

**Coolbaugh Township
Planning Commission
February 14, 2011 Minutes
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The Coolbaugh Township Planning Commission Meeting of February 14, 2011 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.

Members present included: Mr. Wayne Horne, Ms. Alma I. Ruiz-Smith and Mr. Ronald Kluge. Mr. Bernard Kozen and Mr. Andrew Sterner were absent from the meeting. Also present were: PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

January 10, 2011 Reorganization Meeting Minutes

Motion: Mr. Kluge moved to approve the January 10, 2011 Reorganizational Meeting Minutes and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

Pocono Farms County Club Association - request for minor variances relating to the Pocono Farms Fitness Center

David Timko General Manager for the Pocono Farms County Club Association, Inc. was present to represent the request for a "guest option" and a request to openly make locker facilities available to their associate golf members at the Fitness Center.

A brief discussion followed. Ms. Ruiz-Smith asked if the request were zoning violations. PC Solicitor Clark Connor and Township Engineer Russ Kresge confirmed that the requests were not zoning violations. Discussion followed about parking, adequate water or sewage would be problems if they were not addressed.

Ms. Ruiz-Smith asked Mr. Timko about the guests being limited to 25 members. Mr. Timko explained that they would start out with a first come first serve basis, if needed the limit of 25 members could be increased. Mr. Kluge asked if the general membership voted on the request. Mr. Timko responded that the request did not require a vote of the general

membership as the facility is not assessed to the general membership. **Public Input** - Hugh Doran a resident of Pocono Farms expressed concern about a survey not being sent to the property owners to get their opinion and went on to explain that he is not in favor of non-members being allowed to use the facility as it was supposed to be restricted to members only and there is a note on the plan confirming this.

Motion: Mr. Kluge moved to recommend to the Board of Supervisors that they deny Pocono Farms Country Club Association's request for a permanent guest/associate membership to the Fitness Center and the request to make locker facilities available to non-resident golfers/associate members. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

The Cross, Inc. - Land Development Plan

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

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they grant the extension request for the Cross Inc. Land Development Plan until June 21, 2011. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0.

Motion: Mr. Horne made a motion to table discussion on the Cross Inc. Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0.

Arcadia North Business Park, South Phase, Section 1 - Revised Subdivision / Lot Line Adjustment Plan - Update

Before the Planning Commission members was a February 8, 2011 letter from Township Engineer Russ Kresge informing the members that he met with August Antol of Liberty Engineering to review the necessary changes to the above referenced plan, which is the revised subdivision plan required to shorten Industrial Park Drive North and relocate the turnaround, etc. Discussion followed about the plan never being officially accepted for review.

Solicitor Connor suggested that a letter be sent advising the applicant that the plan has not been official accepted and has to be resubmitted for official acceptance to start the 90 day review process when issues have been resolved.

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Motion: Mr. Kluge moved to approve sending a letter to the applicant giving them notice that the plan has to be resubmitted and officially accepted by the Planning Commission members to start the 90 day review process. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

Arcadia North Business Park, North Phase, Section 1, Lot #1 - Subdivision and Land Development Plan

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

Motion: Mr. Kluge made a motion to recommend to the Board of Supervisors that they approve the extension request for the Arcadia North Business Park, North Phase, Section 1, Lot #1 Subdivision and Land Development Plan until June 21, 2011. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

Motion: Mr. Horne moved to table discussion on the Arcadia North Business Park, North Phase, Section 1, Lot #1 Subdivision and Land Development Plan. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

Proposed Warehouse - Arcadia North Business Park - South Phase, Section 1, Lot #2 - Revised Final Land Development Plan

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

Motion: Mr. Kluge made a motion to recommend to the Board of Supervisors that they approve the extension request for the Arcadia North Business Park - South Phase, Section 1, Lot #2 - Revised Final Land Development Plan until June 21, 2011. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.

Land Development Plan - Alvaro Rodriguez's Property

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

Motion: Mr. Horne made a motion to recommend to the Board of Supervisors that they approve the extension request for the Land Development Plan for Alvaro Rodriguez until June 21, 2011. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-

0.

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Motion: Mr. Horne made a motion to table discussion on the Rodriguez Land Development Plan. Seconded by Mr. Kluge. Discussion - none. The motion carried 3-0.

Draft - Updated Township Zoning Ordinance - Part One through Part Four

Carson Helfrich was present to discuss Part 1 through Part 4 of the first draft of the updated Township Zoning Ordinance. It was the consensus of the members to discuss Article 1 through Article 4 at the March meeting.

Mrs. Frutchey was asked to see if the Board of Supervisors could attend a Joint Work Session on Thursday, March 24 or Thursday, March 31, 2011 to discuss the updated Township Zoning Ordinance.

Public Input

Ms. Ruiz-Smith - asked the members for their thoughts on whether future sketch plans and or Land Development Plans should meet with the Monroe County Conservation District and get issues worked out prior to submitting their plans to the Township. Ms. Ruiz-Smith said she would bring it up at CARE Meetings if the members were in agreement. Discussion followed with no decision being made.

Adjournment

Motion: *With no further business before the Commission, Mr. Kluge made a motion to adjourn the meeting. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 3-0.*

The Meeting adjourned at approximately 8:22 p.m.

Respectfully submitted,

Linda Frutchey
Township Secretary

Wayne C. Horne
PC Chairman

