

# CARBON COUNTY PLANNING COMMISSION

December 21, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, December 21, 2021 at 2:00 p.m. in the Carbon County Emergency Services Building, Emergency Operations Center, 1264 Emergency Lane, Nesquehoning, PA.

The following Board Members were present: Fred Bresswein, Chairman; Frank Jacobs, Secretary; Bob Miller; and Dwight Eisenhower. Also in attendance were: 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; Jesse Walck; Ginny Compton; Timm Berger; and Dennis Demara. Also absent was David Bodnar, Planning & Development Director

There being a quorum present Chairman Bresswein called the meeting to order at 2:05 p.m.

## **MINUTES:**

On motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the Minutes of the November 16, 2021 regular monthly meeting were approved as mailed.

At this point in the meeting Fred Bresswein read Ginny Compton's resignation due to health issues. On motion of Bob Miller, seconded by Dwight Eisenhower and unanimously passed her resignation effective at the end of her term on December 31, 2021 was accepted by the Carbon County Planning Commission.

## **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) **Hazleton Beltway Center Lot Line Revision (Pagnotti Enterprises – Owner/Bluecup Ventures Hazleton – Developer) – Banks Township (Preliminary/Final) {3,755}**

RECOMMENDATION:           **Plan Approval.**

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

- 2) **Robert & Maureen Gormley Lot Line Revision – Towamensing Trails, Section III, Lots 1441 & 1442 – Penn Forest Township (Final) {3,789}**

RECOMMENDATION:        **Conditional Plan Approval.**

MOTION:                    D. Eisenhower.

SECOND:                    F. Jacobs.

VOTE:                        Unanimous.

- 3) **Thomas & Ruth Ann Naphys Lot Line Revision – Towamensing Trails, Section I, Lots 83, 84 & 85 – Penn Forest Township (Final) {3,790}**

RECOMMENDATION:        **Conditional Plan Approval.**

MOTION:                    F. Jacobs.

SECOND:                    B. Miller.

VOTE:                        Unanimous.

- 4) **Lands of Robert Pittel Minor Subdivision – Lot 8 (Robert Pittel – Owner) – Lausanne Township (Final) {3,791}**

RECOMMENDATION:        **Conditional Plan Approval.**

MOTION:                    D. Eisenhower.

SECOND:                    B. Miller.

VOTE:                        Unanimous.

- 5) **Mountain Laurel Resort and Spa Minor Subdivision (Mountain Laurel Resorts Holdings, LLC – Owner) – Kidder Township (Final) {3,792}**

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

**TECHNCIAL DOCUMENTATION REVIEWS :**

- 1) **LEHIGHTON BOROUGH:** Proposed Zoning Ordinance (Draft) August 2021.

The proposed draft of the Lehighton Borough Zoning Ordinance, August 2021 with revised Zoning Map was reviewed in accordance with the PA Municipalities Planning Code (PA MPC – Act 247 of 1968 as reenacted and amended).

Mr. Meixell presented his prepared response which indicated that the draft Lehighon Borough Zoning Ordinance and revised Zoning Map as proposed were found to be consistent with current land use practices and State and Local regulations 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 and Zoning Map. As required, Lehighon Borough is requested to forward an official signed copy of the Zoning Ordinance and Zoning Map within 30 days of adoption/enactment to the County Office of Planning & Development for record purposes. The Borough was also thanked for providing the CCPC with the opportunity to review and comment on the proposed documents.

After a brief discussion, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the aforementioned prepared comments were approved and are to be forwarded appropriately.

2) **JIM THORPE BOROUGH:** Proposed Ordinance Amending the Zoning Ordinance of the Borough of Jim Thorpe (Medical Marijuana).

The proposed amendment to the Jim Thorpe Borough Zoning Ordinance 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 amendment to the existing Zoning Ordinance to establish and regulate medical marijuana facilities in Jim Thorpe Borough is unique and consistent with the PA Medical Marijuana Act (PA Act of 2016). 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 Amendment. As required, the Borough is requested to forward one officially signed and dated copy of the Ordinance amendment 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.

3) **BANKS TOWNSHIP:** Rezoning Application (Bluecup Ventures, LLC) #3,755

The Zoning Map Amendment proposal was reviewed per the requirements of the Pennsylvania Municipalities Planning Code (PA MPC – Act 247 of 1968 as reenacted and amended) and were found to be contiguous to the existing M-1 (Mining) zoned property owned by Freya Land Company ETAL located in Hazle Township, Luzerne County. In addition, the proposed revision from R-2 (Medium Density Residential) to M-1 (Industrial) of the Zoning District is consistent with current land use of the surrounding properties.

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. As required, after enactment the

Township is requested to forward one copy of the revised Banks Township Zoning Map to the Carbon County Office of Planning & Development for record purposes. The Township was also thanked for providing the CCPC with the opportunity to review and comment on the proposed document.

- 4) **PA DEP** (Department of Environmental Protection) **CHAPTER 102 Permits:**
- Commonwealth of PA Department of General Services – Hickory Run State Park Latrine Improvements Project – Kidder Township {#3,727}
  - Cynthia T. Sherry – Development of Lots – Mahoning Township {#3,726}
  - St. Luke’s University Health Network – Carbon Campus Medical Office Building, Franklin Township {#3,788}

The necessary forms were completed and returned in the required time frame.

- 5) **PA DEP SFPM** (Sewage Facilities Planning Module) – Renewal Permit – Drue E. & Jan E. Haydt – Mahoning Township {#3,751}

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.

At this point in the meeting there was a brief discussion on possible future CCPC meeting locations.

#### **ADJOURNMENT:**

There being no further business, on motion of Frank Jacobs, seconded by Bob Miller and unanimously passed, the meeting adjourned at 2:45 p.m.

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/S/ Frank Jacobs  
Frank Jacobs, Secretary