

AGENDA  
MONROE COUNTY PLANNING COMMISSION  
JUNE 9, 2026

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 May 12, 2026 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
  - (1) Schultheis & Lobb  
Minor Subdivision  
Ross Township
  - (2) 3 Point Garden Road  
Minor Subdivision  
Smithfield Township
  - (3) Kresgeville Dunkin  
Minor Subdivision  
Polk Township
  - (4) Keswick  
Minor Subdivision  
Tobyhanna Township
  - (5) Salvation Army  
Minor Subdivision  
East Stroudsburg Borough
6. Land Development Plans
  - (1) Kresgeville Dunkin  
Land Development Plan  
Polk Township
  - (2) Mid-Monroe Booster Station  
Land Development Plan  
Middle Smithfield Township
7. Ordinance Amendments
  - (1) The Township of Stroud is proposing amendments to its zoning ordinance concerning educational and recreational land uses within residential districts. Specifically, the amendments would insert/alter land use categories for ‘elementary and secondary

schools’, ‘educational services, not elsewhere categorized’, ‘child day care/early childhood education centers’, and ‘day camps and municipal recreation programs’. These uses are to be permitted as a conditional use within the Medium-Density Residential (R-2) zoning district. Also proposed are additional standards for these uses which include provisions concerning lot area, setbacks, access, parking, impact studies, buffers and screening, and various other requirements.

- (2) The Township of Stroud is proposing amendments to its zoning ordinance concerning ‘vehicle sales parks’ and maximum ground cover. Specifically, the amendments would establish general requirements for this land-use including, landscaping, lighting, access, minimum lot size, setbacks, and other requirements as well as related definitions. The amendments would also permit an increase in maximum ground cover for this use within the General and Limited Commercial (C-2) district up to 75%. ‘Vehicle sales parks’ are to be permitted as a conditional use in the C-2 district.

## STAFF REPORTS

## CHAIRMAN