

AGENDA
MONROE COUNTY PLANNING COMMISSION
AUGUST 11, 2026

1. Roll Call
2. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
3. Approval of the July 14, 2026 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Lockley
Minor Subdivision
Pocono Township
 - (2) Clarke
Minor Subdivision
Barrett Township
 - (3) Westfield North & Smithfield Sewer
Minor Subdivision
Smithfield Township
 - (4) Romeo and Allen
Minor Subdivision
Coolbaugh Township
 - (5) Sochanski and Tarn
Minor Subdivision
Polk Township
6. Land Development Plans
 - (1) Nauman Properties Hotel
Land Development Plan
East Stroudsburg Borough
 - (2) Gateway Warehouse
Land Development Plan
Ross and Hamilton Townships
7. Ordinance Amendments
 - (1) The Townships of Chestnuthill, Jackson, Eldred, Ross, and Polk are proposing to update and amend their planning group's regional comprehensive plan. The plan was originally adopted in November of 2006 by the Chestnuthill, Jackson, Eldred, and Ross Townships (CJER) Regional Planning Group and amended in 2015. This proposed amended plan includes updated information and mapping. The plan evaluates the Township's resources, identify goals and

objectives, and provide implementation strategies with a primary focus on agriculture, transportation infrastructure, and open space. Also included are a number of maps and tables that facilitate the intentions of this comprehensive plan and provide background information.

- (2) The Township of Ross is proposing amendments to its zoning ordinance limiting the number of principle uses and buildings in a residential district to one structure per lot. Multiple principle use structures on the same lot are to be prohibited in the Conservation Residential (CR), Special Conservation (SC), Rural Residential (RR), Low Density Residential (R1), and Medium Density Residential (R2) districts. Associated provisions concerning multiple uses on individual properties are also to be revised to reflect this change.
- (3) The Township of Polk is proposing amendments to its zoning ordinance regarding numerous ordinance revision. Specifically, the amendments concern accessory solar, recreational vehicles, electronic message signs, storm water, non-conforming lot consolidation, signage, permitting, and minimum residential floor area
- (4) The Township of Hamilton is proposing amendments to its zoning ordinance. Specifically, the amendments would replace the existing zoning ordinance with new Articles I to XIII. These articles establish land use regulations concerning definitions, district standards, signage, specific land use requirements, design standards, and various other regulations. A revised zoning map has also been prepared by this office in conjunction with the proposed ordinance.
- (5) The Township of Smithfield is proposing amendments to its zoning ordinance concerning data centers and disaster recovery facilities. Specifically, the amendments would remove data centers as a permitted use within the Economic Development (ED) and the Industrial (M-1) district. The amendments would also establish a Heavy Industrial (H-1) district in which data centers would be permitted as a conditional use. The schedule of uses is also to be updated to reflect the addition of this new zoning district. Data center provisions concerning dimensional standards, aesthetics, screening, utilities, power, water, emergency management, decommissioning, and sound/noise are also proposed.

STAFF REPORTS

CHAIRMAN