

CARBON COUNTY PLANNING COMMISSION

July 20, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, July 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; George Karas, Vice Chairman; Dwight Eisenhower; and Dennis Demara. Also in attendance were: Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary.

The following Board Members were absent: Frank Jacobs, Secretary; Bob Miller; Jesse Walck; Ginny Compton; and Timm Berger. Also absent was David Bodnar, Planning & Development Director.

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 June 15, 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) **Jake Arner Farms 1, LLC Land Development Plan – Rustic Camping Plan (Jake Arner Farms, LLC) – Jim Thorpe Borough (Preliminary/Final) {3,762}**

Jake & Pam Arner of Jake Arner Farms 1, LLC attended the meeting to aid in the review of this land development submission.

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.

SECOND: D. Eisenhower.

VOTE: Unanimous.

- 2) **Anthony & Connie Rehrig Lot Line Revision – Towamensing Township (Final) {3,756}**

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: G. Karas.

SECOND: D. Demara.

VOTE: Unanimous.

- 3) **Round Pond Boat Storage Land Development Plan (Blue Ridge Real Estate Company – Owner/Developer) – Kidder Township (Preliminary/Final) {3,757}**

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: G. Karas.
SECOND: D. Eisenhower.
VOTE: Unanimous.

- 4) **Joanne M. Klitsch Minor Subdivision/Lot Line Revision – Jim Thorpe Borough (Final) {3,758}**

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.
SECOND: D. Eisenhower.
VOTE: Unanimous.

- 5) **Carbon County Lion/Lioness Fair Association, Inc. Minor Subdivision – Lower Towamensing Township (Preliminary/Final) {3,759}**

RECOMMENDATION: **Plan Approval.**

MOTION: D. Eisenhower.
SECOND: G. Karas.
VOTE: Unanimous.

- 6) **255 Bankway Street Minor Subdivision/Lot Line Revision (W&W Holdings & Leighton Borough Water Authority – Owners) – Leighton Borough (Preliminary/Final) {3,760}**

RECOMMENDATION: **Plan Approval.**

MOTION: D. Demara.
SECOND: G. Karas.
VOTE: Unanimous.

- 7) **Golden Oaks Village Rephasing Land Development Plan (Golden Oaks Village Property Owners Association – Owner/Tuskes Homes – Developer) – Kidder Township (Preliminary/Final) {3,761}**

The CCPC's review of this plan submission believes several major areas of non-compliance with the requirements of the Kidder Township Land Development Ordinances were found that precludes any recommendation for approval of this rephasing land plan by the CCPC at this time as submitted for review. In addition, land development permits that were approved for the original Golden Oaks Village, Inc. have expired due to time limitations and will be required to be obtained for the project to move forward. Comments are

being provided by the CCPC for discussion between the Applicant and Kidder Township Supervisors with the provision that all CCPC comments must be addressed and adequately mitigated before final plan approval.

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

MOTION: D. Eisenhower.

SECOND: D. Demara.

VOTE: Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS:

1) **PACKER TOWNSHIP:** Proposed Zoning Ordinance Map Amendment (James Grega)

The proposed Zoning Ordinance Map Amendment request from James Grega to change the zoning designation of Parcel ID 112-45-A43 from R-1 (Single Family Residential) to I-1 (Light Industrial) was 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 proposed Zoning Map Amendment as proposed is contiguous to the existing I-1 (Light Industrial) zoned property of Leo L. Jr. and Daniel Humenick, and the proposed expansion of the Zoning District is consistent with current land use practices and guidelines.

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 revised Zoning Map. In addition as required, Packer Township was requested to forward one copy of the revised Packer Township Zoning Map 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 document.

On motion by Dennis Demara, seconded by George Karas and unanimously passed Mr. Meixell's prepared response is to be forwarded appropriately.

2) **PA DEP (Department of Environmental Protection) Intergovernmental Review – June 2021:**

- 2021 National Dam Safety Program – \$122,181.00
- 2022 Wetland Program Development Grant – \$500,000.00

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

3) **PA DEP Intergovernmental Review – July 2021:**

- 2022 Administrative and Enforcement Grant – \$13,989,230.00

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

- 4) **PA DCED** (Department of Community & Economic Development) **MTF** (Multimodal Transportation Fund) **Grant Application Support Letter** – Borough of Lehighon – Lehighon Waterfront Pedestrian Safety & Traffic Calming Improvements Phase II, Lehighon Borough

A response was prepared. indicating that, after a comprehensive planning review was performed, the aforementioned proposed project was found to be consistent with the goals outlined in the Central Carbon County Park, Recreation, Greenway and Open Space Plan, as well as conforming to the goals and objectives of the Carbon County Comprehensive & Greenway Plan. Accordingly, Lehighon Borough is supported in their efforts to improve pedestrian safety in the Lehighon Borough Upper & Lower Park Areas, Lehighon Borough Downtown Business District and the Waterfront District. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

- 5) **PA CFA** (Commonwealth Financing Authority) **Multi-Modal Grant Application Support Letter** – Borough of Jim Thorpe – Downtown Improvements/Traffic Calming for Vehicles & Pedestrians, Jim Thorpe Borough

A response was prepared. indicating that, after a comprehensive planning review was performed, the aforementioned proposed project was found to be consistent with the goals and objectives of the Carbon County Comprehensive & Greenway Plan. Accordingly, Jim Thorpe Borough is supported in their efforts to improve pedestrian accessibility and safety throughout the Borough of Jim Thorpe. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

- 6) **PA DEP E&S** (Erosion & Sedimentation) **Permit/NPDES** (National Pollutant Discharge Elimination System) **Permit** – Bluecup Ventures Hazleton, LLC – Two Warehouse Buildings with associated improvements – Kidder Township {3,755}

The “County Notification of Planned Land Development for Chapter 102 Permits” was completed and returned in the required time frame.

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 George Karas, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:53 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary