

AGENDA

**Township of Tobyhanna
Planning Commission
Regular Meeting
August 4, 2011**

- 1) Call Meeting to Order: Mr. Mark Sincavage, Chairperson**
- 2) Public Comment**
- 3) Consider the Minutes of:
July 19, 2011**
- 4) New Business**
- 5) Old Business**
 - a) Wee Wons**
 - b) Locust Ridge Quarry**
 - c) Proposed Zoning Ordinance Amendment**
- 6) Open Discussion**
- 7) Public Comment**

Tobyhanna Township Planning Commission
August 4, 2011
Meeting Minutes

The meeting of the Tobyhanna Township Planning Commission was held at 7:00 p.m. on August 5, 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 Miller/Rinehimer motion was made to approve the minutes from the July 19, 2011 Commission meeting. The motion passed 5-0.

Confirmed Appointments

None.

Old Business

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

A Miller/Baxter motion was made to table the Locust Ridge Quarry-Contractor Shop land development plan. The motion passed 5-0.

New Business

None.

Planning

Zoning Ordinance Amendment – The Planning Commission extensively reviewed and discussed the proposed Zoning Ordinance Amendment. The PC recommended the following revisions be made to Articles V and VI of the proposed Ordinance:

ARTICLES V and VI.

1. The Commission recommended substituting the Township's 2009 draft Wind Energy Ordinance for Section 503.11, Wind Turbine Generators, of the proposed Zoning Ordinance Amendment.

2. The Commission recommended the Township Engineer and Solicitor review and revise Section 503.12, Solar Collectors, to include some additional requirements relating to maximum angles for ground mounted panels.
3. The Commission recommended deleting Section 503.13 relating to Freshwater Ponds.
4. The Commission recommended deleting Section 503.14 relating to Private Cemeteries.
5. The Commission recommended the Township Engineer review and revise the off-street parking provisions in Section 504 of Article V of the proposed Ordinance Amendment.
6. The Commission recommended the Township Solicitor and Engineer revise the Conservation Design provisions within Section 601 of Article VI of the proposed Ordinance. The Commission recommended that the Conservation Design approach to development be an option, and not mandatory, and that the requirements and guidelines for the same be clarified and less cumbersome. The Commission also recommended that certain restrictions set forth within the Conservation Design section (ie. Constrained Land calculations) be lessened in order to accomplish a more reasonable and appropriate development/planning outcome.
7. The Commission also questioned the need for the section on Transferable Development Rights and recommended that section be revised and clarified in order to help accomplish its intended purpose.

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 meeting. The Commission scheduled a special meeting for its continued review of the Ordinance for August 25, 2011 at 5:00 p.m.

Public Comment

None.

Plans to Accept for Review

None.

Adjournment

Chairman Sincavage adjourned the meeting at 8:55 p.m.