

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
FEBRUARY 3, 2022

The February 2022 Regular Business Meeting of the Tobyhanna Township Planning Commission (“Commission”) was held on February 3, 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, Rachel Schickling, Edwin Miller, Al Kerrick, Michelle Bisbing. Also present Zoning Officer, Lourdes Aponte, Township Engineer, Bob McHale and Solicitor Owen Coleman, Esquire.

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. Old Business
 - a. Active Applications
 - i. Dunne Manning – no one present.

- b. Draft Noise Ordinance

Mr. Keiper states that they have looked over this ordinance and a couple of minor corrections were made. Mr. Kerrick stated that he doesn’t see any enforcement in the ordinance. There was a discussion in this regard. Mr. Keiper entertained a motion. Ms. Schickling makes a motion with the changes for approval of the new draft noise ordinance. Mr. Miller seconds. Vote carries 5-0.

- c. Draft Country Resort Ordinance

Mr. Keiper states that this had a few changes in the language and minor corrections. Mr. Keiper entertained a motion to adopt the country resort ordinance as submitted with the minor changes. Mr. Kerrick motions to adopt country resort ordinance. Ms. Bisbing seconds. Vote carries 5-0.

5. New Business:

- a. Route 940 Warehouse Sketch Plan

Andrew Miller, a representative Catalyst Commercial Development is present to discuss.

Mr. Andrew Miller advised that they submitted the sketch plan merely as a fact-finding mission and to start their due diligence process on a property to gain local knowledge. Currently, they are proposing a 100,000 square foot warehouse on a combination of three lots at Route 940 and Route 115. They will be consolidating these lots. Two lots have

substantial frontage on Route 940 with adequate truck and car parking. They are not anticipating any zoning variance relief currently. However, moving forward with the process should they require the need to go to the Zoning Hearing Board they will certainly do that. At this point, they have not done any surveys, wetland studies or traffic studies. This work will be done as they move through the process and if everything is favorable to what they hear. Mr. Andrew Miller then stated that he would entertain any questions from the Commission.

Please note that the sketch plan indicates 170,000 square foot warehouse.

Ms. Schickling asked if all three lots are commercial industrial. Mr. Andrew Miller responded that the building is within the commercial industrial line.

Ms. Schickling asked if they are going to combine all three lots. Mr. Andrew Miller responded that the two properties in the front are commercial and the one in the back is commercial industrial. They would have to look at it and see if they are able to leave the building where they propose or rezone it.

Ms. Schickling asked what makes this a warehouse rather than a truck terminal. Mr. Andrew Miller responded that this is a speculative development and they do not have a user at this time. From their prospective this would be more of a warehousing operation. It would be for single user or possibly two users. The size of the building would be used for local businesses rather than a national chain. With that amount of square footage and the number of trucks, they wouldn't consider it a terminal for storage of goods. It would be a distribution warehouse. If they had a buyer who would want to use it for manufacturing, they would look at the zoning ordinance to see if it complies. However, right now the buyers that they are in discussion with are all warehouse distribution types.

Ms. Schickling asked if they are proposing a traffic light when coming in and out onto 940. Mr. Andrew Miller responded that they are not. They are proposing to offset their driveway so that it wouldn't conflict with the shopping area across the street plus the counts wouldn't warrant it.

Ms. Schickling asked if they are proposing a left turn lane there. Mr. Andrew Miller responded that the roadway out there is wide enough to accommodate striping for a turn lane and typically PennDOT requires a turn lane. They do not have their HOP from PennDOT and will have to go through the process to get one.

Ms. Schickling asked if this is the only entrance. Mr. Andrew Miller responded that they have one entrance proposed. Mr. McHale suggested that he check the International Fire Code Site Requirements or speak Bill Burton, the building code enforcement officer about a secondary access.

Ms. Schickling asked about the height of the proposed building. Mr. Andrew Miller stated that right now they are planning on this being right under the 40-foot actual requirement. A discussion was held on this requirement.

Ms. Schickling asked about the noise and lights from the trucks. Mr. Andrew Miller stated that can look at buffering and screening. Typically, lights aren't a big issue with a facility like this because the front parking area can be lower for parking and the rear is for a single dock and those lights are minimal.

Mr. Kerrick asked if Mackes Road is part of that parcel. Mr. Andrew Miller stated that that is separate and that they have three parcels under agreement. A discussion was held.

Mr. Kerrick asked about how many vehicles/trucks are going to be in and out of there in a day. Mr. Andrew Miller responded that typically on a site with approximately forty docks in the back, they would estimate that within a twenty-four-hour period you would turn those docks twice and that would be approximately eighty trucks in and out over a twenty-four hour period.

Mr. Kerrick asked why this spot and not go into an industrial park like New Ventures Park which is approximately a mile or two miles from this site. Mr. Andrew Miller responded that if there was available land that they could get under agreement there they would build there. A discussion was held.

Ms. Bisbing stated that they would like to see a nice monument sign at the entrance, low to the ground and nicely landscaped if that is needed. Mr. Andrew Miller advised that this is done typically when they go through land development. This will be done when they have a user. It is not their desire to build a building and let it sit there and wait for a user.

Mr. Keiper stated that he has some questions. There is one residential use property in the front and when there is a residential property that borders commercial industrial it requires an additional buffer strip. A discussion was held on a buffer strip and setbacks.

Ms. Schickling asked how many acres this property is. Mr. Andrew Miller stated that the combination of all three properties is about twenty acres.

Mr. Andrew Miller stated that he appreciated all the input and looks forward to continuing to work with the planning commission.

b. Draft Chicken Ordinance

This will be put on the agenda for the next meeting due to the weather.

6. Review of Subdivision and Land Development Ordinance.

This will be put on the agenda for the next meeting due to the weather.

7. Open Discussion: None

8. Public Comment: None

Mr. Keiper entertained a motion for adjournment. Ms. Schickling motions to adjourn, Mr. Kerrick seconds. Vote carries 5-0. Meeting adjourned at 7:15 PM.

Minutes recorded by Bethanne Eisler