

**Coolbaugh Township
Planning Commission Meeting
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The Coolbaugh Township Planning Commission Meeting of February 11, 2008 was held in the Township Municipal Center, in Building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

Call To Order

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

Members present included: Mr. Wayne Horne, Ms. Alma I. Ruiz-Smith, Mr. Ronald Kluge, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Recording Secretary Jeri Inness.

Approval of January 14, 2008 Re-Organizational / Business Meeting Minutes

Motion: Ms. Ruiz-Smith moved to approve the January 14, 2008 Re-Organizational / Business Meeting Minutes and dispense with the reading. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07

No one was present on behalf of the above referenced plan. Before the Commission was an email communication dated February 8, 2008 from Tim Townes requesting that discussion of the project be tabled at tonight's meeting.

Motion: Mr. Kluge moved to table discussion of the Coolbaugh Realty Partners, LP - Land Development Plan - Revised 11/26/07. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Summerall Estates - Final Land Development Plan

No one was present on behalf of the project referenced above. Before the PC was notice of a communication from Shawn K. Langen, Arcadia Properties, LLC requesting that discussion of the project be tabled at tonight's meeting.

Motion: *Mr. Sterner made a motion to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.*

The Cross, Inc. - Land Development Plans

No one was present on behalf of the plans referenced above. Before the commission was a letter dated February 7, 2008 from Dean Swink of BTT Associates, Inc. asking that discussion of the project be tabled at tonight's meeting, as they continue to work on plan revisions.

Motion: *Mr. Kozen moved to table discussion of The Cross, Inc. - Land Development Plans. Seconded by Mr. Horne. Discussion - none. The motion passed 5-0.*

Request for a change in Zoning District - from Rural Residential (R-1) Zone to Convenience Commercial - (C-1) Zone - Applicant - RGM Holdings LLC

No one was present on behalf of the request for the change in Zoning District referenced above.

A brief discussion followed about the location of the site, problems with floodplains and wetland areas, residential and commercial zoning near the property, access issues, etc.

Motion: *Mr. Sterner moved to recommend to the Board of Supervisors that the area in question is zoned Residential and should remain Residential, because the property has issues with wetlands, two creeks, access problems and potential flooding problems with the elevation and slope toward the road. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.*

Request for a change in Zoning District from Industrial (I) Zone to Office Park - (C-2) Zone - Applicant - Kamal Ebeid

No one was present on behalf of the request for the change in Zoning District referenced above.

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A brief discussion followed regarding the location of the property, which is a strip of land in Coolbaugh Township and Mount Pocono Borough, next to the site of the current Pocono Community Church project. The applicant is proposing plans to build a coptic orthodox church and retreat center there.

Motion: Mr Sterner made a motion to recommend to the Board of Supervisors that they approve the request for a change in Zoning District from Industrial (I) Zone to Office Park - (C-2) Zone by applicant , Kamal Ebeid. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.

Discussion of permissible signage for Mountain Healthcare Center and a revised proposed amendment to the Township's Zoning Ordinance

No one was present on behalf of the issue referenced above.

Solicitor Connor passed out Attorney Marc Wolfe's response to Mr. Connor's comments regarding a revised proposed amendment to the Township's Zoning Ordinance re: permissible signage for the Mountain Healthcare Center.

Solicitor Connor recommended looking at possible changes to the ordinance that are good for the whole township. A lengthy discussion followed about the size of wall signs in development parks.

Motion: Ms. Ruiz-Smith made a motion to recommend to the Board of Supervisors that a new section be added to Chapter 27, Section 907 of the Zoning Code allowing larger wall signs on all buildings in office and industrial parks as follows: 1) except for the size of the wall signage, all other requirements of Section 906(A)(1) regarding commercial wall signs must be met; 2) for buildings with a wall façade of 1 to 5000 square feet, the aggregate sign area of each permitted sign shall be the lesser of 3% of the façade including the window and door area and cornices to which the wall sign is to be affixed, or 150 square feet; for a building façade of more than 5000 square feet, the aggregate sign area shall be the lesser of 3% of the building façade, or 500 square feet; 3) the Planning Commission does not recommend allowing additional wall signage for the tenants of commercial or industrial buildings since current regulations for directory signs provide for the identification of such uses; 4) the larger wall signs should be applicable to all buildings located in office and industrial parks, and not just professional office buildings. Seconded by Mr. Sterner. Discussion - none. The motion carried 5-0.

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Discussion - Coolbaugh Township Model Sign Ordinance

It was the consensus of the PC members that this discussion had already been covered under the previous Agenda item.

Public Input - none.

Adjournment

Motion: *With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Kozen. The motion carried 5-0.*

The Meeting adjourned at approximately 7:47 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman