

**Tobyhanna Township Planning Commission**  
**October 6, 2011**  
**Meeting Minutes**

The meeting of the Tobyhanna Township Planning Commission was held at 7:00 p.m. on October 6, 2011 at the Tobyhanna Township Government Center, Pocono Pines, PA.

Present:	Mark Sincavage	Chair
	Joseph Miller	Vice Chair
	Rob Baxter	Secretary
	Anne Lamberton	Member
	Patricia Rinehimer	Member
	Robert McHale	Township Engineer
	Patrick Armstrong	Township Solicitor
	Phyllis Haase	Township Zoning Officer

The meeting was called to order at 7:00 p.m. by Mr. Mark Sincavage.

**Approval of Minutes**

A Baxter/Lamberton motion was made to approve the minutes from the September 20, 2011 Commission meeting. The motion passed 5-0.

**Confirmed Appointments**

None.

**Old Business**

*Wee Wons* – A Baxter/Lamberton motion was made to table the plan. The motion passed 5-0.

*Locust Ridge* - A Baxter/Lamberton motion was made to table the plan. The motion passed 5-0.

**New Business**

None.

**Planning**

***Zoning Ordinance Amendment*** – The Planning Commission reviewed and discussed the proposed Zoning Ordinance Amendment and a revised version of the Conservation Development section. The PC recommended the following revisions be made to the Conservation Development section of the Ordinance:

**Conservation Development**

1. The Commission recommended utilizing the density requirements from the existing PRD Section of the Township's Zoning Ordinance for single family detached dwelling units within a Conservation Development. The Commission recommended converting the Area and Bulk regulations of PRD Sections 155-113(A), (B), (C) and

- (D) from the existing Zoning Ordinance into the proposed Conservation Development Section of the Zoning Ordinance Amendment.
2. The Commission recommended eliminating the limit of six (6) multi-family dwelling units within the Conservation Development Section and further proposed using the density requirements set forth in the existing RR, R1 and R2 Zoning Districts for multi-family dwelling uses as the density requirements for such uses within the proposed Conservation Development section.
  3. The Commission recommended requiring a minimum lot size of five (5) acres for a Conservation Development.
  4. The Commission recommended allowing condominiums and apartments within a Conservation Development.
  5. The Commission recommended setting a maximum of 4.5 multi-family dwelling units per acre within a Conservation Development.
  6. The Commission recommended the distance between both single family dwellings and multi-family dwellings be controlled by the IFC and/or IBC, whichever is more restrictive, as amended.
  7. The Commission recommended a front yard setback of fifty (50) feet from the property line within a Conservation Development.
  8. The Commission recommended there be a fifty (50) foot buffer strip around the entire tract of a Conservation Development.
  9. The Commission recommended the setback requirements for an accessory structure to a single family detached dwelling should be the same as that required for the primary structure. (ie. No different setback for accessory structures and the building setback should govern all structures.)
  10. The Commission recommended not permitting accessory structures for multi-family dwelling units.
  11. The Commission wanted to revisit the requirements for amenities within the Conservation Development at its next meeting, after the Township staff considered the same.
  12. The Commission recommended adding requirements governing signage within a Conservation Development.
  13. The Commission recommended limiting alternative energy facilities within the Open Space Area to 10% of the Open Space Area, subject to not disturbing the Natural Resources as defined within the proposed Zoning Ordinance Amendment.

The Commission did not complete its review of the proposed Zoning Ordinance Amendment and will continue with its review of the Zoning Ordinance Amendment at its next public meeting.

**Public Comment**

None.

**Plans to Accept for Review**

None.

**Adjournment**

Chairman Sincavage adjourned the meeting at 7:20 p.m.