

Jim Thorpe Planning Commission

March 16, 2021

Meeting called to order: 6:35 PM

Members present: Bob Schanninger, Nancy Porambo, Joanne Klitsch, Dr. Clem McGinley, John McGuire.
Missing: Lou Hall, Joe Micko

Minutes of the meeting: Minutes from February meeting were amended under “Hearing of Visitors” to read: Jim Dougher presented a review of his proposed subdivision at (151 W. Broadway). Change address from 169 W. Broadway to 151 W. Broadway. Motion from Clem to accept minutes as amended, Joanne seconded. All in favor. Motion carried.

Property at 151 West Broadway: Remove old car dealership -The construction would allow for parking for 18 spaces for help of residents and business owners. Drainage, being above Mauch Chunk Creek was a concern. It's not listed in the ordinance.

Jim Dougher indicated he had reached out to Maureen Sterner for clarity. She said it's not up to Borough Council, he needs to talk to Zoning Officer, Maureen Minnich. He talked to her prior to purchasing property. It's not a permitted use (conditional). Take the whole floor down. He doesn't want to remove the floor. He can use it, it's in good shape. Cars can be parked on top of it. Maureen at zoning gave preliminary permission. He indicated Lou Hall reached out to Ivan Meixell. He looked at property and suggested he talk to DEP. They want an application. They will complete this Friday. Parking lot is on top of creek, variety of ways they could approach it. GP11 form needs to be submitted and DEP would give permission.

He asked Lou in an email, how can this progress? Does he have to call Ivan? Clem indicated to wait for DEP to get back to him. If soil is disturbed, he needs to talk to Chris Storm with a sediment control plan. Usually not required for under 5,000 ft. Justin said it's an encroachment, it would be a file under Chapter 105, for GP11 would allow you to remove the building and leave the concrete foundation.

Clem told him to contact Ivan Meixell. His engineer had questions. Is the County an approving body? Clem said yes. He asked where zoning comes in? Clem said he needs to talk to zoning after getting DEP permission. He needs to get DEP, then County (Meixell), planning, then zoning.

Medical Marijuana – language ready for ordinance. Last month we talked about amending to our current ordinance. Nanovic is writing the draft. John said he needs to talk to Lou and Maureen and see what is needed. A chart showing the various zones show what zones are allowable. Special means it has to go to zoning, conditional goes to council for approval. R1, no, R2, R3, R4, C1, C2 all fit within the mapping of the 1,000 ft. range within school districts and daycare centers for zoning to approve. Industrial is permitted, special is conditional and has to go to county.

Growing R1, R2 and special are conditional and have to go to council. No R3, R4, C1, C2 and C3 are permitted in industrial.

Manufacturing R1, R2 plus special is conditional and go to council. No, R3, R4, C1, C2, C3 are permitted in industrial.

John said the task list will be to include John and Lou talking to Maureen and Jim Nanovic, Solicitor, about what they expect from us on the Marijuana Ordinance.

The Task list page and a motion list page will be done monthly.

Status of completed list – short-term rentals was just finished and put out permanently.

Task list – elderly assistance, does county have assistance? Clem said there needs to be a liability policy.

John was to talk to Carson Hendricks. He will talk to him at the next meeting, the fourth Monday of the month, March 22th at 6:30 p.m. Borough Hall. It's the zoning Saldo update.

Clem motioned to adjourn at 7:35 PM, Bob seconded. Motion carried.