a valid argument, when Summit Hill already has approved development along Mauch Chunk Lake.

Louis Hall stated that the new homes on the Borough's side of the lake would add to the pollution.

Joe Micko would like to find out how Summit Hill enforces non-compliance to their Ordinances in that area.

5. General comments on Proposed Ordinance

John McGuire stated once this Ordinance is approved, it would affect Jake Ahner's property on Flagstaff.

Jake Ahner stated that this Ordinance shouldn't apply to Flagstaff as all liquids flow downhill towards the Borough and wouldn't flow uphill towards the lake. Nothing from his property would impact the lake at all.

John McGuire suggested, if possible, dividing the Special District in two, keeping the lake area separate from Flagstaff.

Louis Hall would like justification on the decrease from ½ mile to 1,000 feet before recommending this Ordinance to Council.

Engineer Darrin Heckman informed the Planning Commission that the DEP's regulations for an on-lot system to a body of water is 50 feet and 100 feet to a well. This can be found in Title 25, Chapter 73.

**MOTION** by John McGuire, second by Joanne Klitsch **to get justification on the 1000 feet distance before recommending approval of Ordinance to Borough Council.** There were no other comments. Motion carries 5-0.

**MOTION** by John McGuire, second by Louis Hall **to add a penalty assessment to the Ordinance before recommending approval of Ordinance to Borough Council.** There were no other comments. Motion carries 5-0.

### **Minutes**

**MOTION** by John McGuire, second by James Dougher **to approve the Planning Commission June Meeting Minutes.** There were no comments. Motion carries 5-0.

### **Old Business**

None

### **Adjournment**

**MOTION** by Louis Hall, second by John McGinley **to adjourn the meeting.** There were no comments. Motion carries 5-0. The meeting ended at 7:35 p.m.

Respectfully Submitted,

Brooke Klotz  
Borough Secretary