

AGENDA  
MONROE COUNTY PLANNING COMMISSION  
SEPTEMBER 9, 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 August 12, 2025 Meeting Minutes
4. Overview of Submitted Plans and Amendments
5. Subdivision Plans
  - (1) Heniz & Ourania Huber  
Minor Subdivision  
Stroud Township
  - (2) Jakobsen Subdivision  
Minor Subdivision  
Hamilton Township
  - (3) Bear Creek Residential  
Major Subdivision  
Polk Township
  - (4) Nature Conservancy Line Adjustment  
Minor Subdivision  
Tunkhannock Township
  - (5) Robab Estates  
Minor Subdivision  
East Stroudsburg Borough
6. Land Development Plans
  - (1) 60 Washington Street Renovations  
Land Development Plan (Revised)  
East Stroudsburg Borough
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 be 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 Tobyhanna is proposing amendments to its zoning ordinance and zoning map concerning data centers. Specifically, the amendments would establish a 193 acre ‘Data Center’ overlay district located on the northerly side of Sullivan Trail, just east of Interstate 380 (Parcel Tax ID# 19.111902). The amendments would also insert a definition for ‘data center’ as well as standards for this use including accessory uses, parking, height, lot and yard requirements, noise studies, additional studies, and various other requirements. The ‘Data Center’ overlay district will be located within a ‘Tourist Development Project District’ (TDPD) zone in which data centers are to be a conditional within the proposed overlay zone.
- (3) The Township of Tobyhanna is proposing amendments to its zoning ordinance and map concerning self-storage facilities. The amendments would insert self-storage facilities as a principal permitted use within the Commercial (C) zoning district and rezone seven (7) properties from Low-Density Residential (R-1) to Commercial (C). The properties to be rezoned are located on the westerly side of Old Route 940 and to the south of Samantha Lane (Tax ID #19.9.2.53, 19.9.2.53, 19.9.2.53-11, 19.9.2.53-20, 19.9.2.44, 19.9.2.45, and 19.9.2.45-1).
- (4) The Township of Polk 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 Industrial district.
- (5) The Township of Stroud is proposing amendments to its zoning map. Specifically, the amendments would rezone eleven (11) properties from entirely/partially Office Commercial (C-4) to General Commercial (C-2). The properties are located on both sides of State Route 611 approximately 600 feet east of its intersection with Whitestone Corner Road. The Tax Identification numbers of the parcels in question are 17.11.1.2-1, 17.11.1.2-4, 17.11.1.3, 17.11.1.3-1, 17.11.1.4, 17.11.1.5-1, 17.14A.1.7, 17.14.2.32, 17.14.2.35, 17.14.2.37, and 17.14.2.33.

## STAFF REPORTS

## OUTSIDE AGENCY UPDATES

## CHAIRMAN