

CARBON COUNTY PLANNING COMMISSION

February 16, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, January 19, 2021 at 2:00 p.m. virtually due to COVID-19 restrictions.

The following Board Members were present: Fred Bresswein, Chairman; Bob Miller; Jesse Walck; Ginny Compton; Timm Berger; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director. Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary. Commissioner Chris Lukasevich attended the meeting as well.

The following Board Members were absent: George Karas, Vice Chairman; Frank Jacobs, Secretary; and Dwight Eisenhower. There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Jesse Walck, seconded by Ginny Compton and unanimously passed, the Minutes of the January 19, 2021 regular monthly meeting were approved as mailed.

SUBDIVISION REVIEW:

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **Hickory Run State Park Latrine Improvements Project Land Development Plan (PA Dept. of General Services – Owner/Developer) – Kidder Township (Preliminary) {3,727}**

Laura Gill, PE of Meliora Design, Engineer for the aforementioned project, joined the meeting to aid in the review of this plan submission.

RECOMMENDATION: **Preliminary Conditional Plan Approval.**

MOTION: D. Demara.

SECOND: T. Berger.

VOTE: Unanimous.

- 2) **Terry W. & Leah J. Baird Lot Line Revision – Penn Forest Township (Final) {3,728}**

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: B. Miller.

SECOND: J. Walck.

VOTE: Unanimous.

- 3) **Mtn. Laurel Resort and Spa – Model Cottages Land Development Plan** (Mtn. Laurel Resort Holdings, LLC – Owner) – Kidder Township (Preliminary/Final) {3,729}

Philip Malitsch, PE of Hanover Engineering, Engineer for Mtn. Laurel Resort Holdings, LLC, joined the meeting to aid in the review of this plan submission.

The CCPC's review of this plan submission found several areas of non-compliance with the requirements of the Kidder Township Land Development Ordinances that precludes any recommendation for approval of this land development plan at this time as submitted for review. Review comments are being provided by the CCPC for discussion between Kidder Township and the Engineer responsible for this project, with the provision that all CCPC comments are addressed and adequately mitigated before plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan and CCPC official comments forwarded accordingly.

TECHNCIAL DOCUMENTATION REVIEWS:

- 1) **PENN FOREST TOWNSHIP:** Proposed Amendments to Penn Forest Township Zoning Ordinance – Short-Term Rental.

The proposed Zoning Amendments concerning Short-Term Rental were reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended). Mr. Meixell's prepared response indicated that the amendments as proposed are consistent with current land use practices and, therefore, Approval/Adoption is recommended. As is customary, his response also pointed out that Section 609 of the PA MPC specifies what procedures must be followed for adoption of the Zoning Ordinance Amendments. In addition as required, Penn Forest Township was requested to forward an official copy of the amended Zoning Ordinance to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed documents.

On motion by Ginny Compton, seconded by Timm Berger and unanimously passed Mr. Meixell's prepared response recommending approval/adoption of the proposed amendments to the Penn Forest Township Zoning Ordinance – Short-Term Rental is to be forwarded appropriately.

- 2) **PA DEP** (Department of Environmental Protection) **Intergovernmental Review – January 2021:**
 - 2020 Multipurpose Grant – \$242,849.00

Response conveying support of the aforementioned grant application for consideration & funding by the U.S. Environmental Protection Agency was prepared.

