

AGENDA  
MONROE COUNTY PLANNING COMMISSION  
JULY 9, 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 June 11, 2024 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
  - (1) Divyakant Patel  
Minor Subdivision  
East Stroudsburg Borough
6. Land Development Plans
  - (1) Archa Vidya Gurugula Building Replacement  
Land Development Plan  
Ross Township
  - (2) PMCC North Lot 2 Warehouse  
Land Development Plan  
Coolbaugh Township
  - (3) The Barns at Shallow Creek  
Land Development Plan  
Chestnuthill Township
  - (4) Spirit of Swiftwater Phase II  
Land Development Plan  
Pocono Township
7. Ordinance Amendments
  - (1) The Township of Smithfield is proposing amendments to its zoning ordinance concerning wetlands and the Zoning Hearing Board (ZHB). Specifically, the amendments propose to revise standards for wetland delineation and what activities are permitted in such areas. The amendments also propose removing the ZHB’s jurisdiction to rule on challenges on the validity of ordinance adoption raised by appeal  
Smithfield Township
  - (2) The Township of Coolbaugh is proposing amendments to its zoning ordinance concerning logistics centers. Specifically, the amendments would replace current provisions for warehouse, distribution centers, and truck terminals with standards and associate definitions of small and large logistics centers. Large scale logistics centers (over 25,000 s.f.) would be permitted as a conditional use in the I Industrial zoning district, while small logistics centers (25,000 s.f. and smaller) would be permitted by right in the I district and as a conditional use in the C-2 Office Park district. Standards concerning setbacks, required traffic studies, vehicle circulation, and various other requirements are also proposed.  
Coolbaugh Township

- (3) The Township of Smithfield has received a land-owner (Pocono-Stroudsburg Airport) proposal to rezone a 4.2 acre portion of a 15.1 acre parcel from R-1 Low Density Residential to M-1 Industrial. The site is located on both sides of Airport Road, just east of its intersection with Schoonover Lane. The site is currently undeveloped.  
Smithfield Township

#### STAFF REPORTS

#### OUTSIDE AGENCY UPDATES

#### CHAIRMAN