

Tobyhanna Township Planning Commission
September 20, 2011
Meeting Minutes

The meeting of the Tobyhanna Township Planning Commission was held at 5:30 p.m. on September 20, 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 5:30 p.m. by Mr. Mark Sincavage.

Approval of Minutes

A Lamberton/Rinehimer motion was made to approve the minutes from the September 8, 2011 Commission meeting. The motion passed 4-0. Joseph Miller abstained.

Confirmed Appointments

None.

Old Business

None.

New Business

None.

Planning

Zoning Ordinance Amendment – The Planning Commission reviewed and discussed the proposed Zoning Ordinance Amendment and certain definition comments from the Township’s planning consultant. The PC recommended the following revisions to the definition section of the Ordinance:

1. The Commission recommended amending the definition of “accessory use” to read as follows: “A use of land or portion thereof, customarily incidental and subordinate in extent or purpose to the principal use of the land **or building** and located on the same lot with such principal use.”
2. The Commission recommended keeping the previously revised definition of “airport” with the following minor revision: “A tract of land or body of water...”

3. The Commission recommended revising the definition of “animal shelter” to read as follows: “A properly licensed and/or certified facility used to house or contain stray, homeless, abandoned or unwanted animals and that is owned, operated or maintained by a public body, established humane society, animal welfare society (such as the Society for the Prevention of Cruelty to Animals), or other nonprofit and/or for profit organization devoted to the welfare protection and humane treatment of animals.”
4. The Commission recommended the following revision to the definition of “communication device”: “Any structure, antenna, equipment, cabinet or other device which is intended for use in transmitting or receiving wireless television, radio, telephone or other electronic communications, including internal or agency communications, but excluding the following...”
5. The Commission recommended revising the definition of “common facilities” to read as follows: “Improvements in a development that have been constructed or are required to be constructed as part of the development for the common use and enjoyment of the residents...”
6. The Commission recommended revisiting and considering possible revisions to the definitions of “concrete batch plant” and “mineral processing plant.”
7. The Commission agreed that the definitions related to the Conservation Development section will be finalized once the Conservation Development section is completed.
8. The Commission recommended maintaining the definition of “contractor’s yard” and further recommended that such a use be permitted by right in the C and CI Zoning Districts. The Commission also recommended that there be created performance standards to ensure adequate screening.
9. The Commission recommended revising the definition of “development improvement” so that it read “...and/or required by the Township to produce...” and further recommended that such a definition be revisited after reviewing the body of the Zoning Ordinance.
10. The Commission recommended revisiting the definition of “exotic wildlife” and having the Township staff and consultants finalize the same.
11. The Commission recommended Golf Courses be permitted in the C Zoning District.
12. The Commission recommended maintaining the following language in the definition section for “golf course, miniature” and “golf driving range”: “See recreational facility, commercial.”
13. The Commission recommended maintaining the definition of “hydraulic fracturing water treatment facility” and deleting the definition of “industrial wastewater treatment facility.”
14. The Commission recommended the staff and consultants come up with acceptable definitions for “kennel” and “pet store.”
15. The Commission recommended removing subsection C. in its entirety and defer to the MPC for the definition of “land development.”
16. The Commission recommended maintaining the definition for “manufacturing, light.”
17. The Commission recommended maintaining the definition for “meeting, assembly or banquet halls.” The Commission further recommended that such a use be permitted in the C and CI Zoning District.

18. The Commission recommended adding the definition of “pipeline compressor station, metering station or operation/maintenance facilities” as proposed by the Township’s planning consultant.
19. The Commission recommended adding “ATVs” to the definition of “race track.”
20. The Commission recommended deleting “animal farms, shooting ranges, zoological parks” from the definition of “recreational facility, commercial.”
21. The Commission recommended deleting “commercial” from the definition title for “shooting range, outdoor” and further recommended outdoor shooting ranges be permitted in the Open Space Zoning District.
22. The Commission recommended permitting indoor shooting ranges in the C and CI Zoning Districts.

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.

The Commission also briefly discussed its plans to review and revise the Township’s SALDO. Such review is anticipated to begin in the near future.

Public Comment

None.

Plans to Accept for Review

None.

Adjournment

Chairman Sincavage adjourned the meeting at 7:10 p.m.