JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

December 8, 2021 Jim Thorpe Memorial Hall

Call to Order

Time: _____6:35 pm_____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
James Igoe, Secretary	____Yes_____
Kurt Jackson, Member	____Yes_____
Roxanne Long, Chairperson	____Yes_____
Eli Skrimcovsky, Vice-Chairperson	____No____
George Stoffa, Member	____Yes_____
Michael Huber, Alternate Member	____Yes_____
Andrew Roberts, Alternate Member	____Yes____

Attorney Kim Roberti, Zoning Officer Matt Helbers, and Maureen Sterner (Jim Thorpe Borough Manager) were present to answer questions with Attorney Roberti directing the meeting. Attorney Roberti, Zoning Officer Helbers, and Borough Manager Sterner had no voting capabilities
Also of note is that Alternate Board Member, Andrew Roberts will not vote on any hearings

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on October 21, 2021. Mr. Jackson makes the motion to postpone approval as a result of a discrepancy found in the minutes. This was seconded by Mr. Stoffa. Vote passes unanimously.
2. Request approval of the December 8, 2021 agenda. Vote passes unanimously.

First(1st) Hearing---

Name: Richard/Jamie Doerr
Property Address: 20 East 3rd Street Jim Thorpe, PA 18229
Purpose: The applicants are seeking a variance to the off-street parking requirements for Short Term Rentals (STR). The property is located in the R-3 Zoning District.

Questions/ Discussion: _A continuance was requested by the Doerr Family. Mr. Igoe makes a motion to grant a continuance. Mr. Jackson seconds the motion. The vote passes unanimously.

Ruling by Zoning Hearing Board Members:

Yes: ____5_____
No: _____0____
Final Result: ____Requested continuance passes/granted unanimously_____

Second(2nd) Hearing---

Name: Jordan Cummins
Property Address: 14 Race Street, 3rd Floor Jim Thorpe, PA 18229
Purpose: The applicant is seeking two requests. The first is a variance to the parking requirements associated with Short Term Rentals(STR). The second is for a special exception to allow use of property as a Short-Term Rental(STR). The property is located in the C-3 Zoning District.

Questions/Discussion: Mark Cummins and his daughter in-law Jordan are present and speak on their own behalf. Mr. Jackson asks for a description of the property. They have owned the property for four years. A previous owner also used the property as a short-term rental. The first floor is used as a retail shop. The municipal parking lot is located less than 300 feet from the rental. Mr. Stoffa asks Zoning Officer Helbers about permissionable use on the 2nd and 3rd floor of the property. Zoning Officer Helbers explains that the 2nd floor is a valid use but the 3rd floor will not be valid because of parking. A Special Exception for parking would be necessary to solve use of the 3rd floor. Mr. Stoffa asked if the Cummins were aware of the deadlines for filing their paperwork with the borough. Mr. Roberts asked Borough Manager Sterner if applicants should be made aware if an appeal is being made on other cases when other property owners are applying/requesting changes? Mark Cummins stated that they submitted all three(3) applications at one time. Borough Manager Sterner stated that the money may not have been present with the applications, which resulted in a delay of processing applications. Ms. Sterner testifies on behalf of the borough that this not a variance for off street parking but only for parking in the municipal lot. At the end of testimony, a motion was made by Mr. Jackson and seconded by Mr. Stoffa to have the board meet in an executive session. This motion was unanimously approved.

Announcement of Executive Session prior to voting

-Attorney Roberti announces the zoning hearing board will conduct an executive session. The executive session lasted approximately 10 minutes.
-Upon return from executive session two motions were made. Board member Mr. Jackson made a motion to approve the variance for parking based on fact of pre-existing use of parking within 300 feet of the property. Mr. Stoffa seconded the motion. A roll call for voting was then conducted. The vote had 5 yes and 0 no votes. All five voting members passed the request.

The second motion was made by board member Mr. Jackson. This was a motion to approve the Special Exception. This is an allowable use whereas the property owners can add requirements in the rental contract. The board recommended that the Cummins add a sentence stating that renters must specifically park in the municipal parking lot. Board member Mr. Huber seconded the motion. A roll call for voting was then conducted. The vote had 5 yes and 0 no votes. All five voting members passed the request.

Ruling by Zoning Hearing Board Members:

Yes on Motion #1: ____5_____
No on Motion #1: _____0_____
Final Result: _____Motion #1 passes unanimously_____

Ruling by Zoning Hearing Board Members:

Yes on Motion #2: ____5_____
No on Motion #2: _____0_____
Final Result: _____Motion #1 passes unanimously_____

Adjourn

Motion by _____Mr. Jackson_____, second by _____Mr. Stoffa_____ to adjourn at ___7:13____PM.