

AGENDA
MONROE COUNTY PLANNING COMMISSION
May 12, 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 April 14, 2026 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Huber
Minor Subdivision
Stroud Township
 - (2) Trumbauer
Minor Subdivision
Ross Township
 - (3) Roland Tract
Minor Subdivision
Coolbaugh Township
6. Land Development Plans
 - (1) Four Olives Holding, LLC
Land Development Plan
Tobyhanna Township
 - (2) Glacial Till Data Center
Land Development Plan
Tobyhanna Township
 - (3) Member 1st FCU
Land Development Plan
Chestnuthill Township
 - (4) Polk-Holdings Self-Storage
Land Development Plan
Polk Township
7. Ordinance Amendments
 - (1) The Township of Paradise is proposing numerous amendments to its code of ordinances, including zoning and subdivision and land development ordinance amendments. The proposed amendments would insert/revise provisions regarding exterior lighting, water conservation, noise controls, buffers, associated definitions, treatment centers, and vibration levels as well as various other ordinance alterations. For the purposes of streamlining the review process, the specific ordinances being proposed will be reviewed individually within this document.

- (2) The Township of Tunkhannock is proposing amendments to its zoning ordinance concerning hunting and fishing clubs and their accessory uses and structures. Specifically, the amendments would insert a definition for hunting and fishing clubs, as well as standards for its accessory uses and structures including minimum lot area, required parking, the number of structures permitted, and various other related requirements. Hunting and fishing clubs or camps are a permitted use by right in the Low-Density Residential (R-1), Medium-Density Residential (R-2), and Open Space - Wetlands (OS-W) zoning districts.
- (3) 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) district and would require conditional use approval for this land use within the Industrial (M-1) district. Provisions concerning decommissioning and sound/noise are also proposed.
- (4) The Township of Pocono is proposing amendments to its zoning ordinance to address data center land uses. The amendments propose to establish a 'Data Center Overlay District' overlay district, 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 proposed overlay district as a conditional use. The overlay district is to be comprised of six parcels located in the south central portion of the Township (Tax ID #12.7.1.22, 12.7.1.23, 12.7.1.25, 12.7.1.27, 12.10.1.41, and 12.10.1.42-1).
- (5) 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.

STAFF REPORTS

CHAIRMAN