

Jim Thorpe Planning Commission
November 25, 2019

Meeting called to order: 6:33 PM

Members present: Lou Hall, Nancy Porambo, Jolene Evans, John McGuire, Dr. Clem McGinley, Joanne Klitsch, Joe Micko

Officials Present: Solicitor Nanovic

Visitors present: Andrew Roberts, Mike Kafkalis, Joe Shigo, (Germantown Grove Club), Butch Mertz, (Germantown Grove Club), Frank Sebelin, Mary Marzen, Bob Shaninger

Lorraine Ogden/Francis Bennick Subdivision: Mike Kafkalis spokesperson. He indicated the County has recommended approval per Ivan Meixell (signatures needed, original). Lou indicated primary issues were by Borough Engineer addresses CCPC, final plan processes, third, flood plain should be shown on plan. Mike indicated the Grove is being donated. A land development plan will need to be done for a fish hatchery. They are asking for a waiver for the sewer connection. No building will be erected. It should be noted both lots will have no building. Topographic contours from County were available. Lou: you are asking for us to accept something that is not completed. You are asking for a modification of the ordinance? Solicitor: is there a reason why the contours cannot be defined on the plan? Kafkalis, it isn't of any value to the sub-division. Lou: the fish hatchery is not a permitted use, you will have to go through zoning. Kafkalis: it's a hobby, not a business.

Solicitor: if there is a fish hatchery zoning is required. Lou: Lot 1 does not meet the lot depth requirement. Kafkalis: Lot 1 is on South side of the road. It's a natural subdivision. Zarawa owns the property below and the lots can't be joined.

Solicitor indicated he needs to go to zoning. Mr. Kafkalis indicated they would. It's for the kids derby, DEP found no problem. Lou indicated they would table it until they went to zoning. Kafkalis asked for the 4 waivers. Sewer connection, (requires note lots non-buildable). Flood plans: he feels it's not necessary (Lou). Contours: Solicitor said we can do something but Kafkalis hasn't given a good reason to do so.

With land development plan, contours are needed. Plan scale, 1"=100'. Ordinance said 1"=50' but that is for a more involved project. John said it shouldn't matter. Kafkalis, this is a natural sub-division.

(Waive 3, 4, 5 & 6) Flood plan will have to be done when land development is done. Not on non-buildable lot but needs to be done plus the adjustment on the plan scale for hatchery.

Lou motioned to approve proposed waivers as long as the plan stipulates that both lots are not approved for building. John seconded. Motion carried.

Wetlands needs to be addressed. Little access easement off 7th street, pavement ends on 7th street, the only access to Zarawa's property is there. Since it's the only access, he needs to maintain it. Ken Schlecht, old alley not shown on plans. He has an old map from early 1900's, shows the alley. Kevin is the only person using it, it's grass and dirt. They are giving Zarawa an easement. It was an illegal driveway, now we're giving him access.

Solicitor, there is no proof Zarawa will maintain the road. You can't sign him to do that because he is not joining on the plan. Kafkalis will get some kind of note from him. Lou, need for the 120 feet and the

use. Will you make recommendation to the zoning board. Lou, that is not for us to do. Solicitor, only on special applications, not on something like this.

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Lou indicated Jolene can still work on a committee, like signs.

Hearing of visitors: Bob Schaninger is here to see what is going on. He has an interest in joining the PC.

Short-term rental ordinance – new PC members will have to be brought up to date with the issues attached to it. Lou, owners would like to see if all over the Borough, the residents don't want it in their neighborhood. The question is where they will be, a business overlay, west and east side. This will be up to Council. Lou and Dr. McGinley have worked on it and will address it in the very near future. Grant an exception on current properties until the property transfers then it would terminate.

Residential Parking: Lou indicated we will pick up with the project in January. The parking report (final), will be sent to Clem and Nancy.

Status of previous meeting tasks:

Two Commissioner's terms up: Joanne Klitsch/Jolene Evans. Maureen sent a note out that there are two positions open. Having two Council members on the PC is important.

Medical Marijuana Ordinance – Lehighton's ordinance, growing, distribution, the state has regulations. It cannot be within 1,000 feet of a day care or school. It's unlikely we have the room to put it anywhere. Broadway may be a location to have a shop.

Jake Arner Canyon Rim RV, Cabin & Camping Lots: Postponed until March per Attorney Kratz. Motion to table the project of Jake Arner was made by Nancy and seconded by Jolene.

Adjourn: Jolene motioned, Lou seconded.