

Tobyhanna Township Planning Commission
November 3, 2011
Meeting Minutes

The meeting of the Tobyhanna Township Planning Commission was held at 7:00 p.m. on November 3, 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
	Carson Helfrich	Township Planning Consultant

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

Approval of Minutes

A Miller/Lamberton motion was made to approve the minutes from the October 6, 2011 Commission meeting. The motion passed 5-0.

Confirmed Appointments

None.

Old Business

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

Locust Ridge - A Miller/Rinehimer motion was made to table the plan. The motion passed 5-0.

New Business

Pocono Manor – A Baxter/Miller motion was made to table the subdivision plan pursuant to the request of the applicant. The motion passed 5-0.

Planning

Zoning Ordinance Amendment – The Planning Commission reviewed and discussed the proposed Zoning Ordinance Amendment and in particular the parking regulations section. The PC recommended the following revisions be made to the parking regulations section of the Ordinance:

Parking

1. The Commission recommended revising the second paragraph of Section 155-55(A) to read "...completed for new and/or change of uses."

2. The Commission recommended revising Section 155-55(B) to read "...All driveways, passageways, loading areas and/or parking areas shall be constructed in conformance with the design standards set forth within the Tobyhanna Township Subdivision and Land Development Ordinance."
3. The Commission recommended deleting the entire provision relating to the exception to paving commercial parking lots in Section 155-55(B). The PC wanted to completely remove that exception from the ordinance.
4. The Commission agreed with the idea of allowing a temporary reduction in the number of parking spaces and recommended the Township Solicitor revise Section 155-55(C) to ensure all potential issues are addressed in a clear manner.
5. The Commission recommended revising Section 155-55(D)(1) to read "...buildings or uses computed separately."
6. The Commission recommended the Township Solicitor revise Section 155-55(D)(2) to ensure it covers all of the potential issues in a clear manner.
7. The Commission recommended clarifying the language in Section 155-55(E)(1) and also recommended revising the last sentence to read "...for all paved surfaces."
8. The Commission recommended inserting a provision for maximum light pole heights in Section 155-55(E) and to include a provision to allow the maximum heights to differ depending on the Zoning District and number of parking spaces.
9. The Commission recommended revising Section 155-55(E)(2) to read "Adequate light reflectors, shields and/or landscaping buffering..."
10. The Commission recommended changing "automobiles" to "vehicles" in Section 155-55(E)(2).
11. The Commission recommended deleting Section 155-55(E)(5) in its entirety.
12. The Commission recommended revising Section 155-55(E)(6) to read "...locations and sizes."
13. The Commission recommended revising Section 155-55(G)(4)(a) to read "(4)(a)(1) Width for 90° angle parking = 10 feet" and "(4)(a)(2) Width for less than 90° angle parking = 9.5 feet."
14. The Commission recommended deleting Section 155-55(G)(4)(c) in its entirety.
15. The Commission recommended revising Section 155-55(G)(5) to read "All required handicap accessible parking spaces shall comply with the American with Disabilities Act."
16. The Commission recommended inserting appropriate exceptions for Section 155-55(G)(6), including but not limited to townhouses.
17. The Commission recommended deleting Section 155-55(G)(7) in its entirety.
18. The Commission recommended Section 155-55(M) refer to the Tobyhanna Township Subdivision and Land Development Ordinance requirements.
19. The Commission recommended revising Section 155-55(N) to read "...wide by 30 feet long, unless the Township deems a larger space and/or area is necessary based on the detailed description of the anticipated deliveries provided by the applicant and/or as otherwise determined by the Township. A delivery schedule with the anticipated type of delivery and anticipated time of delivery shall be noted on the plan."
20. The Commission recommended adding a section stating that all parking spaces shall be adequately marked as set forth in the Township's SALDO.
21. The Commission recommended adding a section addressing appropriate street landscaping/street trees.

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 9:20 p.m.