

RECEIVED  
FEB - 5 2018  
BY: .....

CC: John J.  
Autumn  
Julia  
Barbara  
Bob  
BOS  
PC  
J. Reiss

## MONROE COUNTY PLANNING COMMISSION

January 30, 2018

John J. Jablowski, Jr., Township Manager  
Tobyhanna Township  
105 Government Center Way  
Pocono Pines, PA 18350

ADMINISTRATIVE CENTER  
1 Quaker Plaza, Room 106  
Stroudsburg, PA 18360-2169  
Phone: 570-517-3100  
Fax: 570-517-3858  
mcp@monroecountypa.gov  
www.monroecountypa.gov

Re: Planned Commercial Retail Entertainment Dining District  
Zoning and Zoning Map Amendments  
Tobyhanna Township  
MCPC Review #2-18

Mr. Jablowski:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find his comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on February 13, 2018 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

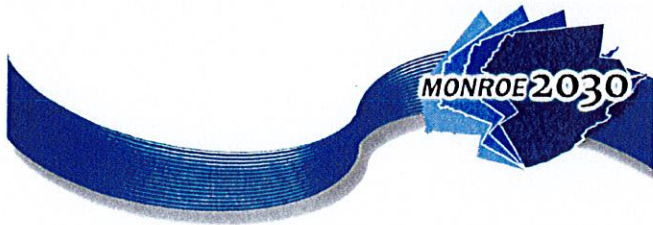
If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz  
Director

CMF/ek  
Anne Lamberton, Township Supervisor



## MONROE COUNTY PLANNING COMMISSION

---

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner 

DATE: January 30, 2018

SUBJECT: Planned Commercial Retail Entertainment Dining District  
Zoning and Zoning Map Amendments  
Tobyhanna Township  
MCPC Review #2-18

ADMINISTRATIVE CENTER  
1 Quaker Plaza, Room 106  
Stroudsburg, PA 18360-2169  
Phone: 570-517-3100  
Fax: 570-517-3858  
mcpc@monroecountypa.gov  
www.monroecountypa.gov

The Township of Tobyhanna is proposing amendments to its zoning ordinance and map regarding the creation of a Planned Commercial Retail Entertainment Dining (PCRED) District. Specifically, the amendments would establish the district as two separate zones located to the south of SR 940 and east of Interstate 380, comprised of 173 acres and 193 acres, respectively. The amendments include several definitions related to the new zoning district, associated regulations, master signage and parking plan requirements, schedule of uses permitted, and various other standards. The area to be rezoned is currently within a Commercial zoning district.

The above mentioned ordinance amendments have been reviewed on the basis of generally accepted planning principles and the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended. The following comments are offered:

1. The proposed zoning ordinance and map amendments are generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. It should be noted that there are substantial differences for lot and building standards between the existing Commercial district and the proposed PCRED district, as well as the land uses permitted. Maximum building height, for example, is 38 feet in the Commercial district, while buildings may be permitted up to 100 feet in the PCRED district. While minimum building setbacks are required for all lots in the Commercial district, there are no such setbacks to be required for internal lots in a PCRED development.

Additional land uses beyond those permitted by right in a Commercial district such as amusement parks, campground/RV camping, and museums would also be allowed. A number of land uses considered as conditional use or special exception would be permitted by right in the PCRED district. This includes truck terminals, vehicle service stations, flea markets, and indoor/outdoor recreation. Due to the significant differences between the existing and proposed districts, the Township is advised to discuss the appropriateness of such land use changes.

