JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

February 23, 2022 Jim Thorpe Memorial Hall

Call to Order

Time: _____6:30 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	____No_____
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 Board Member, Kurt Jackson served as temporary Chairperson since both the Chairperson and Vice-Chairperson were not present

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on January 27, 2022. Mr. Igoe makes the motion to approve the minutes. This was seconded by Mr. Roberts. Vote passes unanimously.
2. Request approval of the February 23, 2022 agenda. Vote passes unanimously.

First(1st) Hearing- *This hearing is a continuance dating back to December 8, 2021 and January 27, 2022.*

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: _The Doerrs were in attendance and spoke on their behalf. Attorney Roberti read exhibits that were accepted as artifacts to the record. The Doerrs spoke about their property and indicated that they have operated the STR since 2018. The property has 3 stories(duplex), has two (2) bedrooms and was built in 1800's. They received no complaints from neighbors. The listing also receives good reviews on AirBnB. Mr. Jackson asked if parking is within a block. Zoning Officer Helbers confirms the distance requirement is 300ft. The Doerrs cannot build a parking spot and they explain that rentals are weekend only. The Doerrs answer yes when asked by Mr. Igoe if renters can walk to the house from

the municipal parking lot. Borough Manager Sterner asks about the Doer application. She speaks on behalf of borough council and indicates that the council has no issue granting the variance. The final information from the Doerrs was that they secured a parking agreement. This agreement is with Mr. Kevin Ruch. The Doerrs will rent two (2) parking spaces from Mr. Ruch located at 204 Center Street Jim Thorpe. Mr. Roberts makes a motion to grant the variance. Mr. Stoffa seconds the motion. The vote passes unanimously after a roll call for votes is taken.

Ruling by Zoning Hearing Board Members:

Yes: ____5_____Voting yes: Mr. Igoe, Mr. Jackson, Mr. Stoffa, Mr. Huber and Mr. Roberts
No: _____0____
Final Result: ____Variance granted _____

Second (2nd) Hearing-

Name: Charles Sproule
Property Address: 27 West Broadway Jim Thorpe, PA 18229
Purpose: The applicant is seeking a variance to the maximum distance of off-street parking spaces for Short Term Rentals (STR). The property is located in the R-4 Zoning District.

Questions/Discussion:_ Mr. Sproule was in attendance and spoke on their behalf. Attorney Roberti read exhibits that were accepted as artifacts to the record. Mr. Sproule spoke about his property and indicated that he has operated the STR for five (5) years. The property has 3 floors and has three (3) bedrooms. The estimated occupancy rate is 60% . Mr. Sproule explained that the max renting capacity is six (6) people. He has received no complaints from neighbors. Mr. Sproule explained that he has no way to create parking. Mr. Spoule does three (3) dedicated parking places for his STR. The parking places are past 300 feet and out of compliance. Borough Manager Sterner speaks on behalf of borough council and indicates that the council has no issue granting the variance. Mr. Roberts makes a motion to grant the variance. Mr. Igoe seconds the motion. The vote passes unanimously after a roll call for votes is taken.

Ruling by Zoning Hearing Board Members:

Yes: ____5__Voting yes: Mr. Igoe, Mr. Jackson, Mr. Stoffa, Mr. Huber and Mr. Roberts_____
No: _____0_____
Final Result: ____Variance granted_____

Adjourn

Motion by _____Mr. Roberts_____, second by _____Mr. Huber_____ to adjourn at ___7:10____PM.