

MINUTES
March 10, 2026

The monthly meeting of the Monroe County Planning Commission was held on Tuesday, March 10, 2026 at the Monroe County Planning Commission's conference room, Stroudsburg, PA. The meeting was called to order by Charlie Vogt at 5:00 p.m.

Members present were: Chris Borger, Roger McFadden, Charlie Vogt, and Rich Schlameuss. Nicole Murray appeared via teleconference.

Others present were: David Parker, Commissioner; James Fareri, Solicitor; Jen Petersen, Redevelopment Authority; Tom Campbell, Community Development of the Poconos; Alex Jackson; James Miller; and Don Miller. Charles Kelshaw, Monroe County Conservation District appeared via teleconference.

Monroe County Planning Commission Staff members: Christine Meinhart-Fritz, Director; Eric Koopman, Lead Senior Planner; Nathaniel Staruch, Infrastructure Planner, Julia Sherer, Senior Environmental Planner; Jeremie Schuster, GIS Analyst Planner; and Kevin Glovas, Community Planner.

APPROVAL OF THE MEETING MINUTES

A motion was made by Mr. McFadden and seconded by Mr. Borger to approve the minutes of the February 10, 2026 board meeting, as amended. Motion carried.

OVERVIEW OF SUBMITTED PLANS AND AMENDMENTS

SUBDIVISION PLANS

Mr. Glovas provided information to the board on subdivision plans. Copies of the subdivision plan reviews and comments are on file in the Planning Commission office

A motion was made by Mr. Borger and seconded by Mr. Schlameuss to approve the review comments for the subdivision plans as previously submitted to the respective municipalities for consideration during their decision making process.

LAND DEVELOPMENT PLANS

Mr. Glovas provided information to the board on land development plans. Copies of the land development plan reviews and comments are on file in the Planning Commission office.

A motion was made by Mr. McFadden and seconded by Mr. Borger to approve the review comments for the land development plans as previously submitted, and amended, to the respective municipalities for consideration during their decision making process. Motion carried.

ORDINANCE AMENDMENTS

Mr. Koopman provided information to the board on ordinance amendments. Copies of the Ordinance Amendments and comments are on file in the Planning Commission office.

A motion was made by Mr. Schlameuss and seconded by Mr. Borger to approve the review comments for the ordinance amendments as previously submitted, and amended, to the respective municipalities for consideration during their decision making process. Motion carried.

STAFF REPORTS

Mr. Schuster provided an overview of mapping services provided to Hamilton Township. The MCPC worked closely with the Township to prepare a revised zoning map to reflect changes being proposed with updated zoning and subdivision and land development ordinances. Discussion followed.

Ms. Meinhart-Fritz informed the board she and other staff had met with students of the Monroe Career and Technical Institute to provide an education presentation. The students are involved in the Future Farmers of America program and expressed an interest in land use issues within the county.

Mr. Koopman then provided a summary of a recent short-term rental conference held at Kalahari Resort. The conference featured numerous vendors, booths, and presentations relevant to the industry. Mr. Koopman was part of a panel discussion concerning the county's short-term rental model ordinance and how it has impacted local municipalities over the last seven years. The conference was well attended and a short-term rental roundtable for zoning officers is being planned for this summer.

Ms. Murray then provided real estate market updates for the board. For the month of February, median home value was at \$299,900 with the average home price being \$336,101. She then informed the board that a housing study was nearing completion and will be presented in the near future. Discussion followed.

There being no further business, a motion was made by Mr. Schlameuss to adjourn. The motion passed at 6:05 p.m.

Annette Atkinson, Chairman

Eric Koopman, Lead Senior Planner