

AGENDA
MONROE COUNTY PLANNING COMMISSION
JULY 14, 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 June 9, 2026 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Rosario
Minor Subdivision
Polk Township
 - (2) Christopher Will
Minor Subdivision
Chestnuthill Township
 - (3) Otter Lake Resort
Minor Subdivision
Middle Smithfield Township
 - (4) Stewart
Minor Subdivision
Coolbaugh Township
6. Land Development Plans
 - (1) Walmart Expansion
Land Development Plan
Mount Pocono Borough
 - (2) Waste Authority
Land Development Plan
Hamilton and Stroud Townships
7. Ordinance Amendments
 - (1) The Township of Smithfield is proposing amendments to its zoning ordinance concerning demand based parking. Specifically, the amendments would allow non-residential land uses to reduce the number of required parking spaces if a parking demand study is performed. Such studies are to be prepared by qualified engineers and shall include methodology, assumptions, and data sources. If said study demonstrates that required parking as per the zoning ordinance is excessive, the Board of Supervisors may approve a reduction in the number of spaces.

- (2) The Borough of Mount Pocono is proposing amendments to its zoning ordinance concerning data storage centers and data center accessory uses. Specifically, the amendments would add related definitions, as well as standards for this use including minimum lot area, screening, landscaping, fire protection, noise mitigation, and water and power provisions among other requirements. Data storage centers and data center accessory uses are to be a conditional use within the Industrial (M) district.
- (3) The Township of Eldred is proposing amendments to its zoning ordinance concerning data centers and data center accessory uses. Specifically, the amendments would add related definitions, as well as standards for this use including minimum lot area, screening, landscaping, fire protection, noise mitigation, and water and power provisions among other requirements. Data storage centers and data center accessory uses are to be a conditional use within the Industrial (I) district.
- (4) The Township of Pocono is proposing amendments to its zoning ordinance to address data center land uses. The amendments propose to remove the ‘Data Center Overlay District’ from the zoning ordinance and map and insert related definitions and various standards related to these uses. These standards include provisions regarding dimensional requirements, aesthetics, screening, setbacks, water and electricity, parking, and various other standards. Data Centers and their accessory uses are to be permitted within the Industrial (I) district as a conditional use.

STAFF REPORTS

CHAIRMAN