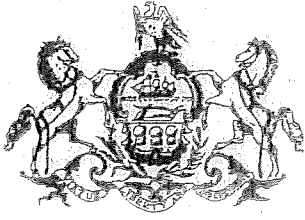
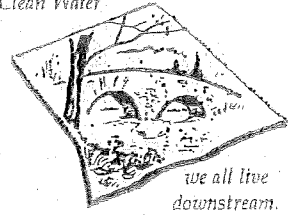


Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary

Planning Commission Minutes June 12, 2024

On Wednesday, June 12, 2024 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd., Kunkletown, Pa.

In Attendance: In attendance were Robert Boileau, Chairman; James Leiding, Megan Yarashas, Alicia Greco Miers, Matthew Hosking, Brien Kocher, Engineer and Solicitor Michael Gaul.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Approval or Additions to the Agenda: There were no additions to the Agenda.

Public Comment on Non-Agenda Items: There was no public comment.

Announcement of Recording: Mr. Boileau announced that the meeting was being recorded.

Approval of Minutes: May 8, 2024

- There was a motion by James Leiding and seconded by Alicia Greco Miers to approve the minutes of May 8, 2024. Motion carried (5-0).

New Business: There was no new business.

Old Business: Review of Commercial Solar Farms, Use and Zoning Requirements

There was a lengthy discussion about land use regulation of Solar Farms. Solicitor Gaul presented topics that appear in the current Township Zoning Ordinance and other example ordinances. He asked the planners to comment on the following topics:

Fences

Landscaping requirements

Creating a SALDO requirement
Lot coverage/Impervious surface coverage
Shadowing
Storage facilities(Sheds/outbuildings)
Appropriate Zones
Second Principal Use
Minimum Acreage
Glare
Distance to a substation
A discussion of these topics followed.

Solicitor Gaul asked the planners to be prepared at the next PC meeting to reach a preliminary consensus on such topics, and their choice of base ordinance upon which to make any revisions to the Township's current regulations. He will then draft a proposed ordinance based on their input.

Frantz Minor Subdivision, Request For Extension: Jonathan Shupp,
Representing: Approved Extension Date (8/1/2024)

The applicant's representative submitted a request to extend the Township's deadline to review and render a decision on the Frantz Minor Subdivision Plan until January 1, 2025.

- There was a motion by Robert Boileau and seconded by Megan Yarashas to recommend to the Board of Supervisors approval of the extension of the review and decision deadline on the Frantz Minor Subdivision Plan until January 1, 2025. Motion carried (5-0).

Adjournment: There being no further business:

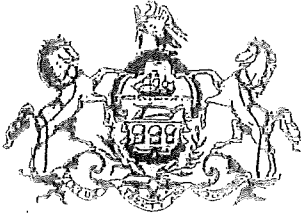
- There was a motion by Alicia Greico Miers and seconded by Matthew Hosking to adjourn. Motion carried. Meeting adjourned at 7:55 P.M.

Respectfully submitted,

Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary

Planning Commission Minutes May 8, 2024

On Wednesday, May 8, 2024 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd., Kunkletown, PA.

In Attendance: In attendance were Robert Boileau, Chairman, Scott Clark, Matthew Hosking, Megan Yarashas, Alicia Greico-Miers, James Leiding and Solicitor, Michael Gaul.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Additions or Changes to the Agenda: There were no changes or additions to the agenda.

Public Comments on Non-Agenda Items: There were no public comments on non-agenda items.

Approval of Minutes :

- There was a motion by Scott Clark and seconded by Robert Boileau to approve the minutes of April 10 2024. Motion carried (6-0).

New Business: Mr. Boileau revised his remarks about a discrepancy in our Zoning Ordinance regarding Flea Markets. He noted that there are two designations for Flea Markets, Indoor and Outdoor in the definitions, Section 303. Outdoor Flea Markets are a "not permitted" use in the Regional Table and (unspecified) Flea Markets are a Conditional Use in the Commercial Zone, Section 404.3. He feels this is a typo.

- There was a motion by Megan Yarashas and seconded by Alicia Greico Miers to notify the Board of Supervisors and the Zoning Office of this discrepancy, and to recommend that outdoor Flea Markets be a "Not Permitted" Use in all districts in Eldred Township, and Indoor Flea Markets be a Conditional Use in the Commercial Zone. Motion carried (6-0).

than each Planning Commission member proposing an entirely new set of regulations for solar facilities.

