JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

November 17, 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	____Yes_____
Eli Skrimcovsky, Vice-Chairperson	____No____
George Stoffa, Member	____Yes_____
Michael Huber, Alternate Member	____Yes_____
Andrew Roberts, Alternate Member	____Yes____

Attorney Matthew Schnell, Zoning Officer Alexis Wilkinson, and Jim Thorpe Borough Manager Maureen Sterner were present to answer questions with Attorney Schnell directing the meeting. Attorney Schnell, Zoning Officer Wilkinson, and Borough Manager Sterner had no voting capabilities

Also of note is that Board Member Andrew Roberts will have voting capabilities in his role as an AlternateThe second noteworthy item is that Board Member Mr. Jackson served as Chairperson as a result of current Chairperson Mrs. Long having lost her voice***

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on August 25, 2022. Mr. Huber makes the motion to approve the minutes. This was seconded by Mr. Roberts. Vote passes unanimously.
2. Request approval of the November 17, 2022 agenda. (available in a separate email)

First (1st) Hearing-

Name: Todd Stuckley, Jim Thorpe Brewing Company, LLC
Property Address: 830 Fern Street Jim Thorpe, PA 18229
Purpose: The applicant is requesting a special exception for a neighborhood commercial use, brewery storage facility and taproom for retail sales of beverage and food. The property is located in the R-3 Zoning District.

Questions/Discussion:_Mr. Stuckley was in attendance and spoke on his behalf. Attorney Schnell read exhibits which were then accepted as artifacts to the record. Mr. Stuckley spoke about the plans for the

building. He has been brewing for 4 years at a location in Penn Forest Township. Mr. Stuckley is searching for a separate location in Jim Thorpe Borough. He is not the owner of 830 Fern Street. Ownership of the building will occur if the special exception use is granted. Questions were asked by Zoning Officer Wilkinson about potential parking issues in relation to the number of seats available. Mr. Igoe asks if about the LCB allowing a brewery near a public park. Mr. Stuckley responded by saying the LCB (Liquor Control Board) licensing says nothing about it. Maureen Sterner, representing the JT borough council, spoke to indicate that council is against the idea because of proximity to Memorial Park and many neighbors. A public comment period was then conducted. Six citizens were sworn in by the Stenographer then provided testimony to the board. All six speakers spoke against the idea of a brewery being located near a park and in their neighborhood. None of the citizen speakers offered a voice of support to grant the proposed usage.

*****Prior to voting on this hearing, Mr. Roberts asked for an executive session. Mr. Stoffa seconded the motion. The executive session began at 7:20pm. The executive session ended at 7:28pm.*****

Ruling by Zoning Hearing Board Members:

After the executive session, Mr. Roberts made two motions. The first is to grant the Special Exception. No board members accept this motion. The second motion is to deny the Special Exception. Mr. Igoe seconded the second motion. A roll call vote was taken

Yes: ____0__
No: _____5___Voting no on Special Exception: Mr. Igoe, Mr. Roberts, Mr. Jackson, Mr. Stoffa, and Mrs. Long
Final Result: ____Special Exception denied_____

<u>Second (2nd) Hearing-</u>

Name: Alex Lorkowski
Property Address: 67 Race Street Jim Thorpe, PA 18229
Purpose: The applicant is seeking a special exception and variance. The special exception request pertains to a proposed Short-Term Rental (STR). The variance request pertains to a parking location which is the maximum distance for off-street parking from the STR. The property is located in the C-3 Zoning District.

Attorney Matthew Schnell, Zoning Officer Alexis Wilkinson, and Jim Thorpe Borough Manager Maureen Sterner were present to answer questions with Attorney Schnell directing the meeting. Attorney Schnell, Zoning Officer Wilkinson, and Borough Manager Sterner had no voting capabilities

Also of note is that Board Member Michael Huber will have voting capabilities in his role as an AlternateThe second noteworthy item is that Board Member Mr. Jackson will serve as Chairperson as a result of current Chairperson Mrs. Long having lost her voice***

Questions/Discussion:_ Mr. Lorkowski was in attendance and spoke on his behalf. Attorney Schnell read exhibits that were accepted as artifacts to the record. Zoning Officer Alexis Wilkinson reviewed the application and the denial letter. Mr. Lorkowski explains that the parking location is 1000 ft. away from the STR. Mr. Igoe asks for further explanation. Mr. Lorkowski explains that the location of the parking area is at the store Serendipity and includes two (2) spaces in one (1) parking area. When asked by Mr. Roberts, Mr. Lorkowski explained that the Max occupancy is three (3) which is allowable based on the square footage of the two (2) bedrooms. Attorney Schnell asked if Mr. Lorkowski tried to secure parking closer to the STR? Mr. Lorkowski did research on closer parking but no spots were available. Mr. Lorkowski can provide a copy of the parking lease agreement. Borough Manager Maureen Sterner speaks on behalf of the borough council. She explains that the borough council is against granting the variance because a parking ordinance is already in place.

*****Prior to voting on this hearing, Mr. Huber asked for an executive session. Mr. Stoffa seconded the motion. The executive session began at 7:50pm. The executive session ended at 8:01pm.*****

Ruling by Zoning Hearing Board Members:

After the executive session, two (2) motions were made. Mr. Huber makes the first motion to grant the STR under Special Exception. Mr. Stoffa seconded the motion then a roll call vote was taken

Yes: ____5__Voting yes on Special Exception: Mr. Igoe, Mr. Jackson, Mrs. Long, Mr. Stoffa, and Mr. Huber
No: _____0___
Final Result: ____Special exception granted_____

The second motion made was to grant the variance for parking. Mr. Huber makes the motion to grant the Variance for parking. Mr. Igoe seconded the motion then a roll call vote was taken

Yes: ____5__Voting yes on the Variance: Mr. Igoe, Mr. Jackson, Mrs. Long, Mr. Stoffa, and Mr. Huber
No: _____0___
Final Result: ____Variance granted_____

Before the call for adjournment, Zoning Officer Wilkinson emphasized to Mr. Lorkowski that he can not advertise the STR until the written decision of the hearing is released.

Adjourn

Motion by _____Mr. Stoffa_____, second by _____Mr. Roberts_____ to adjourn at ___8:05____PM.