Jim Thorpe Planning Commission
February 17, 2026
Meeting Minutes

The Planning Commission Meeting was called to order at 6:35 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-absent	Louis Hall	Nancy Porambo
Joanne Klitsch	James Dougher	
John McGuire	Secretary Brooke Klotz	

Visitor's Present & Hearing of Visitors

Jeff Herman
Jack Herman
Gina Musante
Connor Rodgers

Minutes and Motions

MOTION by Joanne Klitsch, second by Louis Hall to **approve the January 20, 2026 meeting minutes.** There were no comments. Motion carries 5-0.

Subdivision and Land Development (SALDO)

NONE

Ordinance Amendments

Data Centers – John McGuire explained he attended the Penn Forest Township meeting about data centers and discussed their draft Zoning Ordinance Amendment. A section in the draft states any resident within 3,000 feet of the data center that would have any water issues would be required to be supplied with water from the owner of the data center. Gina Musante explained she is very concerned about the potential for a data center to be built in the Borough. She also attended the Penn Forest Township meeting. Jeff Herman and Jack Herman also explained they were concerned about data centers. James Dougher explained every use has to be permitted in at least one zoning district. Planning Commission requested to Borough Council to have Data Centers added to the Zoning Ordinance. They agreed and voted to have the Solicitor draft the amendment Planning Commission would be discussing tonight. Louis Hall explained he would like to see a change made to letter H, page 5. He would like it to state data center must certify power use is available. John McGuire explained the consumer is the one getting stuck paying for the electric use and not the data center. **MOTION** by Louis Hall, second by Nancy Porambo to **recommend to include in Section 3 H-Power Supply – The owner or operator will ensure there will be no adverse impact on other customers electric rates and availability for other usage.** There were no comments. Motion carries 5-0. Louis Hall explained the ordinance should include some sort of recourse if a property owner's well goes dry due to the data center. **MOTION** by James Dougher, second by Louis Hall to **recommend to include in Section 3 G-Water and Sewer – If it is determined that the data center caused a well to go dry or become contaminated, the owner or operator of the data center, as applicable, shall be responsible for restoring water supply to the impacted property and remediating any contamination, the cost of which shall be borne by the owner or operator of the data center.** There were no comments. Motion carries 5-0. Louis Hall explained the ordinance should clarify who is responsible for the expense of the training for Emergency Services. **MOTION** by Louis Hall. Second by Nancy Porambo to **recommend changing the verbiage in Section 3 I-Emergency Management 1 (d) – Ensure that all first responders receive adequate training specific to the installed system at the owner's or operator's expense.** There were no comments. Motion carries 5-0. James Dougher asked Planning Commission if they had any more recommendations for the draft. No one else did. **MOTION** by Louis Hall, second by Nancy Porambo to **recommend Borough Council accept the draft as presented with the exception of the three previous motioned recommendations.** There were no comments. Motion carries 5-0.

Zoning Map – John McGuire explained he and two other Planning Commission members met with Connor Rodgers to better explain the specific areas the Zoning map should be corrected. Connor Rodgers explained Borough Council is not looking to make major changes. He went around the Borough and spoke with most of who would be impacted by the boundary changes and they seemed to be in favor of the changes. He discussed the packet he shared with Planning Commission and the specific district boundary concerns. The first area of concern is in the R-2/Special Districts near Lentz Trail and Center Avenue. The boundary line cuts through parcels #96-40-B36 and #96-40-B37. **MOTION** by James Dougher, second by Louis Hall to **recommend moving the R-2/Special district boundary line, with parcel #96-40-B36 being in the R-2 district and parcel #96-40-B37 being in the Special district.** There were no comments. Motion carries 5-0. Connor Rodgers discussed the R-2/R-3 boundary line splitting the Heights. Maple Avenue is correctly

used as the start of the boundary line and then it cuts through parcels # 83A1-18-L41 and #83A1-18-L40. **MOTION** by James Dougher, second by John McGuire to **recommend adjusting the R-2/R-3 districts boundary line, with the parcel #83A1-18-L41 being in the R-3 district.** There were no comments. Motion carries 5-0. James Dougher read the R-2 District definition out loud to differentiate it from the other districts. **MOTION** by James Dougher, second by John McGuire to **recommend moving the boundary line to include parcels #83A1-18-N.01, #96-41-A1.01A, #82-14-HESMT, and #83A1-18-N2 into the R-2 district.** There were no comments. Motion carries 5-0. The next area to be addressed is the boundary line in the area of Hill Road. There are a few properties below the Switchback Trail and above Hill Road that should be in the C-3 district. James Dougher reminded Planning Commission any business in the C-3 district would not require parking. **MOTION** by Joanne Klitsch, second by John McGuire to **recommend moving the boundary line to the Switchback Trail and include parcels #83A2-17-B37, #83A2-17-B38, and #83A2-17-A52 in the C-3 district.** There were no comments. Motion carries 5-0. Connor Rodgers discussed moving Flagstaff from the Special district to the C-3 district. He explained he had not had a chance to discuss it with Tom Romanchik. **MOTION** by James Dougher, second by John McGuire to **recommend moving parcels #83A1-19-E1, #83-17-J-1, and #83A1-19-E3 to the R-2 district.** There were no comments. Motion carries 5-0. James Dougher discussed the area of the Opera House and the Marion Hose Bar. The Opera House is in the C-3 district and the Marion Hose is in the R-4 district. He asked if Planning Commission felt the Art Gallery to the left of the Marion Hose should be in the C-3 district too. **MOTION** by James Dougher, second by John McGuire to **recommend moving the C-3 district boundary to include parcels #83A2-17-A46 and #83A2-17-A45 to the C-3 district.** James Dougher addressed his concern over the district placement for a few parcels in the area of the Dolan House. These parcels would be more fit for being placed in the C-3 district. John McGuire had concerns about properties being able to become Short-Term Rentals once districts have been changed. **MOTION** by James Dougher, second by John McGuire to **recommend moving the C-3 district boundary to include parcels #83A2-17-G20, #83-A2-17-G19, #83A2-17-G18, #83A2-17-G17, and #83A2-17-G16 to the C-3 district.** There were no comments. Motion carries 5-0. Planning Commission requested Connor Rodgers reach out to Tom Romanchik about moving Flagstaff from the Special district to the C-3 district. **MOTION** by James Dougher, second by Louis Hall to **table the remaining discussion.** There were no comments. Motion carries 5-0.

Borough Council Items

Kanick Minor Subdivision dated April 2, 2025 (revised November 14, 2025) waiver approval

Mauch Chunk Parking II Land Development Plans dated January 7, 2026 waiver approval

Old Business

NONE

Suggestions or Recommendations

Adjournment

MOTION by James Dougher, second by Louis Hall to **adjourn the meeting.** There were no comments. Motion carries 5-0. The meeting ended at 8:22 p.m.

Respectfully submitted,

Brooke Klotz
Assistant Borough Manager/Secretary