

**Tobyhanna Township Planning Commission
December 12, 2011
Meeting Minutes**

The meeting of the Tobyhanna Township Planning Commission was held at 5:00 p.m. on December 12, 2011 at the Tobyhanna Township Government Center, Pocono Pines, PA.

Present:	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 5:00 p.m. by Mr. Joseph Miller.

Approval of Minutes

A Baxter/Rinehimer motion was made to approve the minutes from the November 3, 2011 Commission meeting. The motion passed 4-0.

Confirmed Appointments

None.

New Business

None.

Old Business

Wee Wons – A Lamberton/Baxter motion was made to table the plan and to forward correspondence to the applicant indicating the Commission will likely take action on the plan in January if no new information is provided. The motion passed 4-0.

Locust Ridge - A Lamberton/Rinehimer motion was made to table the plan. The motion passed 4-0.

Pocono Manor (IH Liquidating Trust) - A Lamberton/Rinehimer motion was made to table the plan. The motion passed 4-0.

Planning

Zoning Ordinance Amendment – The Planning Commission reviewed and discussed the proposed Zoning Ordinance Amendment and in particular the revised parking regulations and regulations concerning video and monument signs. The PC recommended the following revisions be made to the Ordinance:

Parking

1. The Commission recommended revising Section 155-55(E)(1), Spillover, (a), to read "...0.05 foot-candles for adjacent residential zones."
2. The Commission will be considering Sections 155-55(L)(a) and (b) relating to street tree landscaped strips and interior landscaping for parking areas. The Commission will consider the threshold number of parking spaces for determining the width of the street tree strips and the requirement for interior landscaping.
3. The Commission recommended adding a section consisting of a list of Township approved shade trees and shrubs to go along with Sections 155-55(L)(a) and (b).
4. The Commission recommended adding language to Section 155-55(N) to ensure the anticipated deliveries will not adversely impact the access to the property and/or roadway traffic.
5. The Commission recommended revising Section 155-55(O) to read "...SALDO Section _____, unless otherwise required by the ADA."
6. The Commission recommended the addition of the video and electronic graphic sign regulations provided by the Township Solicitor and agreed to prohibit the same from areas visible from any street, road or highway within the Township.
7. The Commission recommended adding zoning provisions to encourage the use of monument type signs as provided by the Township Solicitor. (The Commission wanted to "encourage" such signs, not "require" them.)
8. The Commission did not want to prohibit internally lit signs from the Township.
9. The Commission discussed some additional general sign regulations and will consider the specific provisions of the same at its next meeting.

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 on January 5, 2012.

Public Comment

None.

Plans to Accept for Review

None.

Adjournment

A Lambertson/Rinehimer motion was made to adjourn the meeting. The meeting adjourned at 6:50 p.m.