JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

June 27, 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 Robert Fryckland, a substitute for Attorney Matthew Schnell, and Zoning Officer Alexis Wilkinson were in attendance. Attorney Fryckland directed the hearing. Attorney Fryckland and Zoning Officer Wilkinson had no voting capabilities

Approval of Minutes and Agenda

1. Request approval of the June 27, 2024 agenda. Mr. Roberts makes the motion to accept the agenda. This was seconded by Mrs. Long. The vote passes unanimously.
2. Request approval of the minutes from the April 25, 2024 hearing. Mr. Roberts makes the motion to accept the minutes. This was seconded by Mrs. Long. The vote passes unanimously.

First (1st) Hearing-

Name: Kevin McArdle
Property Address: 173 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 Fryckland read the available exhibits and entered them into the record. Zoning Officer Wilkinson reviewed the McArdle application to highlight reasons a denial letter was issued. Zoning Officer Wilkinson explained that Mr. McArdle fulfilled most, but not all, of the recommendations proposed in the denial letter. Mr. McArdle spoke about his plans to create the

property (the Old Phoenix Firehouse) into a Short-Term Rental (STR). The renovations would create a two-bedroom STR and contain two parking spaces, enough parking to satisfy the requirement to offer parking for each bedroom. Mr. McArdle indicated that he shared the plans with neighbors and received no push back. Mr. McArdle explained that the building is suitable for an STR and that many other STR's operate in the neighborhood. Mr. McArdle stated that he is a local resident and local business owner. Mr. McArdle is the owner of Mauch Chunk Chimney Sweeps, meaning he is local and available to answer questions or correct problems if they arise. Mr. McArdle took a moment to thank Zoning Officer Wilkinson for assisting with the STR application process.

Mr. Igoe asked Mr. McArdle to clarify the parking plan related to the STR. Mr. McArdle indicated that both spots will be located inside the building on the ground floor. Attorney Fryckland asked Mr. McArdle to clarify the maximum number of tenants planned for the STR. Mr. McArdle stated that he can have a maximum of 8 tenants based on the STR 2 bedrooms design. There are no other questions from the board.

Floor open for citizen comments: One citizen, Mr. James Dougher, appeared and spoke in support of the proposed STR to be operated by Mr. McArdle. Mr. Dougher stated that Mr. McArdle is a good neighbor and supports the application.

No Executive Session was needed 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: ____6__ Voting yes: Mr. Huber, Mr. Igoe, Mrs. Long, Mr. Roberts, Mr. Cinicola, and Mr. Long
No: _____0___
Final Result: ___ Special Exception is granted unanimously.

Prior to seeking a motion to adjourn, Zoning Hearing Board Member Mr. Andrew Roberts read a prepared statement to all those in attendance. The statement indicated Mr. Roberts' desire to resign from the Zoning Hearing Board at the conclusion of the hearing. Mr. Roberts indicated his desire to resign then made a motion to adjourn the hearing

Adjourn

Motion by _____Mr. Roberts_____, second by _____Mrs. Long_____ to adjourn at ___6:18____PM.