

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
NOVEMBER 2, 2017

The Regular Business Meeting of the Tobyhanna Township Planning Commission was held on November 2, 2017 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are Michelle Bisbing, Patricia Rinehimer, Anne Lamberton, Brendon Carroll, and Solicitor Jonathan Reiss. Mark Sincavage and Bob McHale are absent.

1. Michelle Bisbing calls the meeting to order at 5:30PM.
2. Public Comment – none.
3. Minutes for September 7, 2017. Minutes are tabled because a few members did not receive the minutes ahead of time for review.
4. Old Business
 - a. Blakeslee Overlay is postponed to later in the meeting.
5. New Business
 - a. Item C – Draft 537 Official Sewage Plan Revision. Jonathan Reiss states that once this is approved, this will go to the Department of Environmental Protection (DEP) to approve the transfer of the sewer plant and its lines to Aqua; this draft is in general compliance with the Township’s comprehensive plan. Anne Lamberton motions to recommend the draft, which is in general compliance with the Township’s comprehensive plan, to the Board of Supervisors for approval and to authorize the chair to sign of a letter of support to the DEP stating that the plan is in general compliance with the comprehensive plan, Brendon Carroll seconds. Vote: all in favor; motion carries.
 - b. Item A – Pocono Manor Subdivision, Jim Cahill. Jim Cahill states that since the original minor subdivision, they had to widen a road for PennDOT and dedicate right-of-way lands to a ramp and stormwater. There was formerly a road that split a parcel into a 20-acre and 1-acre lot. That road was vacated by PennDOT, and this minor subdivision joins the lands together as one parcel. Anne Lamberton motions to recommend the minor subdivision to the Board of Supervisors for approval, Patricia Rinehimer seconds. Anne Lamberton poses a question about further development along 314, Jim Cahill states that Pocono Manor Investors is concentrating on the 174-acre piece. Vote: all in favor; motion carries.

- c. Item B – Cell Tower Ordinance. Brendon Carroll asks if Cohen did this. Jonathan Reiss states yes, he made comments the Planning Commission (PC) needs to weigh in on.

Maureen Minnick states that she and Bob McHale have not reviewed the ordinance together. The ordinance is missing any indication of getting a structural analysis report every two years. Jonathan Reiss states that with new laws, he will need to check if it is legal to require.

Maureen Minnick states that concerning the antennas, it states in 13-2-A (Page 9), that they have 6ft for height, but have no requirements for width. Brendon Carroll recommends waiting to go through this with the Township Engineer. Jonathan states that there are eleven comments from the drafter - the blue comments - need to be addressed. The Planning Commission tables this until Bob McHale, Anne Lamberton, and Brendon Carroll can review it.

- d. Item D – Village Commercial Zoning Ordinance. Maureen Minnick explains the proposed changes in zoning. The green areas in Pocono Lake are currently zoned commercial, and would be relabeled as Village Commercial (VC). The green areas contain the Jubilee, the corner of Stoney Hollow, the end of 940 towards Locust Lake Village, and Dominic's. For the commercial districts down 115, Blakeslee Village (BV) BV-1 and BV-2 are proposed. BV-1 is denser, and has more design standards than BV-2. In general, BV districts are more walkable, have village greens, streetscape amenities, additional façade requirements, building entries, and walkways than VC. Village Commercial took the original zoning ordinance and added more uses and design standards. The public town hall meeting provided a guideline for shaping this ordinance, and thus lighting was altered to respect the Dark Sky Policy. VC mandates monument-type signs and has additional design standards. These requirements are stricter than the sign ordinance and prohibit digital signs. The sign provisions for VC will not clash with what is currently proposed in the sign ordinance draft, and will be included in the ordinance.

Patricia Rinehimer states that so many zoning areas may confuse commercial businesses. Maureen Minnick states that these are only design guidelines, not standards. Jonathan Reiss states that there is a carrot for businesses who follow design standard guidelines.

Brendon Carroll suggests changing the open space area by Pocono Crest, and return it to R-2. There is Board-wide discussion concerning the setbacks and the area's potential future.

Maureen Minnick explains the different zoning areas in Pocono Summit. Green is a resort overlay, purple is entertainment, and pink is the Urban Village

Revitalization District (UVRD). Classifying the area as UVRD opens up the possibility of sidewalks and lights, a new venue for grant money, and the possibility of federal aid. A lot of people in Emerald Lakes walk north on Long Pond Rd, which will eventually require sidewalks and lighting.

