

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
OCTOBER 7, 2021

The October 2021 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on October 7, 2021, via the platform GoToMeeting as well as in person at the Government Center Building due to the COVID-19 pandemic.

Present are Marlin “Sam” Keiper, Rachel Schickling, Edwin Miller. Also present are Zoning Officer, Abbey Spector, and Township Engineer, Bob McHale. Michelle Bisbing, Alfred Kerrick and Solicitor, Harry Coleman were not present.

1. Sam Keiper calls the meeting to order at 6:00PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Public comment on agenda items: None
4. Minutes
 - a. Consider the Minutes of the August 23, 2021, Planning Commission Work Session Meeting: Ms. Schickling motions to approve the minutes. Mr. Miller seconds. Vote carries 3-0.
 - b. Consider the Minutes of the September 2, 2021, Planning Commission Regular Business Meeting: Ms. Schickling motions to approve the minutes. Mr. Miller seconds. Vote carries 3-0.
5. Old Business
 - a. Active Applications
 - i. No update for Dunne Manning at this time.
 - b. Review of Subdivision and Land Development Ordinance Definitions

The Commission reviews definitions in the Subdivision Land Development Ordinance with following definitions warranting further discussion or change.

Dwelling Unit: A building, or portion thereof, providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation

- A. Dwelling Unit – Single Family: A building containing not more than one dwelling unit
- B. Dwelling Unit – Two-Family: Use SALDO definition
- C. Dwelling Unit – Multi-Family: Use SALDO definition

Earth Disturbance: Use PA Code Chapter 102 definition

Flood Hazard Area: See Title 44 Code Federal Regulations Part 59 flood, list everything else in a subsection as we did in “streets”.

Lot Width: Use SALDO definition and add “except for pre-shaped lots in which case the average distance of the front and rear setback lines shall be used.” Table adding a diagram to this definition and address it further. Sketch would go under lot definition.

Monument: Use SALDO definition and send to Jonathan Shupp for review.

Site Distance: Reference both PennDOT Design Manual (Part Two) Highway Design and roadway site distances. Address further when reviewing the ordinance.

Site Alterations – Activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of a site.

Street: Autumn Canfield suggests reviewing provisions prior to changing street definitions. Bob McHale raises concern over changing the intent of the ordinance by changing the definitions.

Substantially Complete: To be revisited.

Subdivision Classification: To be revisited.

Completed review of Subdivision and Land Development Ordinance Definitions section.

6. New Business: Sam Keiper advised that we have a request from Mr. Adam Kerrick to the Supervisors regarding permitted uses in the open space zone. The Commission just received the information and between now and the next meeting will review. Item will be addressed at the next meeting. Mr. Keiper suggests Adam Kerrick attend.
7. Open Discussion: None
8. Public Comment: None

Ms. Schickling motions to adjourn, Mr. Miller seconds. Vote carries 3-0; all in favor. Meeting adjourned at 7:55 PM.

Minutes recorded by Bethanne Eisler