

**Coolbaugh Township
Planning Commission
December 9, 2013 Minutes
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The Coolbaugh Township Planning Commission Meeting of December 9, 2013 was held in the Township Municipal Center, 5520 Municipal Drive, Tobyhanna, Pennsylvania.

Call To Order

Mr. Sterner called the meeting to order at approximately 6:30 p.m. and led those in attendance in the recitation of the Pledge of Allegiance.

Members present included: Mr. Andrew Sterner, Ms. Alma I. Ruiz-Smith, Mr. Bernie Kozen, and Mr. Dennis Noonan. Mr. Ronald Kluge was absent. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge, Secretary Linda Frutchey and Carson Helfrich Community Planner.

Approval of Minutes

Motion: Ms. Ruiz-Smith motioned to approve the October 14, 2013 minutes with a correction listed in Public Input to read as follows: Ms. Ruiz-Smith thankful for the excellent paving job that was recently done on the roads in Pocono Summit Lake Estates (take out the words, "in front of her home") by our Department of Public Works Department. Seconded by Mr. Kozen. The motion carried 4-0.

Tobyhanna DG, LLC - Proposed Dollar General Site Plan - Andrew Walters, P.E. - Civil & Environmental Consultants, Inc.

No one was present to represent the above referenced matter.

Motion: Mr. Noonan moved to recommend to the Board of Supervisors that they grant the proposed Dollar General Site Plan a 60 day extension per the request of Andrew Walters. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

Motion: Mr. Kozen moved to table the Proposed Dollar General Plan. Seconded by Ms. Ruiz-Smith. The motion carried 4-0.

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**Pocono Mountains Office Commons - Phase 1 Final Land Development Plan -
Shawn Langan - Arcadia Properties**

No one was present to represent the above referenced matter.

Discussion followed about getting a project status report from Shawn Langan for the January meeting.

Motion: Mr. Kozen moved to table the matter. Seconded by Mr. Noonan. The motion carried 4-0.

Plans for a Campground fun park on the Smoke Ridge Property

Mr. Sterner suggested going on to the next agenda matter due to no one being present to represent the above referenced matter at this time.

Digital Signage on State Route 940

Carson Helfrich was present to discuss Section 1110 of the Zoning Ordinance relating to Electronic Message Signs. Background information: the Zoning Hearing Board has had recent applications for variances to install digital signage for businesses along State Route 940. The section is located in the C-3 Commercial Village zoning district. The new sign regulations adopted last year do not allow digital business signs, on or off site, in that zoning district. Such signs are permitted in the C-1 "Convenience Commercial" zoning district. Prior to the new zoning ordinance, the Zoning Hearing Board granted two variances along this section of 940 to allow on-site digital message signs - CVS pharmacy and Gleco Paint Store. Recently because of the new ordinances the ZHB denied a variance for a large off premise business sign to be located on the Scavello property and now there is another hearing for an on-premise digital message sign at the Jack Williams Tire Store currently pending. Discussion followed on this creating an awkward situation where a couple of business have on site digital message signs and other businesses are precluded from having such signs. There is also the issue regarding the large off-premise signs or billboards not currently allowed. This matter has been brought to the attention of the Board of Supervisors who understands the problem and have shown an interest in doing some changes in the ordinance.

Discussion followed on whether to change the Zoning District from C-3 "Commercial Village" to C-1 "Convenience Commercial" or to change wording in the sign regulations. The consensus was to amend the Zoning Ordinance to change the wording in the sign

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regulations to allow on-premises electronic signs in C-3 but not electronic off-premises signs or billboards.

Other suggested changes were discussed as follows: Stillwater Lakes Civic Association was denied a variance from the setback requirements to accommodate the relocation of a Security Guard House that would be situated in the front yard setback from a private road and located partially in the right-of-way of the private road in Stillwater Lake Estates. The Commission recommended that a section be added to provide for guard shacks.

Waste Not Technologies - The Zoning Ordinance requires that the parking lot be lit with pole mounted lights. Waste Not Technologies requested that it be allowed to light its parking lot with light fixtures that are mounted to the building structure and that it not be required to follow the ISENA Lighting standard. Discussion followed about looking at changing Section 701.8.C.3.d of the Zoning Ordinance and Section 617.3.C(4) of the subdivision ordinance.

Mr. Helfrich said he would take all the above into consideration and prepare a draft amendment to the Zoning and Subdivision Ordinance to be discussed at the January Planning Commission meeting.

Plans - campground fun park on the Smoke Ridge Property

Domenick Sumpolec presented a sketch of a proposed "campground fun park" on Lot 3 of the Smoke Ridge Property. This would involve the construction of trails, courses, tracks, etc. for motorcycles, four wheelers and other motorized vehicles, as well as potential facilities for BMX bicycles and skate boards. Lot 3 is the large lot which contains approximately 376 acres, a portion of which is within the Woodland Conservation (W-C) zoning district, with the major portion within the Rural Residential (R-1) zoning district.

During the discussion which was held concerning this presentation, it was determined that there appears to be a zoning issue with the "Race Track" portion of the proposed use: "Race Tracks" are permitted by Conditional Use in the W-C zoning district, but are not permitted in the R-1 zoning district. The sketch proposed the courses, tracks, etc. (the "Race Track" use) primarily in within the R-1 district. Mr. Sumpolec indicated that it would not be feasible to construct these facilities within the current W-C district because there was not sufficient area.

Mr. Sumpolec inquired about changing the zoning district of the entire lot to W-C so that "Race Tracks" would be permitted (by Conditional use) or amending the Zoning Ordinance to permit "Race tracks" in the R-1 district. He was advised that these were legislative

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decisions, ultimately made by the Board of Supervisors, and that he should consult an attorney about pursuing these options. He indicated that he would approach the Board of Supervisors about this matter in the future.

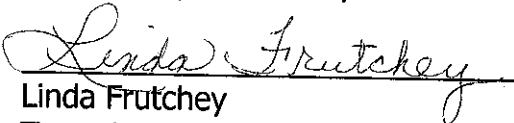
Discussion:

Discussion ensued over the traffic signal modification at SR 196, Echo Lake Road and the private driveway of Pastor Dennis Bloom and the church's digital sign.

Adjournment

Motion: With no further business before the Commission, Mr. Noonan moved to adjourn the meeting. Seconded by Ms. Ruiz-Smith. The motion carried 4-0. The Meeting adjourned at approximately 7: 38 p.m.

Respectfully submitted,


Linda Frutchey

Township Secretary


Andrew Sterner
Chairman