



## **AGENDA**

Township of Tobyhanna  
Planning Commission  
Regular Meeting  
September 8, 2011

- 1) Call Meeting to Order: Mr. Mark Sincavage, Chairperson
- 2) Public Comment
- 3) Consider the Minutes of:
  - August 4, 2011
  - August 25, 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**  
**September 8, 2011**  
**Meeting Minutes**

The meeting of the Tobyhanna Township Planning Commission was held at 7:00 p.m. on September 8, 2011 at the Tobyhanna Township Government Center, Pocono Pines, PA.

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

Absent:         Joseph Miller            Vice Chair

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 August 4, 2011 Commission meeting. The motion passed 4-0.

A Baxter/Lamberton motion was made to approve the minutes from the August 25, 2011 Commission meeting. The motion passed 4-0.

**Confirmed Appointments**

None.

**Old Business**

*Wee Wons* – A Baxter/Lamberton motion was made to table the plan. The motion passed 4-0.

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

**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 for the Ordinance. The PC recommended the following revisions be made to the new Conservation Development section of the Ordinance:

**Conservation Development**

1. The Commission agreed that the Conservation Development section prepared by the Township Solicitor was preferable as a base form to follow.
2. The Commission recommended Conservation Development be permitted in all residential districts and the open space district within the Township.
3. The Commission recommended that applicants utilizing Conservation Development be permitted a 25% increase in density on the property because of the dedicated open space.
4. The Commission recommended allowing triplex dwellings in a Conservation Development as well as single-family detached, two-family and quadraplex dwelling units.
5. The Commission also considered including age restricted uses within a Conservation Development.
6. The Commission recommended only encouraging neighborhood greens, interconnecting trails to adjacent properties and recreational playgrounds and playfields within the open space, rather than requiring the same.
7. The Commission recommended deleting Monroe County as a potential owner of open space lands.
8. The Commission recommended including provisions that would ensure the maintenance of the open space in the event the owner defaults.
9. The Commission recommended only encouraging access and contiguousness with regional trails, rather than requiring the same.
10. The Commission recommended adjusting out only the roadway right of ways (both existing and new) for purposes of calculating the adjusted tract area on the property. The Commission did not want to adjust out watercourses, wetlands, wetland buffers, steep slopes, etc.
11. The Commission wanted to encourage applicants to include the natural resource areas in the open space, rather than requiring the same.
12. The Commission recommended not limiting the amount of two-family, quadraplex and/or triplex dwellings permitted within Conservation Development.
13. The Commission recommended allowing certain alternative energy facilities within the open space, limited to solar, wind and hydro energy systems. The Commission also recommended considering limiting the percentage of the open space that could be used for such alternative energy uses.
14. The Commission recommended allowing stormwater management facilities and community septic facilities within the open space so long as the requisite easements are provided. However, the Commission recommended prohibiting private septic systems in the open space.

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 9:00 p.m.