

AGENDA
MONROE COUNTY PLANNING COMMISSION
AUGUST 12, 2025

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 8, 2025 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Pesceri Lot Joinder
Minor Subdivision
Coolbaugh Township
 - (2) Dean and Patricia Wehr
Minor Subdivision
Pocono Township
 - (3) Barry and Anna Haydt
Minor Subdivision
Coolbaugh Township
 - (4) Charles and Marilyn Hoover
Minor Subdivision
Coolbaugh Township
 - (5) BlueStar Subdivision
Minor Subdivision
Ross Township
 - (6) Bryan Baumgartner
Minor Subdivision
Chestnuthill Township
 - (7) Ruhnke Joinder
Minor Subdivision
Hamilton Township
6. Land Development Plans
 - (1) Salvation Army Improvements
Land Development Plan
East Stroudsburg Borough

- (2) Tannersville Point Apartments
Land Development Plan
Pocono Township
- (3) 60 Washington Street Renovations
Land Development Plan
East Stroudsburg Borough
- (4) Aqua Pinecrest Wastewater Plant
Land Development Plan
Tobyhanna Township
- (5) Pine Hill Well Treatment Improvements
Land Development Plan
Mount Pocono Borough
- (6) Camp Lindenmere Dining Hall Addition
Land Development Plan
Pocono Township
- (7) Gateway Warehouse
Land Development and Minor Subdivision Plan
Ross Township
- (8) Sierra View Verizon TeleCom
Land Development Plan
Tunkhannock Township

7. Ordinance Amendments

- (1) The Township of Middle Smithfield is proposing amendments to its zoning ordinance concerning plan submission procedure. Specifically, the amendments would permit applicants to submit a single hard copy and electronic copy of a plan for review in lieu of the required number of copies as per the existing ordinance. The amendments would also revise provisions regarding the reimbursement fees for professional consultant reviews and insert associated definitions.
- (2) The Township of Stroud is proposing amendments to its zoning ordinance concerning ‘vehicle sales parks’ and maximum ground cover. Specifically, the amendments would establish general requirements for this land-use including, landscaping, lighting, access, minimum lot size, setbacks, and other requirements as well as related definitions. The amendments would also permit an increase in maximum ground cover for this use within the General and Limited Commercial (C-2) district up to 75%. ‘Vehicle sales parks’ are to be a permitted/conditional (P/U) use in the C-2 district.
- (3) The Township of Jackson is proposing amendments to its zoning ordinance concerning data centers. Specifically, the amendments would add related definitions, as well as standards for this use including sound mitigation, parking, water and power, and environmental impacts reports, among other requirements. Data centers are to be a conditional use within the Industrial district.

- (4) The Township of Paradise is proposing amendments to its Subdivision and Land Development Ordinance. Specifically, the amendments would update language and establish consistency with recently adopted amendments to Chapter 110 ‘Sewage Disposal’ of the Township’s Code of Ordinances.
- (5) The Township of Chestnuthill is proposing amendments to its zoning ordinance concerning data centers. Specifically, the amendments would add related definitions, as well as standards for this use including sound mitigation, water and power, and environmental impact studies, among other requirements. Data centers are to be a conditional use within the Light Industrial/Commercial (LIC) district.
- (6) The Township of Smithfield is proposing amendments to its zoning ordinance concerning self-storage facilities. Specifically, the amendments would establish general requirements for this land-use including parking, fencing, setbacks, prohibited uses, and other requirements. The amendments would also insert a definition for ‘Self-Storage Facility’. This use is to be permitted in only the Industrial (M-1) district by right and in the Economic Development (ED) district as a conditional use.
- (7) The Township of Middle Smithfield is proposing amendments to its zoning ordinance concerning plan submission procedure. Specifically, the amendments would permit applicants to submit six (6) hard copies and an electronic copy of a plan for review in lieu of the required number of copies as per the existing ordinance. The amendments would also revise provisions regarding the reimbursement fees for professional consultant reviews and insert associated definitions.
- (8) The Township of Stroud is proposing amendments to its zoning ordinance concerning ‘adolescent group homes.’ Specifically, the amendments would establish general requirements for this land-use including permitted occupancy, employee supervision, lot size, parking, counseling services, and other requirements. Definitions for ‘group home, adolescent’ and ‘family’ are also to be inserted/revised. Adolescent group homes would be permitted as a special exception use in the R-1, R-2, R-3, C-1, C-2, and C-3 zoning districts.

STAFF REPORTS

OUTSIDE AGENCY UPDATES

CHAIRMAN