

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 19, 2020
7:00 P.M.**

Chairman K. Kirkwood opened Regular Meeting at 7:00 P.M. with the following members present: Vice Chair P. Bucco, Commissioners M. Penn, and N. Folger. Also, present were Solicitor H. C. Connor; Temporary Zoning/ Codes Enforcement Officer J. Simchak and Zoning/ Codes Enforcement Officer A. Wilkinson; and Planning Commission Recording Secretary.

Commissioners H. Velasco, R. Dorkoski, and Borough Engineer C. Niclaus were absent.

Pledge of Allegiance was said by all.

PRELIMINARY ANNOUNCEMENTS

Zoning/ Codes Enforcement Officer Alexis Wilkinson introduced herself.

APPROVAL OF MINUTES

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

OLD BUSINESS

None

NEW BUSINESS

Shed Ordinance Modification

Chairman K. Kirkwood gave the floor to Zoning/ Codes Enforcement Officer A. Wilkinson who presented the reasons to modify the Borough's Shed Ordinance with the following reasons and recommending the following:

Based on numerous requests for larger shed units, this office has reviewed our current ordinance and best practices and offers the following recommendations:

*Size: 16'x20' (320sf) max; provided required setbacks can be maintained
Single-Story w/ Max. Height = 10'6"
Max. Length (any side) = 24'*

Setbacks:

- 10' side yard
- 5' rear yard

Location:

- No structures should be place in front yard
- Rear yard, preferred
- Side yard (Screening require to restrict visibility from the street)
- No structure shall be erected on any on-site sewage appurtenances.
- No Structures shall be located within Easement or R.O.W. areas

Quantity: No more than 2 shed structures, where total combined shed footprint(s) not to exceed 320SF.

If the delivered shed is attached to a structure, has garage doors, or has provisions for water, sewer, electric and/or permanent foundation, it is no longer considered a basic shed and is subject to assessment by the County.

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She noted that § 215-12 Definitions of the Zoning Ordinance to be amended to: *SHED (BASIC) – An accessory structure, not intended for living space (i.e. tiny home, guest room/ house) either attached or detached, used for storage of tools, minor equipment, and materials.* Also, to change the size of the shed and the setbacks as presented earlier. She stated that the reason for these changes is that there are properties in the Borough with multiple sheds and to correct this the sheds should be larger.

After some discussion, Vice Chair P. Bucco moved to have Solicitor H. C. Connor formulate the wording to amend the following regarding sheds: § 215-12 change Shed definition to include (BASIC) and to include “not intended for living space (i.e. tiny home, guest room/ house) also §215-.21.A.(1) to increase the size of the shed to 16’x20’, single story with maximum height of 10’6’ and maximum length (any side) of 24’ with the setback to 10 feet for side yard and 5 feet for rear yard. Also, to change the accessory uses to read shed (basic). Commissioner M. Penn seconded. Motion carried unanimously.

DISCUSSION ITEMS

Temporary Zoning/ Codes Enforcement Officer J. Simchak questioned the Planning Commission if it would like to have the Zoning Officers attend the meetings as they could assist the Board with any issues that may arise.

It was acknowledged that the Zoning Officers generally attended the meetings, and it would be very helpful if they did.

PROJECT UPDATES

Hirshland

Zoning/ Codes Enforcement Officer A. Wilkinson reported that the project is moving slowly and that they are working on the stormwater issues.

Lot 28

Zoning/ Codes Enforcement Officer A. Wilkinson reported that they are issuing a building permit shortly.

Posh Properties

Zoning/ Codes Enforcement Officer A. Wilkinson reported that the project is moving along slowly due to some Municipal Authority issues. However, one of their lessees is going before the Zoning Hearing Board for a sign variance.

McDonald’s Rebuild

Planning Commission Recording Secretary D. Jackowski noted that Borough Council per PennDOT required the Borough to adopt a Resolution regarding the sidewalks and that the Borough would be responsible for the upkeep.

LIAISON REPORTS

Borough Council

Commissioner M. Penn reported that Borough Council discussed the Police and short-term rentals.

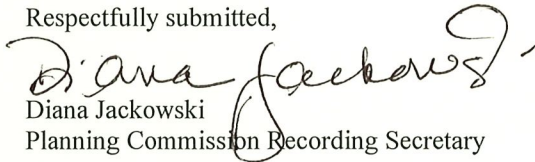
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Zoning Hearing Board

It was noted that the Zoning Hearing Board will hear a sign variance request from Aspen Dental, part of the Posh Properties project, on Wednesday, September 9, 2020.

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 8:10P.M. Commissioner M. Penn seconded. Motion carried unanimously.

Respectfully submitted,


Diana Jackowski
Planning Commission Recording Secretary

