

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION NOTES
January 21, 2020

The work session was called to order by Chairman William Weimer at 6:00 pm in the meeting room of the Coolbaugh Township Municipal Office, 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:

William Weimer, Anthony Lamantia, Clare Colgan, Lynn Kelly and Alma I. Ruiz-Smith

Board Members absent:

None

Staff present:

Patrick Armstrong, Solicitor, Erin Masker, Township Secretary, Maureen Mills, Business Manager/Controller, and Tomas Keane, Director of Codes & Zoning

Staff absent:

None

Mr. Weimer announced that this work session is being recorded to aid in the preparation of the notes.

1. Discussion on Large Recreational Use

Mr. Keane provided the Board with a list of recreational uses that could be allowed either by right, conditional use or special exception in different zoning areas.

- **Discussion:** Ms. Kelly stated that she would like to allow the proposed uses in the Industrial and C-1 zoning districts stating that C-2 is only located across from the Airport in the business park and are smaller parcels and that C-3 is the village commercial which has a higher chance of being by homes. The Board agreed that Industrial and C-1 zoning districts would be the best options. Mr. Weimer stated that the list includes Mountain Biking and would like to include motor bikes, with Ms. Ruiz-Smith suggesting to allow scooters as well. Mr. Weimer requested that an all-encompassing title for motorized bikes, segways and scooters be included. Ms. Kelly asked if we want hotels side by side with this use, with the Board stating that they are in favor of it. Discussion ensued on a minimum parcel size requirement and whether it would be based on the number of uses that are proposed to be on the property. Mr. Lamantia suggested including archery and hatchet throwing stating that there are some of the proposed uses that would fit multiple uses as they do not take up much space. Ms. Kelly asked Solicitor Armstrong the timeframe for having this ordinance come before the Board for action and was advised that he would like to write the ordinance and circulate it for review and then the board can discuss it at the next meeting and authorize it to be sent to the Monroe County Planning Commission and authorize it to be advertised for a hearing which would coincide with the MCPC review period of 30 days. He stated that if the MCPC should make a comment that the Board would want to incorporate it will need to be revised to include the change and re-advertise it. Ms. Kelly asked if we can send the draft to Board and Planning Commission at the same time to make sure that our Township Engineer has time to review it. Solicitor Armstrong confirmed with the Board that they do not want a minimum lot size, the added uses would be motorized bikes, scooters, segways, archery and hatchet throwing, and confirmed that there would be allowance for any combination of uses on a property located in an industrial and C-1 zoning district. Solicitor Armstrong suggested having a minimum lot size with a provision listing exceptions that can be met by the applicant it could be at the discretion of the Board of

Supervisors to allow them if certain conditions are met so that an applicant could not dispute the Zoning Ordinance if there is nothing specified. Ms. Ruiz-Smith stated that there will also be a parking requirement on the lot that will need to be considered. Solicitor Armstrong stated that parking will already be considered with the land development plan. Solicitor Armstrong stated that there are some of the uses that fall under special exceptions and permitted uses. The Board stated that they would like the proposed uses to be allowed by conditional use which would come before the Board of Supervisors for consideration. Ms. Masker asked Solicitor Armstrong if the Board was to determine a minimum lot size could the developer request a waiver of the lot size requirement dependent upon the proposed uses that are on the property, being advised that they could go to the Zoning Hearing Board for a variance unless we could work in a scale to determine the size through the conditional use hearing. There could be verbiage added with elements to be met that could be determined by the Board of Supervisors which would allow them to not meet the minimum lot size requirement. Ms. Ruiz-Smith stated that she would like to see a buffer between the uses. Recreational Facility Outdoor Commercial- Large Scale could allow anything permitted currently as well as the additional uses. Mr. Weimer stated that we should not limit any of these uses from being put on an approved property stating we should welcome businesses. Ms. Colgan asked Solicitor Armstrong what his suggested minimum acreage would be. Mr. Weimer asked what is the smallest industrial and C-1 parcels that we have to help determine what we are looking at. Ms. Kelly stated that there are a couple uses that would require buildings as they are indoor uses asking if the buildings go through the building department and land development plan being advised that it does. Solicitor Armstrong stated that when you start adding the hotel, motel and restaurant uses along with the recreations that are being proposed, it is beginning to look more like a resort which could be a separate use should the board choose. Solicitor Armstrong will prepare a draft ordinance to circulate which will include certain things that will help mitigate light and noise issues which the Board can consider to keep or remove.

Meeting adjourned for the Public Hearing at 6:30pm, work session reconvened at 6:33pm.

Ms. Ruiz-Smith requested that the change to the ordinance be included on our website to help bring in businesses.

2. Other Business

Nothing was heard.

3. Public Input

Nothing was heard.

Work Session ended at 6:34 pm.