

TOBYHANNA TOWNSHIP PLANNING COMMISSION  
WORK SESSION MEETING  
JANUARY 13, 2022

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The January 2022 Work Session Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on January 13, 2022, 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, Edwin Miller, Al Kerrick, Michelle Bisbing. Also, present Zoning Officer, Lourdes Aponte, Township Engineer, Bob McHale. Rachel Schickling and Township Solicitor Harry Coleman, Esquire were absent.

1. Sam Keiper calls the meeting to order at 6:30 P.M. 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 January 6, 2022, Reorganization and Regular Business Meeting: Mr. Miller stated that on Page 1, Section 5 there is an “s” next Miller. Ms. Bisbing motions to make the edit and approve the minutes. Mr. Kerrick seconds. All in favor. Vote carries 4-0.
5. Old Business
  - a. Draft Noise Ordinance:

The ordinance was forwarded to the Planning Commission from the Board of Supervisors to look at. Ms. Bisbing asked if we ever had a noise ordinance and Ms. Canfield responded that we do and that we are amending the noise portion of the zoning ordinance. A discussion was held. Mr. Keiper stated that we can forward this to the Supervisors with a note that Mr. Coleman should check to make sure that the first paragraph of the ordinance along with paragraph “j” correlate. Mr. Keiper entertains a motion to forward to the Supervisors and their attorney correlate the first paragraph with paragraph “j.” Ms. Bisbing motions to forward the noise ordinance to the Supervisors. Mr. Kerrick seconds. All in favor. Vote carries 4-0.

- b. Review of Subdivision and Land Development Ordinance

Mr. Keiper and Mr. McHale have reviewed and met to discuss the Subdivision Land Development Ordinance. We have to go back and fine tune the definition under minor subdivision. The Commission discussed the different levels of the subdivision and land development ordinance and

plan requirements for a limited-minor subdivision, minor subdivision, and major subdivision with the intent to limit things necessary on a plan.

Discussion was held regarding the proposed limited-minor subdivision definition.

The definition of limited minor subdivision would include but not be limited to a re-subdivision, lot joinder and lot consideration with little or no new land development, no septic, no wells and not building anything at this time.

Item 1 – 3 lots instead of 5 lots

Item 2 – add “contains no more 3 new lots served by access”

Add 2(a) or Item 3 – “it would combine no more than 4 existing lots or parcels regarding the size in order to create a single parcel”

Item 3(a) Mr. Kerrick stated that he is not sure we want to put public in there unless you are going to deal with just public streets and roads and not private roads. A discussion was held.

Combine Item 3(c) & (d) to make one sentence

Add Item 3(g) – “if it meets the applicable plan requirements set forth under Article 4 of the plan requirements”

Would like to remove Item 4 Exception. Mr. Coleman was not available to give advice. A discussion was held.

Mr. McHale wanted to discuss the driveway definition and a discussion was held and this will be further discussed at the next meeting.

Discussion was held regarding the proposed minor subdivision definition.

Under Subdivision Classifications – would like to change classification to conditions

Add 2(a) combine no more than 6 existing lots or parcels regardless of the size in order to create a single parcel.

Combine 2(c) & (d)

Add 2(g) – “meets plan requirements as set forth in Article 4 of the plan requirements”

Discussion was held regarding the proposed major subdivision definition.

For a major subdivision, it would be any division of any parcel, area or land that does not qualify as a limited-minor submission or a minor subdivision and added major subdivision which shall plan requirements as set forth in Article 4 of plan requirements.

In order to move to the next phase of the process, we need to look at subdivision and then land development and subdivision and land development. A discussion was held regarding the process and any thoughts and ideas to be discussed at the next meeting.

Mr. McHale states that Articles 4&5 of the model ordinance from Lancaster County are just a reference or guide in addition to what Mr. Keiper has outlined as far as limited on the minor subdivision items. Mr. McHale also advised that he liked the sketch plan portion of the plan processing procedures. A discussion was held on the sketch plan.

Mr. Keiper stated that Sections to be reviewed by next meeting: 135.8 through 135.13 and 135.9(b). Mr. Coleman is reviewing 135.9(d), sketch plan process, minor subdivision approval time, preliminary plan submission application.

6. New Business: None

7. Open Discussion: Ms. Bisbing asked Ms. Aponte if the enforcement of the sign ordinance is under Zoning. She has seen a couple of feather signs up in the Township and believes they are not in compliance. There is one at the barber shop on Route 940 and there was one at the ice cream shop also on 940. Ms. Aponte stated that she will investigate this and address it.

8. Public Comment: None

Mr. Keiper entertained a motion for adjournment. Mr. Kerrick motions to adjourn, Mr. Miller seconds. Vote carries 4-0. Meeting adjourned at 7:37 PM.

Minutes recorded by Bethanne Eisler