

Planning Commission
Minutes
February 14, 2024

On Wednesday, February 14, 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, James Leiding, Matthew Hosking and Solicitor, Michael Gaul.

Call to Order: The meeting was called to order at 7:05 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 James Leiding to approve the minutes of January 10 2024. Motion carried (4-0).

New Business: There was no new business.

Old Business: Warehouse Ordinance:

Solicitor Gaul presented the proposed Ordinance regarding the land use of warehouses to the Committee.

There was a discussion of the various sections of the proposed Ordinance. A few minor questions came up, a numbering error, the need for buffer yards, whether the Ordinance should require the buildings to be “solar ready”, etc., which will be corrected in a revised version at next month’s meeting.

Once the revised version is approved, the Planners will forward the proposed Ordinance to the Board of Supervisors for further action.

Adjournment: There being no further business:

- There was a motion by Scott Clark and seconded by James Leiding to adjourn Meeting adjourned at 7:50.

Respectfully submitted,

E. Ann Velopolcek, Recording 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