3. The schedule of permitted uses for the PCRED development includes numerous intensive land uses that may create significant impact to the surround area, particularly in regard to traffic generation. It should be noted that these uses would be permitted by right under the proposed amendments, however the Township should consider requiring conditional use approval and additional standards for the most intensive land uses to be permitted through PCRED development. Permitting such uses by right may be considered overly permissive. The Township is encouraged to discuss these uses and their potential impacts.
4. The Township is encouraged to examine the proposed uses to be allowed through PCRED development and ensure that such uses are compatible and consistent with the existing and desired nature and local character of the Township.
5. It should be noted that the proposed zoning map amendment would result in a small isolated Commercial district located between the interstate and off-ramp to the north of the proposed PCRED zoning districts. While the area would likely be undevelopable, such small isolated districts are generally discouraged.
6. It should be noted that the northernmost proposed PCRED zone is located within the Kalahari Tax Increment Finance (TIF) District. It is unknown if this TIF district may be utilized for future development or if PCRED development would not be able to take advantage of tax financing benefits. This should be discussed.
7. While a master signage plan is required for PCRED development, there are no specifics provided in regard to the maximum number of signs to be permitted. Instead the Board of Supervisors would determine what is permitted on a case by case basis. This may appear to be an arbitrary standard subject to challenge, and the Township is encouraged to discuss this with their solicitor.
8. While the number of off-premises signs permitted through PCRED development are to be determined by the Board of Supervisors in order to provide some discretion and flexibility in master signage plan approval, reference is made to standards outlined in "Southlands Design Criteria." These standards were not included with the submitted materials, and therefore recommendations concerning them cannot be made at this time. The Township should carefully consider if such standards are appropriate and acceptable.
9. While parking standards are provided by the proposed amendments, it is recommended that parking requirements be based on the latest Institute of Traffic Engineers' Parking Generation Manual. This standard is in place for a number of municipalities within the county, and estimates contained within are based on studies and data from real-world analysis.
10. Proposed lot and building standards for PCRED developments would permit structures up to 100' in height and a maximum impervious coverage of 75%. The Township should discuss whether this may be excessive.



11. PCRED Developments will require a pre-submission conference with the Board of Supervisors to determine potential impacts. This is to be encouraged to achieve such a goal, as it may identify any issues that could arise before engineering and related costs are incurred as well as streamlining the development process.
12. PCRED will be permitted to allow 'Changeable Electronic Variable Message' (CEVM) signs, and a definition is provided within the proposed amendments. It is unclear if such signage may permit animation, which is strongly discouraged as it may distract driver, particularly those on Interstate 380. This should be discussed.
13. Proposed §155-16.1.H.(2) contains a notation error. The reference to §155-16.1.G.(1).(c) should be corrected to refer to §155-16.1.H.(1).(c).
14. Proposed §155-16.1.H.(1).(c) states that PCRED development would only be permitted within 1 mile of an interstate highway interchange. This would include nearly the entirety of the proposed PCRED zoning district, except for a small area in the southernmost portion of the district. Such a standard therefore seems unnecessary.
15. According to the Coolbaugh, Tobyhanna, Tunkhannock Township, and Mount Pocono Borough Regional Comprehensive Plan, June 2005, the northern area to be rezoned is located in a 'General Commercial' zone within a Designated Growth Area and the southern area to be rezoned is located in a 'Rural' zone, as indicated by the future land use map. The proposed uses permitted within the proposed PCRED zone are generally consistent with the provisions for 'General Commercial' zone, however, they are not consistent with the goals and intents of the 'Rural' zone.
16. The proposed project is generally consistent with the Monroe 2030 County Comprehensive Plan, January 2015, with respect to promoting tourism and related businesses within the county.
17. The Township should ensure that all affected property owners are properly notified of the proposed zoning map change and that procedure as outlined in the Pennsylvania Municipalities Planning Code is complied with.
18. If any revisions are made to the proposed ordinance amendments, they must be resubmitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
19. The Staff has reviewed the proposed zoning and subdivision and land development ordinance amendments and recommends that adoption be contingent upon the above noted comments being satisfactorily addressed.

Page Four  
Planned Commercial Retail Entertainment Dining District  
Zoning and Zoning Map Amendments  
Tobyhanna Township  
MCPC Review #2-18

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.