

AGENDA
MONROE COUNTY PLANNING COMMISSION
OCTOBER 13, 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 September 8, 2025 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
 - (1) Nauman Resubmission
Minor Subdivision
Stroud Township
 - (2) Detrick
Minor Subdivision
East Stroudsburg Borough
 - (3) Baumgartner
Major Subdivision
Chestnuthill Township
 - (4) Covell
Minor Subdivision
Polk Township
 - (5) Chyb
Minor Subdivision
Polk Township
 - (6) Knipe
Minor Subdivision
Coolbaugh Township
 - (7) Reichard
Minor Subdivision
Polk Township
 - (8) Learn Road & Scelza
Minor Subdivision
Stroudsburg Borough
 - (9) Hilltop Ventures LLC
Minor Subdivision
Coolbaugh Township

6. Land Development Plans

- (1) Dunkin Donuts Remodel
Land Development Plan
Mount Pocono Borough
- (2) AWSOM Expansion
Land Development Plan
Stroud Township
- (3) Magick Cauldron Verizon
Land Development Plan
Smithfield Township

7. Ordinance Amendments

- (1) The Township of Middle Smithfield is proposing an omnibus amendment to its zoning ordinance. Specifically, the amendments would revise provisions concerning vehicle repair facilities, accessory sports courts, accessory fences and walls, standalone accessory structures, and also remove data centers as a permitted use within commercial districts. Data centers are to be permitted as a conditional use only within the Industrial (I) district. The Table of Use Regulations (Attachment 3) is to be amended to reflect this change.
- (2) The Township of Paradise is proposing a number of amendments to its zoning ordinance regarding data centers, traffic impact studies, and incentive-based standards. Specifically, the amendments would insert standards for data centers including setbacks, buffers, emergency management, water, power, and environmental impacts as well as associated definitions. Data centers are to be permitted as a conditional use in the Business District (B-2) zone. The amendments also propose revisions to Traffic Impact Studies (TIS) and establish standards for incentive-based standards which will allow for bonuses in building coverage, lot coverage, parking requirements and other areas if certain conditions are met. For the purposes of streamlining the review process, the specific ordinance amendments being proposed will be reviewed individually within this document.
- (3) The Township of Stroud is proposing amendments to its subdivision and land development ordinance concerning plan submission procedure. Specifically, the amendments would permit applicants to submit a reduced number of hard copies of a plan for review in lieu of the required number of copies as per the existing ordinance. The amendments would also require submission of electronic copies of proposed plans to various agencies.

STAFF REPORTS

- Conservation District Board Recommendation

OUTSIDE AGENCY UPDATES

CHAIRMAN