

CARBON COUNTY PLANNING COMMISSION

April 20, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, April 20, 2021 at 2:00 p.m. in the Jim Thorpe Area School District Administration Office Building, 410 Center Avenue, Jim Thorpe, PA.

The following Board Members were present: Fred Bresswein, Chairman; Timm Berger; Dwight Eisenhower; 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; Bob Miller; Jesse Walck; and Ginny Compton.

There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Dwight Eisenhower, seconded by Dennis Demara and unanimously passed, the Minutes of the March 16, 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) **Rocky Ridge Estates Re-subdivision Lot 9 – No. 2 Minor Subdivision** (Carl R. & Constance V. Bieling – Owners/David L. Bieling – Subdivider) – Towamensing Township (Final) {3,736}

RECOMMENDATION: **Conditional Plan Rejection.**

MOTION: D. Demara.

SECOND: T. Berger.

VOTE: Unanimous.

- 2) **Guest House at Blue Mountain Resort Land Development Plan** (Blue Mountain Park, LP – Owner/Barbara Green – Developer) – Lower Towamensing Township (Preliminary/Final) {3,737}

Because of a conflict of interest, Timm Berger recused himself from making any comment or voting on this submission.

The CCPC's review of this plan submission found several areas of non-compliance with the requirements of the Lower Towamensing Township Land Development Ordinances that precludes any

recommendation for approval of this land development at this time as submitted for review. Review comments are being provided by the CCPC for discussion between Lower Towamensing Township and the Engineer responsible for this project, with the provision that all CCPC comments are addressed and adequately mitigated before plan approval.

RECOMMENDATION: **Forward the CCPC review comments accordingly.**

MOTION: D. Eisenhower.

SECOND: D. Demara

VOTE: Unanimous.

- 3) **James J. Mannix – Owner – Lot Line Revision – Towamensing Trails, Section 4, New Lot 2215-A** – Penn Forest Township (Final) {3,738}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: D. Demara.

SECOND: T. Berger.

VOTE: Unanimous.

- 4) **Penn Forest Township Transfer Station Minor Subdivision/Lot Line Revision** (Penn Forest Township – Owner/Developer) (Haines & Kibblehouse, Inc. – Owner) – Penn Forest Township (Preliminary/Final) {3,739}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: D. Demara.

SECOND: T. Berger

VOTE: Unanimous.

- 5) **Split Rock Section “H” – Phase 3A Minor Subdivision** (Split Rock Country Club, Inc. – Owner/Developer) – Kidder Township (Final) {3,740}

RECOMMENDATION: **Plan Approval.**

MOTION: T. Berger.

SECOND: D. Eisenhower.

VOTE: Unanimous.

- 6) **Trevor H. & Carol Miller Minor Subdivision** – Mahoning Township (Preliminary/Final) {3,741}

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.

SECOND: T. Berger.

VOTE: Unanimous.

7) **James & Elizabeth McCluskey – Owners – Lot Line Revision – Towamensing Trails, Section 5, New Lot 473-A – Penn Forest Township (Final) {3,742}**

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: D. Eisenhower.

SECOND: D. Demara.

VOTE: Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

- 1) **LOWER TOWAMENSING TOWNSHIP:** Proposed Amendments to Lower Towamensing Township Zoning Ordinance – Short-Term Rentals
- 2) **LOWER TOWAMENSING TOWNSHIP:** Proposed “Short-Term Rental Ordinance of Lower Towamensing Township”.

The proposed Short-Term Rental Ordinance and the proposed Zoning Amendments concerning Short-Term Rentals 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 Short-Term Ordinance/Zoning Ordinance Amendments as proposed are consistent with current land use practices and, therefore, Approval/Adoption is recommended for both.

His comments also indicated that the need is recognized for an ordinance to address complaints to the Township regarding excessive noise, parking, litter and concerns regarding security and public safety from the transitory occupants of the short-term rental units within the Lower Towamensing Township. The provisions of the ordinance as proposed will hopefully remove the above impacts to residential areas within the Township and the burden on community services.

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 Ordinance/Zoning Ordinance Amendments. In addition as required, Lower Towamensing Township was requested to forward an official signed copy of both the Short-Term Rental Ordinance and Zoning Ordinance Amendments 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.

- 3) **PALMERTON BOROUGH:** Proposed Amendments to Palmerton Borough Zoning Ordinance.

Mr. Meixell presented his prepared comments which indicated that the proposed Amendments were reviewed in accordance with the PA Municipalities Planning Code (PA MPC - Act 247 of 1968 as reenacted and amended) and found to be consistent with current land use practices as proposed. Therefore, Approval/Adoption is recommended. The changes are:

- (a) Article 4 Additional Requirements For Specific Principal And Accessory Uses) – Section 402.A.38: Added “38. Trucking Company Terminal and/or Warehouse”;
- (b) Amended Article 7 (Signs) Section 703 – Miscellaneous Signs Not Requiring Permits: Removed regulations in chart for Political Signs
- (c) Amended Article 7 (Signs) Section 704.A Table: Edit Table by removing “for permitted principal non-residential uses” and adding “No new signs in the R-1 and R-2 district shall be internally illuminated”.

As is customary, his response also pointed out that Section 609 of the PA MPC specifies what procedures must be followed for adoption of Zoning Ordinance Amendments. In addition as required, Palmerton Borough was requested to forward an official signed copy of the Zoning Ordinance Amendments to the Carbon County Office of Planning & Development within 30 days after adoption/enactment for record purposes. The Borough was also thanked for providing the CCPC with the opportunity to review and comment on the proposed documents. A brief discussion ensued.

- 4) **PA DEP (Department of Environmental Protection) Intergovernmental Review – March 2021:**
 - 2021 State Energy Program Formula – \$2,081,280.00

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

- 5) **PA DEP Public Water Supply Permit Application CEI # 021-0029-002** – Summit Hill Water Authority – Water Storage Tank Recoating, Summit Hill Borough, Carbon County

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive Plan.

- 6) **PA DEP SFPM (Sewage Facilities Planning Module)** – Scott H. Neeb and Bruce R. Jr. & Audrey M. Rehrig Major Subdivision/Land Consolidation – Mahoning Township {3,726}

The required Component 4B – County Planning Agency Review was completed.

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately.

CORRESPONDENCE:

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

ADJOURNMENT:

There being no further business, on motion of Dennis Demara, seconded by Timm Berger and unanimously passed, the meeting adjourned at 2:34 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary