

AGENDA
MONROE COUNTY PLANNING COMMISSION
November 12, 2024

1. Roll Call
2. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
3. Approval of the October 8, 2024 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Jeffrey M. Wagner
Minor Subdivision
Coolbaugh Township
 - (2) Francis Maureen Gorski
Minor Subdivision
Pocono Township
 - (3) Michael A. & Kathleen Persoleo
Minor Subdivision
Pocono Township
6. Land Development Plans
 - (1) P&D Emergency Services
Land Development
Hamilton Township
 - (2) Kelly Hyundai
Land Development Plan
Stroud Township
 - (3) MSJ Properties LLC
Land Development Plan
Tobyhanna Township
 - (4) Orange Pavers Corporation (Amended Plan)
Land Development Plan
Jackson Township
 - (5) Terrery Dentistry
Land Development Plan
Pocono Township

- (6) R.J. Groner Building Expansion
Land Development Plan
Stroudsburg Borough

7. Ordinance Amendments

- (1) The Township of Smithfield is proposing amendments to its zoning ordinance concerning bed and breakfasts. Specifically, the amendments propose to permit this land-use by right in all zoning districts and insert additional provisions regarding permitting, length of stay, owner residency, and other standards. The amendments also proposed clerical corrections to remove references to the B-1 zoning district which has since been replaced by an Economic Development (ED) zoning district.
- (2) The Borough of Mount Pocono is proposing amendments to its zoning ordinance concerning home occupations as an accessory use. Specifically, the amendments propose an additional requirement that home occupations as an accessory use would only be permitted retail sales in the Commercial, Downtown (C-1) and Commercial, General (C-2) zoning districts within single-family dwellings.
- (3) The Township of Polk has received a land-owner (Gold Coast Penn, LLC) proposal to rezone a 2.47 acre portion of a 5.00 acre parcel from Village Center (R-3) to Industrial (I). The site is located on the northerly side of Interchange Road (State Route 209), approximately 125 feet east of its intersection with Horseshoe Drive. The site is currently developed and contains an existing manufacturing facility.
- (4) The Township of Coolbaugh is proposing amendments to its zoning ordinance concerning short-term rentals. Specifically, the amendments would add definitions for “Short-Term Rental” and “Transient Use”, as well as amend the schedule of uses to permit short-term rentals within the R-1, R-2., R-3, W-C, and C-3 zoning districts by right. The amendments would also require one parking space per bedroom and additional spaces as required by Chapter 324 of the Township’s Code of Ordinances.

STAFF REPORTS

OUTSIDE AGENCY UPDATES

CHAIRMAN