

**Jim Thorpe Planning Commission
January 17, 2023
Meeting Minutes**

The Planning Commission Meeting was called to order at 6:35 p.m. by John McGuire. The meeting was held in Memorial Hall, 115 East 10th Street, Jim Thorpe, PA.

Roll Call of Members

Joe Micko-absent
Joanne Klitsch
John McGuire

Louis Hall
James Dougher

Bob Schaninger-absent
Nancy Porambo

Visitor's Present & Hearing of Visitors

None

Minutes and Motions

MOTION by James Dougher, second by Nancy Porambo to **approve the December 20, 2022 meeting minutes.** There were no comments. Motion carries 5-0.

Ordinances

Council member Crowley was there to discuss the changes she would like to see made in the Draft Ordinance Update. She submitted notes on large-scale water extraction and group homes/group facilities and functional families. She only wanted to talk to Planning Commission about large-scale water extraction at this time. She would like to have it include 10,000 gallons+ a day for water extraction for consumption, but exclude the public water supply to the Borough. There were a few other items she would like see included and excluded from the draft document, which are noted on the handout she gave to Planning Commission.

Proposed Ordinance Amendment: On-Lot sewage requirements in the Special Zoning District- comments from County Planning Commission – After reviewing the letter dated December 20, 2022 sent to Planning Commission from County Planning Commission, this item was tabled until a formal letter is written and discussed at next month's meeting.

Subdivision and Land Development (SALDO)

Banning Minor Subdivision Plans dated August 25, 2022:

David Humenansky (Banning's Engineer) was in attendance to answer any questions or concerns Planning Commission may have about the Banning Subdivision. Part of the property is in Mahoning Township. The plan is to subdivide into three lots. After reviewing the letter dated December 16, 2022 from Borough Engineer Kerry Good, a few questions were addressed to Humenansky about corrections needing to be made to the final plan. He stated correction have been made as per the letter. John McGuire asked for feedback from Mahoning Township's Planning Commission since part of this property is in their municipality. Humenansky submitted a letter dated January 17, 2023 to Planning Commission and Borough Council requesting waivers to the Banning Subdivision Plan and a letter dated January 17, 2023 granting a 90-day extension. After reviewing, **MOTION** by James Dougher, second by Joanne Klitsch to **recommend Borough Council approve the waiver submitted by Colonial Surveying & Mapping's letter dated January 17, 2023 for Section 390-21.B.1 – allow a plan scale of 1" = 100', rather than a plan scale of 1" = 50'.** There were no questions. Motion carries 5-0.

MOTION by Nancy Porambo, second by Joanne Klitsch to **recommend Borough Council approve the waiver submitted by Colonial Surveying & Mapping's letter dated January 17, 2023 for**

Section 390-13.F.8 – lot lines following existing Borough/Township Lines. There were no questions. Motion carries 5-0.

It was recommended that the 90-day extension letter be accepted by Borough Council and to table the Banning Subdivision plans until comments are received from Mahoning Township's Planning Commission and until the changes are made in their plans.

Canyon Rim Estates Major Preliminary Subdivision Plans dated November 18, 2022:

Jake Arner was in attendance with his Engineer, William Erdman, and Jerry Kresge from Berks Homes. The plan includes 336 lots, rustic campsites, a winery, and a tram/gondola loading area. Planning Commission asked for clarification on sewage and water concerns they had with the plans. Jake Arner explained that the plan is to hook into the Borough's sewer system with a special pressurized system. Water would be from numerous wells and be stored in a water storage tank for use. Planning Commission questioned what would happen if the special pressurized system fails. Jake explained there would be an onsite collection area that could be pumped out until the system gets fixed. John McGuire asked Jake Arner for PA state procedures for proving wells were sufficient for the amount of homes and campsites (there would be no public water with this development), how a main sewer line breakage would be handled and who would be financially responsible, if Jake Arner had signed a contract with Berks Homes, and to explain the overall business plan (single family or short-term rentals) and can the current area infrastructure support this development. John McGuire stated that camping is not permitted in the R2 and Special Districts and the planned 150 campsites is not consistent with the spirit of the agrotourism ordinance. Jake Arner explained the roads would be wide enough (20 feet) for truck traffic, even though there would be no truck traffic after construction is completed. Jake Arner and William Erdman explained all concerns that need to be addressed in the plans according to the letters submitted by the Borough's Engineer, Kerry Good, and County Planning Commission would be fully addressed and corrected in the final plan. **MOTION** by Louis Hall, second by James Dougher to **recommend Borough Council approve Canyon Rim Estates Major Preliminary Subdivision Plans dated November 18, 2022 conditioned upon the items to be corrected as stated in the letter from Kerry Good dated December 20, 2022 and the letter from County Planning Commission dated December 20, 2022.** There was a roll call vote:

James Dougher- yes
Joanne Klitsch- no
Louis Hall- yes
Nancy Porambo- yes
John McGuire- no

Motion carries 3-2.

Adjournment

MOTION by Nancy Porambo, second by John McGuire to **adjourn the meeting.** There were no comments. Motion carries 5-0. The meeting ended at 8:40 p.m.

Respectfully submitted,

Brooke Klotz
Borough Secretary