

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
JULY 1, 2021

The July 2021 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on July 1, 2021, via the platform GoToMeeting due to the COVID-19 pandemic.

Present are Michelle Bisbing, Marlin “Sam” Keiper, Rachel Schickling, Alfred Kerrick, and Edwin Miller. Also present are Solicitor, Harry Coleman, Zoning Officer, Abbey Spector, and Township Engineer, Bob McHale.

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 June 3, 2021 Planning Commission Regular Business meeting: Ms. Schickling motions to approve the minutes. Ms. Bisbing seconds. Vote carries 5-0.
5. Old Business
 - a. Active Applications
 - i. No update for LIVIC CIVIL, Dollar General, at this time.
 - ii. No update for Pocono Pines Self Storage at this time
6. New Business
 - a. Dunne Manning SALDO Application

David Lear with Lehigh Engineering and Connor Topper from Dunne Manning are present to review the plan. David Lear explains the application is for the building of a small convenience store. The canopy with six gas pumps currently on site would remain where it currently is but shortened slightly. The entrance that is currently closest to the traffic signal at the intersection of Stillwater Dr. and SR 940 will be closed. Two entrances will remain. As the Township progresses with the safety project in the corridor, the remaining driveways will be altered accordingly. The group has been working in tandem with the Township, so their project works cohesively with the overall improvements.

The developer is currently working through septic issues related to the property and are planning a satellite location for their on-lot sand mound system through gravity to pressure lines. An easement is being sought for access.

The developer is working through lot consolidation to create a single parcel as well as pursuing applications to the zoning hearing board for appropriate items. The Township is currently pursuing a zoning map change that would affect this property positively for what the developer is planning.

Some items of Bob McHale's review letter are discussed:

Existing non-conformance for the canopy and the residence. The developer plans to speak with the zoning officer.

Elevation views and interior draft plans were given as prototypes but will be provided when finalized. There is a meeting with the vendor for lighting and plan to match the lighting with the aesthetics.

The HOP is addressed through an interim HOP where PennDOT will add conditions for financial security should the Township project not occur.

The plans have been submitted to the Monroe County Planning Commission.

An overall aerial map is acceptable. If the underground features can't be shown within 500 ft, a waiver will be needed.

Depictions for what the building look like are provided. Rough floor plans are included.

A drive through with seating inside is planned in the future. There will be stacking distance for twenty cars.

The plans need to be submitted to Bureau Veritas for International Fire Code review.

There is no wetland impact with the final grading.

Mr. Keiper suggests reviewing sections of the ordinance regarding fencing, screening, and buffers. The intent is to reduce noise and view, which can be accomplished by using a combination of the items.

The overall impervious will be less than what is currently on site today and stormwater is being handled accordingly.

The current sign is non-conforming, a new one is planned after the Township improvements are completed.

Ms. Schickling motions to table the plan subject to the applicant's satisfactory response to items listed in Bob McHale's review letter. Mr. Kerrick seconds. Vote carries 5-0.

7. Open Discussion:

Subdivision Land Development Ordinance [item taken out of order] – Discussion on definitions –

The Commission continued their previous discussion regarding their preferred definitions for inclusion in the ordinance. Of the definitions reviewed, the commission concurred on all changes discussed. There are more definitions to review. As this is an ongoing discussion, final review of all definitions is still pending.

8. Public Comment: Ms. Canfield introduces Ms. Beth Eisler who will be taking over Planning Commission administration after a transition period.

Mr. Spector discusses the potential for PVC to attract moss and reflect light. He suggests making a recommendation for more natural fencing. The belief is that the fencing is temporary in nature.

Ms. Schickling motions to adjourn, Mr. Miller seconds. Meeting adjourned at 7:37PM
Motion carries 5-0; all in favor.

Minutes recorded by Autumn Canfield