Jim Thorpe Planning Commission
April 21, 2026
Meeting Minutes

The Planning Commission Meeting was called to order at 6:31 p.m. by James Dougher. The meeting was held in Memorial Hall, 115 East 10th Street, Jim Thorpe, PA.

Roll Call of Members

Sean McFadden	Louis Hall	Nancy Porambo
Joanne Klitsch	James Dougher	
John McGuire	Secretary Brooke Klotz	

Visitor's Present & Hearing of Visitors

Kerry Good
Jonathan Rogers

Minutes and Motions

MOTION by John McGuire, second by Nancy Porambo to **approve the March 17, 2026 meeting minutes.** There were no comments. Motion carries 6-0.

Subdivision and Land Development (SALDO)

Mauch Chunk Parking II Land Development dated January 8, 2026 (revised April 1, 2026) – Jonathan Rogers, who is Mauch Chunk Parking II's engineer, explained the plans were last before Planning Commission in January and the plan has since been updated. The updates include the driveway, reduced depth of parking spaces, added light, stormwater catch basin, and landscaping. An application has been submitted to the Zoning Hearing Board for variances. Submission of the updated plan has been submitted to all of the required entities. There are three waivers being requested – two under SALDO and one under Stormwater Management. The first waiver request is for SALDO 390.51.X.(4) – Minimum size of a driveway culvert shall be 18" in diameter. A 12" pipe is being proposed. John McGuire asked about PennDOT's requirements. Jonathan Rogers explained it would be 18" when in their right of way, but the pipe will be outside of their right of way. Louis Hall asked why a 12" pipe is being proposed. Kerry Good explained it is due to the water and sewer lines already in that area and a larger sized pipe will not fit. Jonathan Rogers explained the Borough's requirement is the system being able to handle a 25-year storm. The pipe will be tied into the stormwater drain at 369 West Broadway. The second waiver request is for SALDO 390-53.B.(5)(f)[6](a) – Minimum allowable drainage conveyance pipe size shall be 15" in diameter. A 12" pipe is being proposed. This is because of the water and sewer lines in this area. Kerry Good explained the area with the water and sewer pipes is already congested and believes adding the stormwater pipe will greatly improve the area. James Dougher explained the Borough's Stormwater Engineer already reviewed the plan and feels the pipe size is adequate. Jonathan Rogers explained additional inlets have been added to the plan to capture additional runoff that was viewed during a site visit for lighting. The third waiver request is for Stormwater 377-12.E – Storm Sewers must be able to convey post-development runoff from a twenty=five-year design storm without surcharging inlets, where appropriate. Jonathan Rogers explained any water that bypasses the proposed upper inlet will travel down the curbing and into the inlet by 369 West Broadway. Secretary Klotz asked if a waiver would be needed in for property markers as noted in Kerry Good's letter dated April 15th. Kerry Good explained along the front property line, the two far ends of the property will have markers, but there is another "corner" in where the driveway will be placed. He explained he would support a waiver rather than have a marker in the middle of the driveway. **MOTION** by Sean McFadden, second by Joanne Klitsch to **recommend Borough Council approve a waiver for SALDO 390-29.C.(1)(i) – Location and type of permanent monuments and markers which have been found or set in place. Due to the driveway location, one monument/marker will not be feasible to place.** There were no additional comments. Motion carries 6-0. **MOTION** by Louis Hall, second by Nancy Porambo to **recommend Borough Council approve the following three waivers: SALDO 390-51.X.(4) – Minimum size of a driveway culvert shall be 18" in diameter, SALDO 390-53.B.(5)(f)[6](a) – Minimum allowable drainage conveyance pipe size shall be 15" in diameter, and Stormwater 377-12.E – Storm Sewers must be able to convey post-development runoff from a twenty-five-year design storm without surcharging inlets, where appropriate.** There were no additional comments. Motion carries 6-0. **MOTION** by John McGuire, second by Louis Hall to **recommend Borough Council conditionally approve Mauch Chunk Parking Land Development Plans conditioned upon the following items:** Addressing comments from the Borough Engineer's review letter dated April 15, 2026, addressing comments from the Carbon County Planning Commission plan review of April 21, 2026, complying with decisions made from the Zoning Hearing Board hearing on April 23, 2026, acquisition of a PennDOT Highway Occupancy Permit, and addressing any concerns from other entities such as the Carbon County Conservation District, etc. John McGuire stated he was concerned that Planning Commission still has not seen Carbon County Planning Commission's review letter, but did not want to push recommendations to Borough Council by a month. Motion carries 6-0.

Ordinance Amendments

Zoning Ordinance Amendment: Data Centers-review and provide comments before May 14th Public Hearing – James Dougher recapped the process this Zoning Amendment has gone through to get to this point. Secretary Klotz explained Planning Commission should review the draft Amendment and provide any feedback they feel necessary prior to the Public Hearing.

Grants

MOTION by Louis Hall, second by John McGuire to **approve sending a Planning Consistency Letter for the 2026 DCNR C2P2 Grant – Memorial Park Phase IV Improvements.** Secretary Klotz explained Phase IV consists of a new bathroom and additional ADA walkways. Motion carries 6-0.

Borough Council Items

Secretary Klotz reviewed the following items from the April 9th Borough Council meeting:

Kanick Minor Subdivision dated April 2, 2025 (revised January 28, 2026) Sewage Planning Module Conditional Approval

Zoning Ordinance Amendment-Data Centers – make recommended Borough Council changes and authorize the Solicitor to advertise

Zoning Map – accepted recommended changes with the exception of seven properties and meet with affected property owners before advertising

Old Business

NONE

Suggestions or Recommendations

Planning Commission discussed the possibility of switching monthly meeting dates from the third Tuesday of the month. The reason being is because of not receiving the County's review of any SALDO applications in time for Planning Commission's meeting. Both meetings are on the same day. **MOTION** by Louis Hall, second by Nancy Porambo to **table the discussion of changing the Planning Commission meeting date.** There were no additional comments. Motion carries 6-0.

John McGuire explained he would be willing to be on a committee for the Vehicle & Traffic Ordinance Amendment for large vehicles. Borough Council is in the process of reviewing this.

Adjournment

MOTION by Louis Hall, second by James Dougher to **adjourn the meeting.** There were no comments. Motion carries 6-0. The meeting ended at 7:41 p.m.

Respectfully submitted,

Brooke Klotz
Assistant Borough Manager/Secretary