

**Coolbaugh Township  
Planning Commission  
September 9, 2013 Minutes  
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The Coolbaugh Township Planning Commission Meeting of September 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, Mr. Ronald Kluge and Mr. Dennis Noonan. Also present were PC Solicitor Clark Connor, PC Engineer Russ Kresge and Secretary Linda Frutchey.

**Approval of Minutes**

**Motion:** Mr. Kluge motioned to approve the August 12 2013 minutes as presented and dispense with the reading. Seconded by Mr. Noonan. The motion carried 5-0.

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

Mr. Andrew Walters was present to represent the above referenced matter. Mr. Walters explained that the site plan for the Tobyhanna Dollar General is zoned C-1 Convenience Commercial District and is a permitted use within the zoning district, it is located on the east side of State Route 196, north of Echo Lake Road, it includes the construction of a 9,100sf retail building with associated parking, drives, on site sewage facilities and utilities. It was noted that the site was formerly owned by Richard and Joan Sombers.

Mr. Walters explained that the applicant is requesting a waiver of §612.5 of the Subdivision and Land Development Ordinance as it indicates that no parking shall be allowed between a public-right-of-way and a principal non-residential structure.

Ms. Ruiz-Smith pointing to the layout of the store said that the planning commission's goal when they worked on revising the zoning and subdivision ordinances was to create a village type atmosphere. She suggested that the Proposed Dollar General Store consider moving the back of the store to the front. Mr. Noonan said another design concept to consider would be whereby the driveways / parking lots of adjoining businesses are connected internally. It's a safety enhancement by eliminating some entering and exiting

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traffic to the roadway. He gave an example of the Wal-Mart Store and the Lowe's store located on SR 940.

Mr. Walters explained that it's important to Dollar General to adhere to a prototypical layout plan as variations from the prototype can present significant operational and logistical challenges for a store. He went on to explain that the prototype calls for parking and aisles on two sides of the building so the delivery vehicle can pull into the site and in front of the building and then back up to the loading door located on the side of the building. Discussion followed. Solicitor Connor suggested that they forward the applicant's request for a waiver of §612.5 to the Board of Supervisors as they have the final say. Discussion followed.

Mr. Walters was asked to go back to his client and request that they consider changing the layout of the store and move the back of the building to the front, change the layout of the parking. Discussion followed about tractor trailers unloading and loading in the front of the building

**Motion:** Mr. Kluge moved to officially accept the Proposed Dollar General Land Development Plan to start the review process. Seconded by Ms. Ruiz-Smith. The motion carried 5-0.

**Motion:** Mr. Kluge moved to table the Proposed Dollar General Plan and request that Mr. Walters go back to his client and ask that they change their prototypical layout and consider moving the back of the building towards the front. Seconded by Ms. Ruiz-Smith. The motion carried 5-0.

**Smoke Ridge Major Subdivision Plan - Michael Gable - Boucher & James, Inc.**

No one was present to represent the above referenced matter. Before the Commission was a letter from Esquire Herbert Sudfeld of Curtin & Heefner requesting an extension until November 30, 2013.

**Motion:** Mr. Kluge moved to recommend to the Board of Supervisors that they grant a time extension to November 30, 2013 per the request of Esquire Herbert Sudfeld's letter of September 9, 2013. Seconded by Ms. Ruiz-Smith. The motion carried 5-0.

**Motion:** Mr. Kluge moved to table the matter. Seconded by Mr. Noonan. The motion carried 5-0.

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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.

**Motion:** Mr. Kluge moved to table the matter. Seconded by Mr. Noonan. The motion carried 5-0.

**Public Input**

Ms. Ruiz-Smith mentioned the 4-Sale Sign at the triangle at the Scavello Property is pointing in the wrong direction. Discussion followed.

**Adjournment**

**Motion:** With no further business before the Commission, Mr. Kluge moved to adjourn the meeting. Seconded by Ms. Ruiz-Smith. The motion carried 5-0. The Meeting adjourned at approximately 7:11 p.m.

Respectfully submitted,

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Linda Frutchey  
Township Secretary

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Andrew Sterner  
Chairman