

AGENDA
MONROE COUNTY PLANNING COMMISSION
SEPTEMBER 10, 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 August 13, 2024 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Travis A. Youngken
Minor Subdivision
Pocono Township
 - (2) Messer LLC
Minor Subdivision
Coolbaugh Township
 - (3) Albert & Kimberly David
Minor Subdivision
Polk Township
 - (4) Doo Rae Enterprises
Minor Subdivision
Polk Township
 - (5) 1202 Chipperfield Drive
Minor Subdivision
Stroud Township
 - (6) Merwine and Hanyon
Minor Subdivision
Chestnuthill Township
 - (7) Eugene & Dianne Szymanski
Minor Subdivision
Coolbaugh Township
 - (8) Sean Smith Arrowhead Lake Lot 15 & 16
Minor Subdivision
Coolbaugh Township
 - (9) Lidio Road Lot 18-20
Minor Subdivision
Tobyhanna Township

6. Land Development Plans

- (1) Uni-Mart Expansion
Land Development Plan
Chestnuthill Township
- (2) Finish Line Auto Body (Revised)
Land Development Plan
Coolbaugh Township

7. Ordinance Amendments

- (1) The Township of Eldred is proposing amendments to its zoning ordinance concerning flea markets. Specifically, the amendments would differentiate indoor and outdoor flea markets within the schedule of uses. Currently, 'Flea Market' is special exception in the Commercial zoning district and the amendments would replace this term with 'Flea Market, Indoor'. 'Flea Market, Outdoor' is a shared use within the CJERP Planning Region and will remain a prohibited use in Eldred Township.
Eldred Township
- (2) The Township of Polk is proposing amendments to its zoning ordinance concerning solar energy systems. Specifically, the amendments propose to remove "Solar Power Generation, Commercial" as a conditional use within the Rural/Village Residential (R-2) zoning district. Existing sections of additional requirements for this use are also to be amended to remove references to the R-2 district as well as insert setback requirements from residential districts.
Polk Township
- (3) The Township of Eldred is proposing amendments to its zoning ordinance concerning warehouses. Specifically, the amendments would differentiate between large and small warehouses (25,000+ s.f., and 25,000 s.f. and under, respectively) which would be permitted as a conditional use within the Industrial (I) zoning district. Related definitions and specific standards including parking, lighting, required studies, buffers, and various other additional regulations are also proposed. References to Truck Terminals are to be removed as well.
Eldred Township
- (4) The Township of Tunkhannock is proposing to adopt a Stormwater Management Ordinance. Specifically, the ordinance provisions include definitions, general requirements, drainage plan requirements, inspections, fees, and various other stormwater related regulations.
Tunkhannock Township
- (5) The Township of Tunkhannock is proposing amendments to its zoning ordinance concerning commercial solar energy systems. Specifically, the amendments propose to remove this use from the schedule of uses in the Open Space/Wetland (OS-W) zoning district. Currently commercial solar generation is a conditional use in this district.
Tunkhannock Township

STAFF REPORTS

OUTSIDE AGENCY UPDATES

CHAIRMAN