

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, OCTOBER 21, 2020
7:08 P.M.**

Chairman K. Kirkwood opened Regular Meeting at 7:08 P.M. with the following members present: Vice Chair P. Bucco and Commissioners M. Penn. Also, present were Solicitor H. C. Connor; and Zoning/ Codes Enforcement Officer A. Wilkinson.

Commissioners H. Velasco, R. Dorkoski, and Borough Engineer C. Niclaus were absent. Also absent were Alternate Commissioners N. Folger and C. McGuire.

Pledge of Allegiance was said by all.

PRELIMINARY ANNOUNCEMENTS

None

APPROVAL OF MINUTES

Commissioner M. Penn moved to accept the Regular Meeting minutes of Wednesday; August 19, 2020, as presented. Vice Chair P. Bucco seconded. Motion carried unanimously.

OLD BUSINESS

Shed Ordinance Modification

Chairman K. Kirkwood explained that we received an excellent Amendment pertaining to sheds in the Borough from Solicitor H. C. Connor. It was noted that there was a recommendation from Borough Engineer C. Niclaus to possibly include the following: *The shed shall not cause concentrated stormwater discharge to an adjacent property and any subsequent complaints will have to be remedied or the shed shall be removed.*

Zoning/ Codes Enforcement Officer A. Wilkinson stated that considering the number of stormwater issues in the Borough she agreed with the Borough Engineer.

Chairman K. Kirkwood questioned if the properties having existing multiple sheds would be grandfathered. It was acknowledged, yes.

After some discussion, Commissioner M. Penn moved to recommend that Borough Council adopt the Amendment regarding sheds and to include the recommendation (item (g)) by the Borough Engineer regarding stormwater issues. Vice Chair P. Bucco seconded.

*AN ORDINANCE AMENDING THE ZONING ORDINANCE, CHAPTER 215 OF THE CODE
OF THE BOROUGH OF MOUNT POCONO, MONROE COUNTY, PENNSYLVANIA, TO UPDATE THE STANDARDS FOR
STORAGE SHEDS.*

BE IT HEREBY ORDAINED AND ENACTED by the Borough Council of the Borough of Mount Pocono, Monroe County, Pennsylvania, by the authority of and pursuant to the provisions of Act of July 31, P. L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, as reenacted and amended, known and cited as the Pennsylvania Municipalities Planning Code, that the Borough of Mount Pocono's Zoning Ordinance, Chapter 215 of the Code of the Borough of Mount Pocono, is hereby amended as follows:

ITEM 1

*Chapter 215 Zoning, Section 215-12, Definitions- Replace existing definition of shed, and replace with the following:
Shed- An accessory structure, either attached or detached, not intended for use as living space or human habitation, used for the storage of tools, minor equipment, and similar items and /or materials.*

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ITEM 2

Chapter 215 Zoning, Section 215-21. A. (1) replaced and amended to read as follows:

(1) All unattached accessory structures, except for sheds, shall comply with bulk and coverage yard requirements for principle structures. However, accessory structures which are not attached to a principle structure may be erected within the required side yards of a principle structure provided that no side yard is reduced to less than fifteen (15) feet. Unattached storage sheds not exceeding three hundred and twenty (320) square feet may be erected within the required side and rear yards of a principle structure provided as follows:

(a). No side yard setback is reduced to less than ten (10) feet, and no rear yard setback is reduced to less than five (5) feet.

(b). No shed shall be placed in the front yard, and, wherever possible, shall be placed in the rear yard.

(c). When the shed is to be located in the side yard, the structure shall be screened to restrict visibility from the street.

(d). No shed shall be erected on any part of an on-site septic system or located within easement or right-of-way area.

(e). No more than two (2) shed structures shall be permitted, and only where the total combined footprints of the sheds do not exceed three hundred and twenty (320) square feet.

(f). If the shed is delivered attached to another structure, has garage doors, or has connected utilities such as water, sewer or electric, and/or a permanent foundation, it is no longer considered a shed and is subject to assessment by the County.

(g). The shed shall not cause concentrated stormwater discharge to an adjacent property and any subsequent complaints will have to be remedied or the shed shall be removed.

Motion carried unanimously.

NEW BUSINESS

None

DISCUSSION ITEMS

Parking lots regarding the size of the spots were discussed.

PROJECT UPDATES

Hirshland

Zoning/ Codes Enforcement Officer A. Wilkinson reported that this project is moving along. They just recently did whatever PennDOT required for their access onto SR 940.

Lot 28

Zoning/ Codes Enforcement Officer A. Wilkinson reported that there is a debate with the connector road and the traffic off Market Way.

Posh Properties

Zoning/ Codes Enforcement Officer A. Wilkinson reported that there is a current issue in front of us that the Developer's Agreement does not include the Municipal Authority.

Solicitor H. C. Connor suggested that the Municipal Authority should go to the developer and ask for a separate agreement. He also stated that the developer must show the Borough at the

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beginning of the process that that they have taken care of the utilities for the project. They already should have gone to the Municipal Authority to see if they had sewer capacity for their project. He further noted that prior to submitting any plans this should have been taken care of.

McDonald's Rebuild

Zoning/ Codes Enforcement Officer A. Wilkinson reported that they will be applying their final plans soon.

Zoning

Zoning/ Codes Enforcement Officer A. Wilkinson updated the Planning Commission that Rite Aid is rebranding and applied for new signage.

LIAISON REPORTS

Borough Council

None

Zoning Hearing Board

None

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 7:54 P.M. Commissioner M. Penn seconded. Motion carried unanimously.

Respectfully submitted,


Diana Jackowski
Planning Commission Recording Secretary