Maureen Minnick states that there are three commercial industrial businesses operating in a residential district. Jonathan Reiss states that we could file an enforcement action against the businesses. The burden falls on the township first to establish that the business is in violation. If they can, the business is then not entitled to a variance. A safer route would be to have the three properties file for a variance.

Brendon Carroll states that Bartell is in Commercial but he's mining. Maureen Minnick states that Bartell resides in R-1. The PC discusses what district Bartell resides in.

Maureen states that the gold zones represent a new zone labeled Government and Institutional. John Jablowski states that the Government and Institutional zone is not absolutely necessary, but would allow the area to be more applicable to government use. Jonathan Reiss cautions against zoning by parcel.

Patricia Rinehimer states that this is confusing; why is the PC seeing this? Maureen Minnick states that this was for review and comment. Anne Lamberton expresses concern about Long Pond Rd, and the prospect of sidewalks and streetlights. There is PC-wide discussion concerning the properties down Long Pond Rd and possible road replacement and changes.

Anne Lamberton states that the Bike & Hike Trail, central parking, and trolley system should mitigate the people walking up Long Pond Rd; she suggests focusing on Pocono Summit, and implementing the zoning changes in pieces. The Board discusses potential future transportation, and how its implementation may affect the area. Brendon Carroll suggests focusing on Blakeslee and branching out from there, using the zoning in Blakeslee across the Township for uniformity. Michelle Bisbing expresses doubt of BV zoning districts working anywhere else in the Township, and states that BV was designed specifically for Blakeslee. John Jablowski states that the Natural Lands Trust is under a time constraint.

Patricia Rinehimer asks why the VC came into consideration. Maureen Minnick states that VC has additional design standards and more uses. John Jablowski states that there is a psychological component with the word "village."

Patricia Rinehimer states that adding six new zoning districts is a bit much. Maureen Minnick states that Blakeslee and Pocono Summit are changing; the

zoning change will not affect the average person. Anne Lamberton states that Ann Hutchinson needs an answer on Blakeslee.

Maureen Minnick reminds the PC of the suggested SALDO changes in the design standards discussed at the September meeting:

- i. 135-26.C.2 – Changed to “on the tracks subject to the subdivision or land development application.”
- ii. 135-26.F.5 – The Township Engineer or Landscape Architect would determine when a tree is dead. The current wording is sufficient.
- iii. 135-26.F.6 – Dates changed to May 1 – October 15.
- iv. 155-16.1.B – Removed the word “be,” so it reads “shall apply to all parcels.”
- v. 155-1.C.k – To include personal service shops as well as retail uses in the minimum use for the first floor.
- vi. 155-106.9.2.A – Public Art removed.
- vii. 155-106.9.C.3.a – The building’s primary entrance shall be on the street side and the secondary entrance shall reflect or may be identical to the main entrance.
- viii. 155.106.9.B – Deleted.
- ix. 155.106.9.D – Reduced parapet wall height is not to exceed 10 feet.

Maureen Minnick states that the ordinance still needs to be sent to the Monroe County Planning Commission for review and comment. Anne Lamberton motions to recommend the ordinance to the Board of Supervisors for approval, Patricia Rinehimer seconds. Vote: all in favor; motion carries.

Maureen Minnick discusses the BV sign ordinance. Minnick looked at visual concepts of what the area should be. Freestanding monument signs, wall/façade signs, canopy signs, shingle signs, window signs, and A-frame window signs. In addition to signage, the ordinance will need a master sign plan to cover district arches, banner concepts, parking garage signage, directory signs, pedestrian directional signs, and other related signs.

Jonathan Reiss states that this sign provision should be in the sign ordinance. Maureen Minnick cautions that these sign provisions are for Blakeslee only. Thus, signs will be different in Blakeslee Village compared to Pocono Summit. There is no digital signage proposed for Blakeslee.

- e. Item E -- 2018 PC Meeting Schedule. Maureen asks the PC to review, and brings the July 5th date to their attention because of July 4th. Anne Lamberton motions to approve the 2018 meeting schedule, Patricia Rinehimer seconds. Vote: all in favor; motion carries.
6. Open Discussion
 - a. Anne Lamberton states that she would like the PC to see a proposed development map for Pocono Manor. Maureen Minnick states that there is conversation about Pocono Manor presenting a sketch plan.
7. Public Comment -- None.
 8. Anne Lamberton motions to adjourn, Brendon Carroll seconds; meeting adjourned at 7:18PM.
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Minutes recorded by Julia A. Heilakka