

AGENDA
MONROE COUNTY PLANNING COMMISSION
OCTOBER 8, 2023

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 September 10, 2024 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Warren E. Miller
Minor Subdivision
Barrett Township
 - (2) Larue High Estate
Minor Subdivision
Polk Township
 - (3) Coolbaugh Volunteer Fire Company
Minor Subdivision
Coolbaugh Township
 - (4) Robert E. Andrew Estate
Minor Subdivision
Ross Township
 - (5) Eugene & Nancy Forrey
Minor Subdivision
Barett Township
6. Land Development Plans
 - (1) Christosa Holdings LLC
Land Development and Minor Subdivision
Chestnuthill Township
 - (2) Monopine Tower
Land Development Plan
Pocono Township
 - (3) Fast Food Restaurant Posh Properties
Land Development Plan
Coolbaugh Township

- (4) Water Gap Wellness Recreation Center
Land Development Plan
Smithfield Township
- (5) Timber's Pub
Land Development Plan and Minor Subdivision
Jackson Township
- (6) Joseph Widmer
Land Development Plan
Smithfield Township
- (7) Brookdale Spa
Land Development Plan
Pocono Township

7. Ordinance Amendments

- (1) The Township of Tunkhannock is proposing amendments to its zoning ordinance concerning Truck Terminal/Distribution Centers and Warehouses. Specifically, the amendments would replace current provisions for warehouses and distribution centers/truck terminals with standards and associated definitions. These two uses are to be divided into small and large scale facilities with a threshold of 50,000 square feet. These land uses are to all be permitted as conditional use within the General Commercial (C-2) zoning district. Standards concerning setbacks, buffers, traffic studies, and various other requirements are also proposed.
- (2) 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 The amendments also proposed clerical corrections to remove references to the B-1 zoning district which has since been replaced by an Economic Development (ED) zoning district.
- (3) The Township of Coolbaugh is proposing amendments to its zoning ordinance concerning nonconformities. Specifically, the amendments would replace current provisions for allowable uses on nonconforming lots of record with revised standards adding language addressing conditional and special exception uses. The amendments would also provide clarification regarding lot size requirements for such lots.
- (4) The Township of Jackson is proposing amendments to its zoning ordinance concerning solar energy systems. Specifically, the amendments propose to insert/revise definitions related to Solar Commercial Facilities (SCF), and revise and add additional standards for this use including glare, decommissioning, setbacks, buffers, stormwater management, and various other requirements. Solar Commercial Facilities are to be permitted in the Commercial (C) and Industrial (I) zoning districts as a conditional use.

STAFF REPORTS

- Conservation District Board Recommendation

OUTSIDE AGENCY UPDATES

CHAIRMAN