JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

April 25, 2024 6:00 pm Jim Thorpe Memorial Hall

Call to Order

Time: ___6:00pm_____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
Michael Huber, Chairperson	___Yes_____
James Igoe, Secretary	___Yes_____
Roxanne Long, Member	___Yes_____
Andrew Roberts, Member	___Yes____
Eli Skrimcovsky, Vice- Chairperson	___No_____
*Larry Cinicola, Alternate Member	__ Yes_____
*August Long, Alternate Member	___Yes_____

**Attorney Matthew Schnell and Zoning Officer Alexis Wilkinson were in attendance. Attorney Schnell directed the hearing. Attorney Schnell and Zoning Officer Wilkinson had no voting capabilities. Chairperson Michael Huber verbally notified all in attendance that he would abstain from voting **

Approval of Minutes and Agenda

1. Request approval of the April 25, 2024 agenda. Mrs. Long makes the motion to accept the agenda. This was seconded by Mr. Roberts. The vote passes unanimously.
2. Request approval of the minutes from the January 25, 2024 hearing. Mrs. Long makes the motion to accept the agenda. This was seconded by Mr. Roberts. The vote passes unanimously.

First (1st) Hearing-

Name: Jimmy Chunk Holdings, LLC c/o Brian Seitz
Property Address: 229 West Broadway Jim Thorpe, PA 18229
Purpose: The applicant is seeking a special exception. The special exception is for a Short-Term Rental (STR). The property is located in the R-4 Zoning District.

Questions/Discussion: Attorney Schnell read the available exhibits and entered them into the record. Attorney Kim Roberti was in attendance to represent Mr. Brian Seitz. Mr. Seitz was sworn in and began answering questions from Attorney Roberti. Mr. Seitz describes the property as being similar to others in the neighborhood, a 4-bedroom row home with public water and public sewer. Mr. Seitz reviewed the plans for the Short Term Rental (STR). Mr. Seitz explains that the building is suitable for an STR and

comparable to others. Mr. Seitz estimated a ½ mile in either direction of his property there are 50-60 other STR's. Mr. Seitz has other STR units and receives no complaints about those properties. Mr. Seitz stated that he, his wife, and other employees are available to answer questions or correct problems if they arise. Mr. Seitz would like to offer a 12-person occupancy for this STR and will rent to people 25 years of age or older.

Mr. Roberts clarifies a few items with Zoning Officer Wilkinson related to the STR. Change of use, sewer, and parking were the items in question. Zoning Officer Wilkinson confirms that the sewer is adequate and also referenced a map that was provided to indicate parking. Location #25 on this map is designated for parking. There are no other questions from the board to Zoning Officer Wilkinson.

Mr. Seitz also referred to the provided map to indicate parking locations. Parking is available across the street from the STR. 9 spots are available at 220 West Broadway. Mr. Seitz also has 3 spots available for his other STR located at 221 West Broadway. It was determined that parking is sufficient for both of the STR's owned by Mr. Seitz.

No Executive Session was needed for this Hearing.
No Public Comment was offered for this Hearing.

Ruling by Zoning Hearing Board Members:
Mr. Roberts made a motion to accept the Special Exception. Mrs. Long seconded the motion to accept the Special Exception. A roll call vote was then conducted.

Yes: ____5__ Voting yes: Mr. Igoe, Mrs. Long, Mr. Roberts, Mr. Cinicola, and Mr. Long
No: _____0___
Final Result: ___Special Exception is granted_____

Adjourn

Motion by _____Mr. Roberts_____, second by _____Mrs. Long_____ to adjourn at ___6:22____PM.