

**NORTH EAST TOWNSHIP
PLANNING COMMISSION**

Monday, March 7, 2022

7:00 P.M.

Minutes

Call to Order: Chairman Vern Fry called the meeting to order at 7:00 pm. In attendance were Board members Char Kerr, Dennis Kershner, Matt Putnam, Leann Parmenter and Zoning Administrator Jay Jobczynski.

Minutes of the February 7, 2022 meeting were reviewed. Motion to approve was made by Char, second by Matt. Approved – Unanimous

Plan Reviews:

1. Randy Graham: Tax Parcel # 37-020-061.0-077.00 (Catholic Cemetery Rd). Mr. Graham presented to the Board his final plan for the sub-division of his property, which met the requirements of the zoning district. The Board gave preliminary approval of this plan at its June 7, 2021 meeting. **Final A2-A1** Final plans were presented with a small change. There were no problems with the request. Dennis motioned for approval; Char seconded. Approved-Unanimous.
2. Dave Thornton: Whistle Run sub-division, Tax Parcel # 37-024-900.007-01 (Pine Tree Lane). Mr. Thornton presented to the Board his final plan to sub-divide this parcel, creating two parcels and relocating the cul-de-sac. The Board gave preliminary approval of this plan at its November 1, 2021 meeting. **Final R-1** There were no issues raised with this submittal. Vern motioned for approval; Char seconded. Approved-Unanimous.
3. Janet Miller/Karen Paradise: Karen presented to the Board the final plan to sub-divide Tax parcels 37-015-025.0-058.01 and 37-015-025.0-058.03. This will create one additional acre added to parcel 37-015-025.0-058.03. The Board gave a preliminary approval of this plan at its February 7th 2022 meeting. **Final R-1** There were no changes to this submittal and no concerns. Matt motioned for approval; Dennis seconded. Approved-Unanimous.

New Business

Plan Reviews:

1. Robert Anderson: Mr. Anderson would like to re-plot Tax Parcels 37-030-116.0-027.02 and 37-030-116.0-027.03, (Cole Road) to create just one parcel. Preliminary plans were presented to the Board. **Preliminary R-1** There were no issues with this submittal and preliminary approval was granted. Char made the motion; Dennis seconded. Approved-Unanimous.

2. James and Mary Woodworth, Tax Parcel 37-030-116.0-006.02, Shaddock Road are proposing to construct a small flow treatment facility (SFTF) on their property to replace a failing on-lot septic system. Plans were presented to the Board for review by Jay. The process involves a considerable amount of paperwork and a checklist of issues that must be met. A maintenance agreement is required and was executed by the property owners. Their proposal meets all requirements. The single neighbor has been notified and has signed off on the project. The Game Commission, DCNR, DEP, Fish and Boat Commission and US Wildlife are all okay with the project. Effluent will flow to the south side of the property. The Board does not have to approve this. It was presented for informational purposes only. Jay will continue to work with the property owners to implement this project.

Review R-1

Variance Hearings: No variance hearings requested for this month.

Discussions:

Short-Term Rentals: Jay clarified that the Supervisors did not review the Short-Term Rental legislation at their last meeting. Jay presented changes to our proposed legislation and checklist made by our solicitor. After brief discussion, the Board agreed that there are no problems with the solicitor's changes. Matt motioned for approval of his changes; Dennis seconded.

Approved--Unanimous

Walk-ins/Other Items:

Jay McConaughey, township resident and president of the Orchard Beach HOA had some questions about the STR Agreement. He liked the Monroe County ordinance because it went into specific requirements as opposed to referring to the building codes, as we did in our proposed legislation. He said that it is a long process to go thru all the building codes. He mentioned the "Slice of Life" legislation passed by the PA Supreme Court that states that no STRs are allowed in residential districts in PA. This was based on a Hamilton County case. Legislation was presented on Dec. 5, 2018 and it was approved on April 26, 2019. This could affect our proposed legislation. Jay will ask our solicitor to look into this.

There being no other business, Char motioned for adjournment.

Secretary:

Charlene M. Kerr