

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION
REORGANIZATIONAL AND REGULAR BUSINESS MEETING
JANUARY 16, 2018

The Reorganizational and Regular Business Meeting of the Tobyhanna Township Planning Commission was held on January 16, 2018, at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present were Mark Sincavage, Patricia Rinehimer, Anne Lamberton, Brendon Carroll, Robert (Bob) McHale, and temporary Solicitor Stephen Kramer from Grim, Biehn & Thatcher. Michelle Bisbing and Solicitor Jonathan Reiss were absent.

1. Interim Chair Mark Sincavage called the meeting to order at 5:30PM.
2. Anne Lamberton motions to appoint the same slate of officers that currently exists: Mark Sincavage as Chair, Michelle Bisbing as Vice Chair, and Patricia Rinehimer as Secretary; Brendon Carroll seconds. Vote: motion carries.
3. Anne Lamberton motions to accept the meeting minutes for the December 7, 2017 Regular Business Meeting, Brendon Carroll seconds. Vote: motion carries, minutes accepted.
4. Old Business
 - a. Blakeslee Overlay. Bob McHale states that this overlay without the sign portion was looked through by a number of people, and the Monroe County Planning Commission (MCPC) has it. Because the sign component was removed, former zoning officer Maureen Minnick started pulling together a separate sign ordinance specific to the Blakeslee Village Center, which is under New Business Item A. Barbara Nichols states that if the Commission motions to move the Blakeslee Village Zoning District forward, no sign permits may be issued in that area until the sign ordinance is approved. Bob McHale suggests looking at the township-wide sign ordinance first, and then approving them simultaneously.

Anne Lamberton states she is not ready to approve the sign ordinance because legally, digital signs must be allowed somewhere in the township: the Pocono Commercial Retail Entertainment District (PCRED) must be created first to allow digital signs before the overall township sign ordinance can be altered to have digital signs removed. The township-wide sign ordinance should be reviewed again because it has been changed so much.

Mark Sincavage states that the Commission needs to prioritize the order of completion for projects. Bob McHale asks if the Blakeslee Village Proposed Sign Ordinance is necessary if the township sign ordinance is adopted, because Blakeslee would be incorporated into the township sign ordinance. Brendon

Carroll states that the sign ordinance has been changed so many times. Bob McHale states that the sign regulations may be incorporated into the zoning districts. Stephen Kramer states that other municipalities have created one sign ordinance that addresses each district, rather than having sign regulations act as satellite pieces to the zoning districts. Mark Sincavage states that all of the sign ordinances and rules will be confusing; why not have a sign plan for the PCRED, and then use the sign plan for the Blakeslee Village for the entire township.

The Commission decides to focus on the creation of the PCRED with the encumbered master sign plan, and then focus on the implementation of the Blakeslee Sign Ordinance without digital, which is thus renamed the Tobyhanna Township Sign Ordinance (TTSO) so it will apply to the entire township. Mark Sincavage clarifies that the TTSO only needs to say that digital signs are allowed in the PCRED.

The Commission considers forming a round table with one member from the Commission, Board of Supervisors, and sign committee, to discuss the TTSO when the time comes for it to be redrafted. Anne Lamberton nominates Mark Sincavage to serve as representative for the Commission.

- b. Pocono Manor Petition. Barbara Nichols states that all changes the Planning Commission recommended were altered. Anne Lamberton motions to recommend the Pocono Manor Petition to the Board of Supervisors, Brendon Carroll seconds. Vote: motion carries.
- c. Cell Tower Ordinance (Research in Progress). Barbara Nichols states that research concerning the Cell Tower Ordinance is still in progress, and the Blakeslee Village District is in the packet because she is keeping the packets together.

Anne Lamberton reminds the Commission about the parapet height in the Blakeslee Village Ordinance. The MCPC had a comment about that. Bob McHale states that the original language allowed the parapet to be a percentage of the height of the building, but the Commission altered that.

Bob McHale reminds the Commission that there were concerns over definitions in the Cell Tower Ordinance, some of which were utility poles, tower-based facility, and non-tower-based facility. Dickson City Borough instituted an amendment to their existing communication ordinance, rather than doing a complete rework. They require a description of where the tower would go, reasoning why the tower is needed in a certain location, and the cell tower must be camouflaged. Reading through Dickson City Borough's amendment may prove useful.

5. New Business

- a. Blakeslee Village Proposal. Mark Sincavage states that this was already discussed in Old Business, Item A.
6. Open Discussion – none.
7. Public Comment – none.
8. Meeting adjourned at 5:52PM.

Minutes recorded by Julia Heilakka