

**COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 12, 2020
MINUTES**

The meeting was called to order by Planning Commission Vice-Chairman Steve Baker at 6:34pm online via the Virtual Meeting Zoom App.

Mr. Baker led those present in the Pledge of Allegiance.

Board Members present:

Steve Baker, Ann Shincovich, Kevin Ambrogio and George Dobson

Board Members absent:

Bernard Kozen

Staff present:

Township Engineer Russ Kresge and Acting Recording Secretary, Erin Masker.

Staff absent:

Solicitor H. Clark Connor

1. Approval of September 14, 2020 Regular Meeting Minutes

Ms. Shincovich made a motion second by Mr. Dobson to approve the minutes of the September 14, 2020 meeting as presented.

- Discussion: None
- Vote: All in favor, motion passes.

2. Review of Land Development Plan -RCI Properties (Pocono), LLC.- Request to Table

Mr. Dobson made a motion second by Mr. Baker to table the review of the plan for RCI Properties (Pocono), LLC.

- Discussion: None
- Vote: All in favor, motion passes.

3. Request for Waiver of Procedural Time Requirements for RCI Properties (Pocono), LLC. until December 15, 2020

Mr. Baker made a motion second by Ms. Shincovich to recommend approval of the waiver of procedural time requirement for RCI Properties (Pocono), LLC until December 15, 2020.

- Discussion: None
- Vote: All in favor, motion passes.

4. Review of Minor Subdivision Plan – Center Rock Realty (Ray Price) – Request to Table

Ms. Shincovich made a motion second by Mr. Dobson to table the review of the Center Rock Realty (Ray Price) Minor Subdivision Plan.

- Discussion: None
- Vote: All in favor, motion passes.

5. Review of Land Development Plan- Ray Price Mount Pocono Jeep- Request to Table

Ms. Shincovich made a motion second by Mr. Ambrogio to table the review of the Ray Price Mount Pocono Jeep Land Development Plan Submission.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

6. Review /Recommendation of Coolbaugh Township Zoning Ordinance Amendment to the Coolbaugh Township Zoning Map by Rezoning Certain Parcels from C2 to C1

The parcels that are identified as Tax codes 03.96060, 03.96059, 03.96058 and 03.7.1.24 which are located on Corporate Center Drive East. Mr. Kresge stated that the four lots that are proposed to be rezoned are all contiguous and adjoined to and across from other C1 zoning districts therefore there is no spot zoning. Mr. Kresge stated that by changing the use, it would allow for the proposed warehouse use and any industrial uses. Ms. Shincovich asked if there will be any guidance to prevent trucks from turning onto Green Road being advised by Mr. Kresge that the Planning Commission would have those conversations and make those recommendations. He stated that this is a challenging area due to the wetlands and stating that by combining these lots will alleviate some of the issues. Mr. Kresge suggested having the county update the zoning map if and when these changes are made.

Mr. Dobson made a motion second by Mr. Baker to recommend approval of the Zoning Ordinance Amendment to the Coolbaugh Township Zoning Map to allow parcels identified by tax numbers: 03.96060, 03.96059, 03.96058 and 03.7.1.24 to be changed from the C2 to C1 zoning district.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

There being no further business, a motion was made by Mr. Dobson second by Mr. Ambrogio to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 6:42PM.

NEXT REGULAR COMMISSION MEETING: Monday, November 9, 2020 at 6:30pm.

Submitted by: _____
Ann Shincovich, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____
Steve Baker, Planning Commission Vice-Chairman

Date: _____