Frantz Minor Subdivision, Jonathan Shupp,
Representing: Extended date (5/1/2024): Extension Request

Public Comment: There was no Public Comment

Adjournment:

- There was a motion by Megan Yarashas and seconded by James Leiding to adjourn. Motion carried (6-0). Meeting adjourned at 8:00 P.m.

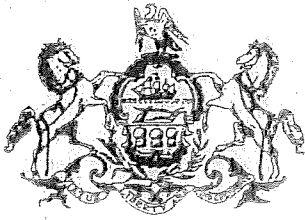
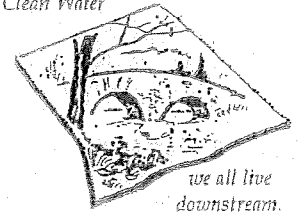
Respectfully,

E. Ann Velopolcek, Recording Secretary

Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary

Planning Commission Minutes April 10, 2024

On Wednesday, April 10, 2024 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd., Kunkletown, PA.

In Attendance: In attendance were Robert Boileau, Chairman, Scott Clark, Matthew Hosking Megan Yarashas, Alicia Greico-Miers and Solicitor, Michael Gaul.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Additions or Changes to the Agenda: There were no changes or additions to the agenda.

Public Comments on Non-Agenda Items: There were no public comments on non-agenda items.

Approval of Minutes :

- There was a motion by Alicia Greico- Miers and seconded by Scott Clark to approve the minutes of February 14 2024, as presented. Motion carried (5-0).

New Business: Mr. Boileau noted that there is a discrepancy on our Zoning Ordinance regarding Flea Markets. It is listed as a "Not Permitted Use" in the Regional Uses Table but appears as a Special Exception in the Commercial Uses Table. Mr. Boileau believes this should be a "Not Permitted Use" in all zones.

- There was a motion by Robert Boileau and seconded by Scott Clark to notify the Board of Supervisors and the Zoning Office of this discrepancy, and to recommend that Flea Markets be a "Not Permitted" Use in all districts in Eldred Township Motion carried (5-0).

Old Business: Review of Commercial Solar Farms, Use and Zoning Requirements – Deferred

Frantz Minor Subdivision, Jonathan Shupp,
Representing: Extended date (5/1/2024): Extension Request

- There was a motion by Megan Yarashas and seconded by Alicia Greico Miers to accept the applicant's offer of an extension of the deadline for the Township's review and decision on the Frantz Minor Subdivision Plan until August 1, 2024). Motion carried (5-0)

Model Ordinance for Warehouses/Truck Terminals: There was continued discussion regarding the proposed Warehouse Ordinance. Solicitor Gaul provided both a redlined (proposed changes) and a clean copy of the proposed Ordinance for review.

Solicitor Gaul reviewed the MCPC's comments on the draft Ordinance, including the following concerns:

- a. Would the Ordinance be exclusionary?
- b. As pertains to Zoning District: would the location be accessible to the anticipated traffic load and vehicle types?
- c. Is the definition correct?

In addition, it was suggested that some reference be included regarding snow removal so that provision is made for this purpose and not overlooked.

Solicitor Gaul will be making another revision for review at the next meeting.

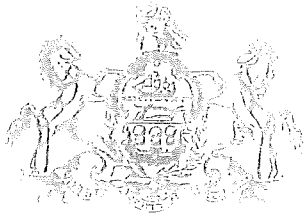
Public Comment: there was no Public Comment

Adjournment:

- There was a motion by Scott Clark and seconded by Megan Yarashas to adjourn. Motion carried (5-0). Meeting adjourned at 8:10 P.m.

Respectfully,

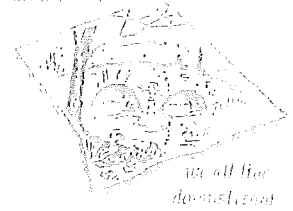
E. Ann Velopolcek, Recording Secretary



REPUBLIC OF PENNSYLVANIA

Commonwealth

Ann Velopoleck
Secretary



Planning Commission
Agenda
February 14, 2024

1. Call to Order
2. Approval or Additions to the Agenda
3. Public Comment on Non-Agenda Items
4. Announcement of Recording
5. Approval of Minutes: January 10, 2024
6. New Business:
7. Old Business: Review of Commercial Solar Farms, Use and Zoning Requirements

 Frantz Minor Subdivision, Jonathan Shupp,
 Representing: Extended date (5/1/2024)

 Model Ordinance for Warehouses/Truck Terminals
8. Public Comment
9. Adjournment

Eldred Township Planning Commission

DELUCE COUNTY, PENNSYLVANIA

Chair/Member



Ann Velopolek
Secretary



Planning Commission Minutes January 10, 2024

On Wednesday, January 10, 2024 the Eldred Township Planning Commission met for its annual Organization Meeting, followed immediately by its Regular Meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. 18058.

