Jim Thorpe Planning Commission
October 15, 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-absent	James Dougher	Ted LaRizzio
John McGuire	Secretary Brooke Klotz	

Visitor's Present & Hearing of Visitors

NONE

Minutes and Motions

MOTION by John McGuire, second by Sean McFadden to **approve the September 17, 2024 meeting minutes conditioned upon corrects being made.** Louis Hall asked if what John McGuire discussed in the Conditional Use section was correct. He didn't think there should be mention of Accessory Use for the parking lot. Secretary Klotz and John McGuire explained if the parking lot was to be used by the Inn's staff, it would be considered an accessory use. If the parking lot will be used for the public, then it would fall under Conditional Use. Next, Louis Hall asked about the Center Avenue Water Main Project under Borough Project Review. He recommended the sentence be changed from where the last water main was replaced to the area where the last water main was replaced. Nancy Porambo asked for grammatical corrections to be made in the Ordinance section of the minutes. Motion carries 6-0.

Subdivision and Land Development (SALDO)

Louis Hall requested Planning Commission thoroughly review the new SALDO Ordinance so everyone is familiar with it. John McGuire said there was a lot of time spent working on this document to protect each Zoning District. Louis Hall explained at the last Borough Council meeting, it was requested that the Borough be more proactive with enforcement. He said people are buying properties in the Borough without doing their research. He said the Borough needs to stop allowing exceptions and variances.

Ordinances

Short-Term Rental Ordinance-amendment recommendations – Secretary Klotz explained at their last meeting, Borough Council voted to appeal the Zoning Hearing's Board decision to allow the operation of a Shot-Term Rental at 601 South Avenue. John McGuire briefly discussed what happened at the Zoning Hearing Board meeting. He said he believes it would be a good idea to amend the current Short-Term Rental Ordinance to include mandating a manager live on location or next door, but only if part of the property were to be rented out (i.e. apartment unit, ½ a double if both sides are owned, etc.). Sean McFadden disagreed and said he doesn't believe that should be a requirement. He explained that he has stayed at many Short-Term Rentals and no manager is ever there. Nancy Porambo said there should be signage out front of the property, like what Louis Hall discussed during a prior meeting. There are numerous safety issues that need to be addressed. Inspections of the Short-Term Rentals should take place. She asked if the Zoning Hearing Board Written Decision could be sent to the entire Planning Commission. Secretary Klotz explained she previously sent it out to the Planning Commission, but would resend it. James Dougher said he received the email and would resend it to the entire Planning Commission before the meeting ends.

Borough Council Items

Inn at Jim Thorpe Conditional Use Application Extension – Secretary Klotz explained at the last Borough Council meeting, Council voted to accept the Inn at Jim Thorpe's Conditional Use application Time Extension Waiver through February 13, 2025. Their original Time Extension Waiver did not have a set time to resume the application and Borough Council decided on a time frame.

Vacant seat-Ted LaRizzio appointed – Borough Council voted to appoint Ted LaRizzio to Planning Commission at their last meeting.

Borough Project Review

MOTION by James Dougher, second by Ted LaRizzio to **approve the 2024 LSA Statewide-Water Service System: Generators & Customer Meters Project Consistency Letter.** Secretary Klotz explained there could be a swap out of one generator for different Water Plant equipment. It is dependent upon the CBDG grant. Motion carries 6-0.

Old Business

NONE

Suggestions or Recommendations

NONE

Adjournment

MOTION by James Dougher, second by Nancy Porambo to **adjourn the meeting.** There were no comments. Motion carries 6-0. The meeting ended at 7:11 p.m.

Respectfully submitted,

Brooke Klotz
Borough Secretary