

TOBYHANNA TOWNSHIP PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
MAY 6, 2021

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The May 2021 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on May 6, 2021, via the platform GoToMeeting due to the COVID-19 pandemic.

Present are Michelle Bisbing, Marlin “Sam” Keiper, Rachel Schickling, and Edwin Miller. Also present are Solicitor Frank D’Amore, and Township Engineer Bob McHale. Alfred Kerrick is absent.

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 March 10, 2021 Planning Commission/ Board of Supervisors Joint Special meeting to discuss potential zoning map changes: Ms. Bisbing motions to approve the minutes. Ms. Schickling seconds. Vote carries 4-0.
  - b. Consider the Minutes of the April 1, 2021 Planning Commission Regular Business meeting: Ms. Schickling motions to approve the minutes. Ms. Bisbing seconds. Vote carries 3-0. Mr. Miller abstains due to absence.
5. Old Business
  - a. Active Plans
    - i. No update for LIVIC CIVIL, Dollar General, at this time.
    - ii. Pocono Pines Self Storage [item taken out of order] –

Mr. Brian Courtright and Mr. Scott Dobrin are present. Mr. Courtright explains there are currently four lots that are part of a subdivision that was not recorded. They have always been used as one lot. There is a community water system and an on lot septic system. The developer plans to shrink the current system to the appropriate size. Storage units are proposed.

Mr. McHale discusses a pipe under old Route 940 that is partially submerged and goes onto private property. He is working with Ms. Bue Morris regarding the stormwater.

The developer is willing to combine lots. Mr. Keiper feels this eliminates some concerns regarding building across property lines.

Mr. Courtright has questions regarding buffer strips. Rather than landscaping, would fencing be sufficient? Mr. Keiper feels the intent of the ordinance is to block visual view to the property. As long as the fence is opaque and four feet in height, Mr. Keiper does not believe it is an issue. Mr. McHale suggests discussing with the Zoning Officer as some of the items are zoning ordinance related. Mr. Keiper discusses a possible modification regarding the SALDO requirement of landscaping.

Owner states he wants the site to be aesthetically appealing. The intent is to have landscaping and fencing. Mr. McHale discusses the need to show the buffer on the plan. Mr. Keiper clarifies that applicant is looking to modify the buffer with less landscaping and inclusion of a fence. He further discusses an easement on the left side of the property where a fence is shown. The fence should not be in the easement. Mr. Courtright will provide dimensions for clarity.

Mr. Keiper discusses concern over access for emergency vehicles. Mr. McHale states that the international fire code review by Bureau Veritas is pending. The fire code official will give the appropriate requirements. Auto-turn templates will need to be provided.

Mr. Keiper discusses county comments on gross acreage. The street is a private road, not a public road so comment is irrelevant. Setbacks are still required.

Ms. Schickling questions the fencing and how it opens. Owner wants an appealing fence and will use whatever method is safest.

Mr. McHale discusses need for stacking distance in the driveway if there are trailers attached to trucks waiting at the gate for access. They cannot be backed up onto the road.

Ms. Schickling raises concern over noise and light. The owner explains there are going to be hours of operation. Mr. Keiper states the headlights will be blocked by the fence as it will be solid.

There is an office for potential meetings but it is not a situation where someone will be there at all times. Access to the bathroom from the outside is discussed and will be considered.

Ms. Bisbing asks about what type of signage will be used. Owner discusses when revised plans are submitted, signage will be addressed.

Mr. Miller motions to table. Ms. Schickling seconds. Motion carries 4-0; all in favor. Due to required timeline, a time waiver will be sought administratively.

b. Zoning Map Amendment –

Formal motion to recommend approval to the Board of Supervisors was made at the special joint meeting. Ms. Canfield explains this is the change in the final form with associated ordinance. The Commission had no questions and the general consensus is all members are still in favor. Mr. Keiper asks Ms. Canfield to reach out to Mr. Hoffman.

6. New Business

a. Jubilee Lot Line Adjustment –

Mr. William VanGilder and Mr. Kris Reiss are present. It is established they received Mr. McHale’s review and made changes accordingly. Anything that has not been addressed, will be. Non-conformance applications will be pursued. The group is working with the Zoning Officer.

Ms. Bisbing motions to approve the Jubilee Realty lot line adjustment subject to the items needed in Mr. McHale’s review letter. Mr. Miller seconds. Motion carries 4-0; All in favor.

b. Zoning Ordinance Proposed Amendment – Timeframe for permit issuance

Ordinance removes time constraint entirely and waiver of fees as there is no deemed approval of a zoning permit. Mr. Keiper states he disagrees with the amendment as written. Mr. Keiper motions to reject the ordinance. Ms. Schickling seconds. Motion carries 4-0; All in favor.

7. Open Discussion: Mr. Keiper discusses scheduling work sessions with the Planning Commission to review the Subdivision and Land Development Ordinance. The Commission agrees. Ms. Canfield will coordinate.

8. Public Comment: none

Ms. Schickling motions to adjourn, Ms. Bisbing seconds. Meeting adjourned at 6:46PM  
Motion carries 4-0; all in favor.

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Minutes recorded by Autumn Canfield