Jim Thorpe Planning Commission
May 19, 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-arrived at 6:41	Secretary Brooke Klotz	

Visitor's Present & Hearing of Visitors

Minutes and Motions

MOTION by Sean McFadden, second by Joanne Klitsch to **approve the April 21, 2026 meeting minutes.** There were no comments. Motion carries 5-0.

Subdivision and Land Development (SALDO)

NONE

Ordinance Amendments

Zoning Ordinance Amendment: Data Centers-review Carbon County Planning Commission recommendations – Secretary Klotz explained Carbon County Planning Commission provided a letter with recommendations for the Public Hearing that was held on May 14, 2026. Council reviewed the letter and voted to have Jim Thorpe Planning Commission review and incorporate any of the recommendations or revisions deemed appropriate for inclusion in the amendment. James Dougher suggested going through each section individually. In the recommendation letter from County Planning, they recommended adding 2 items to Section G. Water and Sewer, number 1 and number 6. Louis Hall explained he just read that Lancaster judt passed an Ordinance that mandates all Data Centers to have a closed loop system. He doesn't understand why this Ordinance cannot have the same requirements put in place. John McGuire explained he has concerns of what a data center can do to the Borough's Sewer system. **MOTION** by James Dougher, second by John McGuire to **recommend including the County recommendations to Section G. Water and Sewer, numbers 1 and 6, and also including a requirement for all data centers to have a closed loop system.** There were no additional comments. Motion carries 6-0. The next section reviewed was H. Power Supply. Secretary Klotz read the original Section H. Louis Hall explained he felt number 1 in the section addressed the electric fees. James Dougher explained Planning Commission should be focusing on what County Planning sent as that is what Borough Council asked for them to do. The County recommended adding 2 additional items. **MOTION** by John McGuire, second by Nancy Porambo to **recommend including the County recommendations to Section H. Power Supply, numbers 4 and 5.** There were no additional comments. Motin carries 6-0. The next section reviewed was I. Emergency Management. The County recommended adding one additional item. **MOTION** by Joanne Klitsch, second by John McGuire to **recommend including the County recommendations to Section I. Emergency Management, number 4.** There were no additional comments. Motion carries 6-0. The next section reviewed was Section J. Aesthetics. The County recommended adding 2 additional items. **MOTION** by John McGuire, second by Sean McFadden to **recommend including the County recommendations to Section J. Aesthetics, numbers 2 and 3.** There were no additional comments. Motion carries 6-0. The next section reviewed was Section K. Parking. The County recommended adding 2 additional items. **MOTION** by John McGuire, second by Nancy Porambo to **recommend including the County recommendations to Section K. Parking.** There were no additional comments. Motion carries 6-0. The next section reviewed is one that is currently not included in the amendment and County Planning believes should be included, which is a section for Decommissioning. There are 3 different items recommended to be included with this section. Louis Hall explained there should be a bond requirement included. **MOTION** by Louis Hall, second by John McGuire to **recommend including the County recommendations to include a section for Decommissioning, numbers 1, 2, and 3, as well as requiring a bond for 100% of the costs.** There were no additional comments. Motion carries 6-0. The next section reviewed is another one that is currently not included in the amendment and County Planning believes should be included, which is a section for Utility Lines. There is 1 item recommended to be included in this section. **MOTION** by Louis Hall, second by Joanne Klitsch to **recommend including the County recommendations to include a section for Utility Lines, number 1.** There were no additional comments. Motion carries 6-0. The next section reviewed is a third one that is currently not included in the amendment and County Planning believes it should be included, which is a section for Outdoor Lighting. There are 2 items recommended to be included in this section. Nancy Porambo explained she thought 38 feet was high. John McGuire suggested comparing that number to the chart in the Zoning Ordinance. James Dougher explained the maximum height in the Zoning Ordinance is 50 feet. Louis Hall explained the verbiage in the draft amendment currently states 60 feet. **MOTION** by John McGuire, second by Sean McFadden to **recommend including the County**

recommendations to include a section for Outdoor Lighting, numbers 1 and 2. There were no further comments. Motion carries 6-0. **MOTION** by James Dougher, second by John McGuire to **recommend the maximum building height be corrected in Section C. Dimensional Standards, number 1 to 50 feet to match the current Zoning Ordinance.** There were no comments. Motion carries 6-0. The next section reviewed is a fourth one that is currently not included in the amendment and County Planning believes it should be included, which is a section for Construction Hours. There is 1 item recommended to be included in this section. **MOTION** by Joanne Klitsch, second by Sean McFadden to **recommend including the County recommendations to include a section for Construction Hours, number 1.** There were no additional comments. Motion carries 6-0. The last section reviewed is for Public Inquiries/Complaints. There is 1 item recommended to be included in this section. Louis Hall explained Planning Commission should be viewing this section like the Short-Term Rental Ordinance. Someone should be required to respond within 24 hours of the inquiry. **MOTION** by Louis Hall, second by Joanne Klitsch to **recommend including the County recommendations to include a section for Public Inquiries/Complaints, number 1.** There were no additional comments. Motion carries 6-0. **MOTION** by James Dougher, second by Louis Hall to **recommend Borough Council have County and Jim Thorpe Planning Commissions review the updated draft once changes have been made.** There were no comments. Motion carries 6-0.

Zoning Map – Secretary Klotz explained Borough Council reviewed the map further and determined there are additional parcels identified being in more than one Zoning District. Planning Commission agreed to form a committee to review the map and provide feedback to the rest of the Commission. Joanne Klitsch, John McGuire, and Sean McFadden are going to serve on this committee.

Grants

MOTION by Louis Hall, second by John McGuire to **approve sending a Planning Consistency Letter for the 2026 DCED Greenways, Trails, & Recreation Program 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 Easement Agreement Approval

Mauch Chunk Parking II Land Development dated January 8, 2026 (revised (April 1, 2026) Waiver Approvals and Plan Conditional Approval

Old Business

John McGuire discussed the idea brought up last month about changing the date of the meetings so it's not on the same day as County Planning. James Dougher suggested it be added to next month's meeting.

Suggestions or Recommendations

NONE

Adjournment

MOTION by Louis Hall, second by John McGuire to **adjourn the meeting.** There were no comments. Motion carries 6-0. The meeting ended at 7:39 p.m.

Respectfully submitted,

Brooke Klotz
Assistant Borough Manager/Secretary