

# CARBON COUNTY PLANNING COMMISSION

September 21, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, September 21, 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: George Karas, Vice Chairman; Frank Jacobs, Secretary; Bob Miller; 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: Fred Bresswein, Chairman; Jesse Walck; and Ginny Compton.

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

## **MINUTES:**

On motion of Frank Jacobs, seconded by Timm Berger and unanimously passed, the Minutes of the August 17, 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) **KEI/Panther Creek Minor Subdivision (Kovatch Enterprises, Inc. – Owner/ Panther Creek Power – Developer) – Nesquehoning Borough (Final) {3,775}**

David Hawk, Plant Manager and Matthew Cochran, Asset Manager both of Panther Creek Power Operating LLC, as well as William J. Parulis, PE, PLS of WJP Engineers, Engineer for this proposed subdivision attended the meeting to aid in the review of this submission.

<u>RECOMMENDATION:</u>	<b>Plan Approval.</b>
<u>MOTION:</u>	D. Demara.
<u>SECOND:</u>	D. Eisenhower
<u>VOTE:</u>	Unanimous.

- 2) **Edward & Regina Kanick Minor Subdivision** – Jim Thorpe Borough  
(Preliminary/Final) {3,774}

The CCPC’s review of this plan submission found several areas of non-compliance with the requirements of the Jim Thorpe Borough Land Development Ordinance and Zoning Ordinance which precludes any recommendation for approval of this Subdivision Plan by the CCPC at this time as submitted for review. It was pointed out that land development requirements within the Mauch Chunk Creek watershed and the potential for the contamination of the Mauch Chunk Creek and possibly the Borough water supply tap for the west side of the Borough is a Borough issue and should be considered carefully. Comments are being provided by the CCPC for discussion to Jim Thorpe Borough and the Engineer responsible for this project with the provision that all noted comments must be addressed and adequately mitigated by the Borough of Jim Thorpe before plan approval.

- 3) **Daniel L. & Ann L. Shoenberger & Philip E. & Debra M. and Marc Edward Cinamella Minor Subdivision/Lot Line Revision** – Franklin Township (Final) {3,776}

RECOMMENDATION:           **Conditional Plan Approval.**

MOTION:                    B. Miller.  
SECOND:                    F. Jacobs.  
VOTE:                        Unanimous.

- 4) **Tarone E. Blocker Minor Subdivision (Tarone E. Blocker – Owner/ Joseph Marks – Developer)** – Mahoning Township (Preliminary/Final) {3,777}

RECOMMENDATION:       **Conditional Plan Rejection.**

MOTION:                    D. Eisenhower,  
SECOND:                    B. Miller.  
VOTE:                        Unanimous.

**TECHNCIAL DOCUMENTATION REVIEWS :**

- 1) **SUMMIT HILL BOROUGH: Codification/Zoning Ordinance Amendments.**

The proposed codification and revisions/updates to the Summit Hill Borough Zoning Ordinance 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 aforementioned is 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 Summit Hill Borough Zoning Ordinance. As required, Summit Hill Borough was requested to forward one official copy of the Zoning Ordinance 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 document.

On motion by Frank Jacobs, seconded Timm Berger and unanimously passed Mr. Meixell's prepared response is to be forwarded appropriately.

2) **JIM THORPE BOROUGH: Zoning Ordinance Amendments.**

The proposed revisions/updates to the Jim Thorpe Borough Zoning Ordinance 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 proposed amendments to the existing Zoning Ordinance 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 amended Jim Thorpe Borough Zoning Ordinance. As required, the Borough was requested to forward one 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 Borough was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document.

On motion by Dwight Eisenhower, seconded Timm Berger and unanimously passed Mr. Meixell's prepared response is to be forwarded appropriately.

3) **PA DCED (Department of Community & Economic Development) CFA (Commonwealth Financing Authority) LSA (Local Share Account) Grant Application Support Letters:**

➤ Beaver Meadows Borough – Beaver Meadows Memorial Park Renovations

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

➤ Leighton Borough – Park Cameras (video surveillance system) in Downtown (Upper & Lower Parks) Leighton

A response was prepared. indicating that, after a comprehensive planning review, the aforementioned proposed project was found to be consistent with 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, Leighton Borough is supported in their efforts to maintain the Leighton Borough Upper and Lower Park areas. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

- Nesquehoning Borough – Earl Johnson Memorial Park Development

A response was prepared, indicating that, after a comprehensive planning review, the aforementioned proposed project was found to be consistent with the goals and objectives of the Carbon County Comprehensive & Greenway Plan. Accordingly, Nesquehoning Borough is supported in their efforts to upgrade and/or replace public safety equipment for the continued protection of the health, welfare and safety of the residents of Carbon County. The Borough was also thanked for providing the opportunity to review and comment on this proposed project.

4) **PA DEP (Department of Environmental Protection) Permits:**

- Bureau of Mine Reclamation AD-1241 Quakake Access Road 2, Packer Township
- Richard Henry Construction, S.R. 940 Warehouse Project, Kidder Township {3,732}

No responses warranted for either of the aforementioned Permit Applications.

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

At this point in the meeting, David Bodnar presented three support letters to the CCPC Board:

- 5) **PA DCED (Department of Community & Economic Development) CFA (Commonwealth Financing Authority) LSA (Local Share Account) Grant Application Support Letters**
- Nesquehoning Borough – Nesquehoning VFW Post Events & Memorial Grounds Project
  - Jim Thorpe Borough – Jim Thorpe Community Center/Meeting Facility Project
  - Bowmanstown Volunteer Fire Company/Bowmanstown Borough - Fire Station, Social Hall, & Borough Hall

He explained to those present that a comprehensive planning review of the three aforementioned projects was performed and all three projects as proposed are in conformance with the goals and objectives identified in the Carbon County Comprehensive Plan & Greenway Plan. Consequently, all three proposed projects are supported in their efforts. The Boroughs were also thanked for providing the opportunity to review and comment on the proposed projects.

**NEW BUSINESS:**

1) **NOMINATIONS FOR CARBON COUNTY CONSERVATION DISTRICT:  
Farmer Director & Public Director.**

The CCPC Board Members were given a copy of the Carbon County Commissioners' request for Carbon County Conservation District Board of Directors nominations. Because of term expiration, nominees are being requested for a Farmer Director as well as a Public Director.

After discussion, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, Scott Mosier was recommended for reappointment as a Farmer Director and Merle B. Hunsicker for reappointment as a Public Director since both are interested in being reappointed. There were no additional nominees and, accordingly, Ms. Reigel was directed to notify the Carbon County Commissioners of the same.

**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 Frank Jacobs and unanimously passed, the meeting adjourned at 2:38 p.m.

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/S/ Frank Jacobs  
Frank Jacobs, Secretary