Jim Thorpe Planning Commission
March 17, 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

Connor Rodgers

Minutes and Motions

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

Subdivision and Land Development (SALDO)

MOTION by Joanne Klitsch, second by James Dougher to **recommend approving Kanick Minor Subdivision dated 4.2.25 (revised 1.28.26) Sewage Planning Module.** Secretary Klotz explained this information was provided to Planning Commission at their February meeting, but it was not formally recommended for approval. Motion carries 5-1, with John McGuire voting no.

Ordinance Amendments

Zoning Map – John McGuire discussed his concerns with how far the Commercial Boundary keeps moving up West Broadway. He made a motion to rescind last month's motion to move seven properties in the C-3 District. No one seconded the motion, so it died. Connor Rodgers explained he spoke with the property owner of Flagstaff and the property owner is in favor of moving to the C-3 District. **MOTION** by Joanne Klitsch, second by Sean McFadden to **recommend moving parcel #83-17-J2 into the C-3 District.** There were no comments. Motion carries 6-0. James Dougher explained that parcel was the last one to review on the West Side of town. Connor Rodgers reviewed the Coalport area on the East Side of town. This area consists of C-2 and R-1. **MOTION** by Joanne Klitsch, second by Louis Hall to **recommend extending the C-2 District to include parcel #82-14-A32.03.** There were no comments. Motion carries 6-0. Connor Rodgers then explained there are four parcels in the C-2 District that don't make sense being in it as they are residential properties. Joanne Klitsch asked if the four property owners were spoken to yet about the potential change. Connor Rodgers explained he had not yet had the chance to speak with them. **MOTION** by John McGuire, second by Nancy Porambo to **recommend extending the R-1 District to include parcels #82-14-A17, #82-14-A18, #82-14-A19, and #82-14-A20.** There were no comments. Motion carries 6-0. Connor Rodger then discussed the area where the old dump is and the property next to it. They are currently split in two different Zoning Districts. **MOTION** by Sean McFadden, second by Nancy Porambo to **recommend extending the R-1 District to include parcels #82-16-A36 and #82-16-A15 into that district.** There were no comments. Motion carries 6-0. **MOTION** by John McGuire, second by Louis Hall to **recommend extending the R-1 District include parcel #82-14-A32.06 into it.** There were no comments. **MOTION** by James Dougher, second by John McGuire to **recommend extending the R-2 District to include parcel #82G-16-C22.** There were no comments. Motion carries 6-0. Connor Rodgers explained he spoke with Solicitor Nanovic about leaving the Industrial District as it is due to the upcoming Zoning Ordinance Amendment for Data Centers or make it smaller with the recommended changes and make another Industrial District elsewhere in the Borough. Planning Commission expressed their concern over adding another Industrial District. Connor Rodgers explained there are two parcels in the Industrial District that are residential properties. **MOTION** by Sean McFadden, second by Nancy Porambo to **recommend extending the R-3 District to include parcels #82A1-14-F9 and #82A2-14-G1.** There were no comments. Motion carries 6-0. Connor Rodgers explained there are six parcels in the Pleasant Hill area that are residential and should be moved out of the Industrial District. **MOTION** by James Dougher, second by Sean McFadden to **recommend extending the R-2 to include parcels #82A2-14-G4, #82A2-14-G5, #82A2-14-G9, #82A2-14-G10, 82A2-14-G11, and #82A2-14-G12.** There were no comments. Motion carries 6-0. Connor Rodgers explained the next area of the Zoning Map is in the R-2 and R-3 Districts, which include the Germantown/High School/Gun Club area. **MOTION** by John McGuire, second by Louis Hall to **recommend extending the R-2 District to include parcel #82-16-G33.** There were no comments. Motion carries 6-0. **MOTION** by Louis Hall, second by Nancy Porambo to **recommend extending the R-3 District to include parcels #82-16-G33.01, #82-16-G33.03, #82-16-H5.02, #82-16-H5, and #82-16-H5.01.** There were no comments. Motion carries 6-0. **MOTION** by John McGuire, second by Louis Hall to **recommend extending the R-2 District to include parcels #82-16-H6.01, #82-16-H21.01, #82-16-H21, #82-16-F31.02, #82-16-H22, and 82A-15-L3.01.** There were no comments. Motion carries 6-0.

Nancy Porambo explained she would like to see Borough Council to add some sort of Special Exception for currently existing operating businesses to expand further upon their businesses.

Louis Hall explained Planning Commission is still short a member on Planning Commission. Connor Rodgers explained he announces it at every meeting.

Borough Council Items

Kanick Minor Subdivision dated April 2, 2025 (revised January 28, 2026) conditional approval

Mauch Chunk Parking II Land Development Plans dated January 8, 2026 extension request approval

Zoning Ordinance Amendment-Data Centers – authorize Solicitor to redraft

Old Business

NONE

Suggestions or Recommendations

Adjournment

MOTION by Joanne Klitsch, second by Louis Hall to **adjourn the meeting.** There were no comments. Motion carries 6-0. The meeting ended at 7:35 p.m.

Respectfully submitted,

Brooke Klotz
Assistant Borough Manager/Secretary