Jim Thorpe Planning Commission
July 16, 2024
Meeting Minutes

The Planning Commission Meeting was called to order at 6:31 p.m. by Louis Hall. The meeting was held in the Borough Office, 101 East 10th Street, Jim Thorpe, PA.

Roll Call of Members

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

Visitor's Present & Hearing of Visitors

David Humenansky
Brians Evans

Minutes and Motions

MOTION by James Dougher, second by Joanne Klitsch to **approve the June 18, 2024 meeting minutes.** There were no comments. Motion carries 5-0.

Subdivision and Land Development (SALDO)

Banning Minor Subdivision Final Plans dated August 25, 2022 (updated July 12,2024) update – **MOTION** by Joanne Klitsch, second by James Dougher to **recommend Borough Council approve the Banning Minor Subdivision Final Plans dated August 25, 2022 (updated July 12, 2024).** David Humenansky was in attendance with the final plans. The remaining outstanding items have been addressed. All Highway Occupancy Permits have been issued. All corrections on the final plans as per Borough Engineer Kerry Good's letter have been made. Motion carries 5-0. Planning Commission then signed the plans.

Ordinances

Short-Term Rental Ordinance Amendment – Solicitor Nanovic provided an answer via email to the three-strike rule. His interpretation of the rule is that it is three-strikes per property, not per unit. It does not matter if the property has multiple units. James Dougher agreed it should be per property. Louis Hall asked for Planning Commission to start picking apart the Short-Term Rental Ordinance for items they believe should be amended and those items will be reviewed at next month's meeting.

Borough Council Items

Vacant Planning Commission Seat – Brian Evans was in attendance to introduce himself as he was one of the two residents who submitted a letter of interest for Planning Commission. Jennifer Murphy, who was the other resident who submitted a letter of interest, was unable to attend the meeting. Secretary Klotz said she would reach out to her to see if she would be able to attend next month's meeting. Brian Evans discussed his background and why he is interested in joining the Planning Commission. James Dougher asked if Brian could explain more about his website JTnow.org and his thoughts about expanding the business district. Brian Evans explained the website is a community think tank. On his website, he promotes the idea of expanding the business district up to the Old Jail. He believes this will help disburse the tourists further outside of the square, giving people more things to see and do, and making the downtown area more enjoyable for everyone. Brians Evans used his website to help make residents aware of the changes to the Zoning Ordinance and SALDO, as well as the priorly proposed Kanick Subdivision by Mauch Chunk Lake. Brian also has a section for local businesses to advertise for help needed. James Dougher asked Brian for his thoughts on Short-Term Rentals. Brian Evans explained he believes the Borough has enough Short-Term Rentals. He believes Short-Term Rentals provide a valuable resource and the Borough should maintain the ones that are currently operating. He thinks the Borough needs more housing for Full-Time residents. There has been substantial growth to Jim Thorpe and Carbon County. Brian believes we need to find more places for local residents to live

and work. Nancy Porambo expressed her concerns that the Borough currently does not have enough restaurants, bathrooms, etc., to accommodate everyone coming into the Borough. Joanne Klitsch explained many ideas that have been brought forth to Borough Council have been addressed and implemented. Brian Evans reiterated by expanding the business district, it will push the pedestrian congestion further out of the square and give the visitors more to see and do.

Old Business

NONE

Suggestions or Recommendations

Louis Hall recommended Planning Commission to review the Short-Term Rental Ordinance for items to be added or amended.

Adjournment

MOTION by Nancy Porambo, second by James Dougher to **adjourn the meeting.** There were no comments. Motion carries 5-0. The meeting ended at 7:09 p.m.

Respectfully submitted,

Brooke Klotz
Borough Secretary