In Attendance: In attendance were Robert Boileau, Megan Yarashas, Scott Clark, James Leiding Alicia Greico Mier, Matthew Hosking and Solicitor Michael Gaul.

Call to Order: The meeting was called to order by Planner, Robert Boileau at 7:00 P.M. Mr. Boileau welcomed new planner, Matthew Hosking to the Commission.

Nominations and Action for Temporary Chair:

- Megan Yarashas nominated Scott Clark for Temporary Chairperson. There were no further nominations. Scott Clark was unanimously elected Temporary Chairperson. (6-0).

Nominations for Chair: Megan Yarashas nominated Robert Boileau for the position of Chairperson. There were no other nominations for Chairperson.

Motion to Elect Chair:

- There was a motion by James Leiding and seconded by Megan Yarashas to elect Robert Boileau Chairperson. Motion carried (5-0). (Robert Boileau abstaining).

Nominations for Vice-Chair: James Leiding nominated Megan Yarashas for the position of Vice-Chairperson. There were no other nominations.

Motion to Elect Vice-Chair:

- There was a motion by James Leiding and seconded by Scott Clark to elect Megan Yarashas as Vice-chairperson. Motion carried (5-0). Magan Yarashas abstaining.

Nominations for Secretary: Megan Yarashas nominated Scott Clark for the position of Secretary. There were no other nominations.

Motion to Elect Secretary:

- There was a motion by Megan Yarashas and seconded by James Leiding to elect Scott Clark as Secretary. Motion carried (5-0). (Scott Clark abstaining.)

Motion to Close Organization Meeting and Open Regular Meeting:

- There was a motion by James Leiding and seconded by Megan Yarashas to close the Organizational meeting and open the Regular meeting. Motion carried (6-0). Organization Meeting adjourned.

Regular Meeting

Approval or Additions to the Agenda: There were no changes to the Agenda

Public Comment on Non-Agenda Items: There was no Public Comment.

Announcement of Recording: Mr Boileau announced that the meeting was being recorded.

Approval of Minutes:

- There was a motion by James Leiding and seconded by Scott Clark to approve the minutes of November 8, 2023. Motion carried (6-0).

New Business: There was no new business.

Old Business: Review of Commercial Solar Farms, Use and Zoning Requirements: This discussion was deferred until the outcome of a Polk Township hearing on this subject which is pending.

Frantz Minor Subdivision, Jonathan Shupp, Representing:
Extension date (2/1/2024) : Due to the fact that no extension agreement has been received in a timely fashion:

➤ There was a motion by Robert Boileau and seconded by Scott Clark to recommend to the Board of Supervisors the application be denied for the following reasons:

- Deficiencies noted in the Township Engineer's review letter of June 12, 2023;
- Deficiencies noted in the Solicitor's memorandum of June 14, 2023, an additional copy of which is enclosed herewith; and
- The Application's failure to demonstrate record access between the property and a public street.

Motion carried (6-0).

Notwithstanding the Planning Commission's recommendation, the Planning Commission was in agreement that, if the applicant or their representative were to provide an extension for Township review of the Plan, which was accepted by the Board of Supervisors, then the Planning Commission would be amenable to having the Plan being sent back to the Planning Commission for review going forward. A re-application would not be necessary if an extension was granted.

Model Ordinance for Warehouses/Truck Terminals:

The Planners reviewed the sections of the Model Ordinances by Penn Future, Jackson Township and Monroe County section by section and discussed which provisions were relevant to Eldred Township and which were not.

Since Truck Terminals are not a Permitted Use in Eldred Township any reference to that use will be omitted.

The planners discussed areas of concern including the details of parking areas, lighting, the size of any building, access to highways, landscaping and buffer zones, and building heights. Since many of the items covered in the model Ordinances are already regulated as part of our existing Zoning or SALDO Ordinances, Solicitor Gaul did not feel it necessary to create redundancy of those regulations in this proposed Ordinance. The possibly redundant sections will be given to the Zoning Officer to compare against current Zoning Ordinance sections.

Based upon this lengthy discussion Solicitor Gaul will be preparing an Ordinance for review.

Public Comment: There was no Public Comment.

Adjournment: There was no being no further business:

➤ There was a motion by James Leiding and seconded by Megan Yarashas to adjourn. Motion carried (6-0). Meeting adjourned.

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary