

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
JUNE 3, 2021

The June 2021 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on June 3, 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 Harry Coleman, 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 May 6, 2021 Planning Commission Regular Business meeting: Ms. Schickling motions to approve the minutes. Ms. Bisbing seconds. Vote carries 4-0.
5. Old Business
 - a. Active Plans
 - i. No update for LIVIC CIVIL, Dollar General, at this time.
 - ii. Pocono Pines Self Storage –

Brian Courtright and Scott Dorbin are present to provide an update. While the plans are still being revised, progress has been made. The group is planning to do infiltration testing for a basin. Mr. Dorbin reports that the bathrooms have been redesigned to be accessible from the outside of the building. The previous noise concern was abated with an explanation of the type of doors that are used, spring loaded, and rubber coated. Aesthetics were discussed regarding colors of the building as well as the signage.

6. New Business

- a. Subdivision Land Development Ordinance – Discussion on definitions –

As instructed by the Board of Supervisors, the Planning commission began their review of the Subdivision and Land Development Ordinance. Definitions from the letter A through the letter E of the ordinance were reviewed and where applicable, compared to other references such as the Zoning Ordinance, the Municipalities Planning Code, other

municipal ordinance (Manor Township), the 2012 unadopted amendment of the Tobyhanna Township SALDO, and certain PennDOT definitions. Through the conversation, the Commission identified definitions that should be added or changed in the Zoning Ordinance. A recommendation will be made to the Board with these items.

The Commission discussed their preferred definition with the following warranting further discussion:

Appointing Authority: Legal name of the Township needs to be verified.

Board of Supervisors: Legal name of the Township needs to be verified.

Buffer Strip: Suggestions to remove the numeric reference in current definition or use Manor Township definition.

Cartway: Mr. Coleman will provide legal definition of a cartway. Mr. McHale will review the PennDOT definition.

Clear Sight Triangle: Mr. McHale will review PennDOT definitions and provide synopsis. Our definition will need to express the intent of the ordinance.

Commission/ Planning Commission: Legal name of the Township needs to be verified.

Density: Concerns regarding Planned Residential Development were raised. The MPC has requirements regarding Planned residential Development but no definition of density. Ms. Bisbing prefers current SALDO definition. Mr. Keiper feels zoning definition is irrelevant to the PRD requirements. Mr. McHale feels we need to reference a not applicable aspect. Mr. Keiper believes this may be a place where a consistent definition amongst documents will not work. Once a PRD is approved, zoning is no longer applicable as you follow the approved PRD.

District: Legal Name of the Township needs to be verified.

Drainage Facility: Mr. McHale will review DEP definition., and Monroe County Conservation District definition.

Dwelling Unit: Needs to be compared to UCC definition. Listing of vehicle is of particular concern.

Earth Disturbance: Mr. McHale will review DEP definition.

Encroachment: Mr. McHale will review if encroachment should have a separate definition as well based on environmental aspect.

7. Open Discussion: none

8. Public Comment: none

Ms. Bisbing motions to adjourn, Mr. Miller seconds. Meeting adjourned at 7:37PM Motion carries 4-0; all in favor.

Minutes recorded by Autumn Canfield