AGENDA MONROE COUNTY PLANNING COMMISSION NOVEMBER 18, 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 October 14, 2025 Meeting Minutes
- 4. Overview of Submitted Plans and Amendments
- 5. Subdivision Plans
 - (1) Gary Redinger & Cherry Valley Refuge Minor Subdivision Hamilton Township
 - (2) AWSOM Minor Subdivision Stroud Township
 - (3) Founder's Reserve
 Major Subdivision
 Middle Smithfield Township
 - (4) Doris & Robert Kinsley Minor Subdivision Stroud Township
 - (5) Classic Quality Homes Minor Subdivision Coolbaugh Township
- 6. Land Development Plans
 - (1) John G. Gmelch Land Development Plan Hamilton Township
 - (2) Hayward Business Park Warehouses Land Development Plan Stroud Township
 - (3) Members 1st FCU Land Development Plan Pocono Township
 - (4) Long Pond Wawa Land Development Plan Tobyhanna Township

7. Ordinance Amendments

- (1) The Township of Stroud is proposing amendments to its zoning ordinance concerning mixed use buildings and age-restricted housing. Specifically, the amendments would establish general requirements for this mixed-use buildings including permitted commercial/residential uses, density, setbacks, parking, open space, landscaping, lighting, and various other considerations. Mixed-use buildings are to be C-1 and C-4 zoning districts by right. The amendments would also permitted age-restricted housing R-2, R-3, C-1, and C-4 districts, and also revise permitted uses in the C-1 district.
- (2) The Township of Smithfield is proposing amendments to its zoning ordinance concerning data centers and disaster recovery facilities. Specifically, the amendments would add related definitions, as well as standards for this use including submission procedure, screening, landscaping, sound mitigation, water and power, and decommissioning, among other requirements. Data centers and disaster recovery facilities and their accessory uses are to be a conditional use within the Economic Development (ED) district and permitted by right in the Industrial (M-1) district.
- (3) The Township of Middle Smithfield is proposing amendments to its zoning ordinance. Specifically, the amendments would replace and restate Articles I to XIII and the Table of Use Regulations (Attachment 3). These articles establish land use regulations concerning definitions, the zoning map, district standards, signage, specific land use requirements, and various other regulations.
- (4) The Borough of East Stroudsburg is proposing to establish Chapter 141 'Stormwater Management' within its code of ordinances. This chapter includes definitions, design standards, buffers, maintenance responsibilities, and other provisions related to updated regulations for stormwater control. The Borough's zoning and subdivision and land development ordinances are also to be amended to reflect changes from this new Chapter. Appendices concerning watershed maps, stormwater design criteria, maintenance agreements, and MS4 compliance are also proposed.

STAFF REPORTS

OUTSIDE AGENCY UPDATES

CHAIRMAN