

TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR BUSINESS MEETING
SEPTEMBER 3, 2020

The September 2020 Regular Business Meeting of the Tobyhanna Township Planning Commission ("Commission") was held on September 3, 2020, via the platform GoToMeeting due to the COVID-19 pandemic.

Present are Mark Sincavage, Michelle Bisbing, Rachel Schickling, Patricia Rinehimer, Marlin "Sam" Keiper, Solicitor William Oetinger and Township Engineer Bob McHale.

1. Chair Mark Sincavage calls the meeting to order at 5:30PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Public comment: - none.
4. Consider minutes of June 4, 2020 Planning Commission Meeting: Sam Keiper motions to approve the minutes of June 4, 2020, Michelle Bisbing seconds. Vote: all in favor; motion carries.
5. Consider the minutes of August 6, 2020 Planning Commission Meeting: Sam Keiper states the minutes should reflect that he requested the Commission to send a letter to the Board of Supervisors to authorize the Commission to review the SALDO. Mark Sincavage directs the minutes to reflect that a discussion was had with the Commission and directed the Chairman to send a letter to the Board of Supervisors for authorization to review the SALDO. Michelle Bisbing motions to approve the minutes of August 6, 2020 conditioned on the changes, Rachel Schickling seconds. Vote: all in favor; motion carries.
6. Old Business – none.
7. New Business
 - a. Keiper Minor Subdivision Sketch Plan: Mark Sincavage states there are four waiver requests provided with the submission. Patricia Rinehimer motions to recommend approval of the proposed minor subdivision conditioned on compliance with the Township Engineer's letter, Rachel Schickling seconds. Vote: Mark Sincavage, Michelle Bisbing, Rachel Schickling, and Patricia Rinehimer in favor; Sam Keiper abstains as his brother owns the land and the new parcel will be joined with his own; motion carries.

Patricia Rinehimer motions to recommend waiving sections 135-12 D.2, 135-15 A.15, 135-17 L, 135-17 M of the SALDO, Rachel Schickling seconds. Vote: Mark Sincavage, Michelle Bisbing, Rachel Schickling, and Patricia Rinehimer in favor; Sam Keiper abstains as his brother owns the land and the new parcel will be joined with his own; motion carries.
 - b. Discussion of Potential Zoning Ordinance Amendments – Density Ordinance and Healthy Food Overlay District: Patricia Rinehimer states having density ordinances and

healthy food overlay districts could promote development of a variety of stores while ensuring healthy options to the residents. Will Oetinger states, in a healthy food overlay, it is difficult to define healthy food, but the township can give incentives such as less stringent requirements for stores selling produce. Mark Sincavage asks if the Township can limit the number of certain types of stores in the township such as Dollar Generals. Will Oetinger replies it is not advisable as areas may need to be rezoned as the limit is hit in certain areas. Bob Mchale states density could possibly be regulated based on types of use throughout the township. Matthew Helbers states dollar stores can be considered a “variety store” and the Township can require 10% of floor space for such be dedicated to fresh produce. Will Oetinger states this is a more feasible way to regulate these stores.

Mark Sincavage states the Planning Commission is not against dollar stores and is keeping in mind the wellbeing of the township and its residents. Sam Keiper states stores such as the Dollar General will not come into an area without demand. There are a few grocery stores in the area that provide healthy food and you can’t force stores to sell healthier foods. Mark Sincavage states if an ordinance is enacted it would not affect the most recent application for land development. The Commission directs Will Oetinger to research ordinances to regulate use density. Jen VanGilder states residents want limits on formula businesses.

- c. Lot Line Change Ordinance: Mark Sincavage states he reviewed the Chestnut Hill Ordinance for lot line changes. Bob McHale states he reviewed the MPC and it appears a subdivision is required to move a lot line. Bob McHale asks if subdivisions can be broken out into levels to ease requirements for smaller projects. Will Oetinger states the township can delineate separate levels of subdivisions and have different requirements for each. The Commission directs Will Oetinger to write language for different levels of subdivisions. Sam Keiper states these minor changes to the SALDO can go directly to the Supervisors for approval. Mark Sincavage states the Commission needs to ask if the Supervisors want to proceed with an amendment.

- d. Subdivision and Land Development Ordinance Review: Tabled.

- 8. Open Discussion: Mark Sincavage resigns from the Planning Commission effective October 1, 2020.

- 9. Public Comment – No additional comments.

- 10. Meeting adjourned at 6:22PM.

Minutes recorded by Crystal Butler