

AGENDA
MONROE COUNTY PLANNING COMMISSION
FEBRUARY 10, 2026

1. Roll Call
2. Nomination and Election of Officers for 2026
3. Public Comment – Non Agenda Items
(Any comments pertaining to agenda items can be presented at time of discussion)
4. Approval of the December 9, 2025 Meeting Minutes
5. Overview of Submitted Plans and Amendments
6. Subdivision Plans
 - (1) Tighe Scott & 5Earth Group
Minor Subdivision
Ross Township
 - (2) Leonard & Proscia
Minor Subdivision
Coolbaugh Township
 - (3) John Campion
Minor Subdivision
Tobyhanna Township
 - (4) DeLuzio
Minor Subdivision
Polk Township
 - (5) Klejzerowicz & Dobryzn
Minor Subdivision
Coolbaugh Township
 - (6) Lyman
Minor Subdivision
Coolbaugh Township
 - (7) 3 Point Garden Road
Minor Subdivision
Smithfield Township
 - (8) BlueStar Ross
Minor Subdivision
Ross Township
 - (9) McClure
Minor Subdivision
Barrett Township

- (10) Upper Green Hill Road
Minor Subdivision
Polk Township

7. Land Development Plans

- (1) Green Gables Retreat
Land Development Plan
Barrett Township
- (2) Camp Harlam
Land Development Plan
Polk Township
- (3) Kessel 187 Grand Street
Land Development Plan
East Stroudsburg Borough
- (4) Pocono Springs Camp Cabins
Land Development Plan
Middle Smithfield Township
- (5) Lot 9 New Ventures Park
Land Development Plan
Tobyhanna Township
- (6) 112 Courtland Street Addition
Land Development Plan
East Stroudsburg Borough

8. Ordinance Amendments

- (1) The Township of Pocono is proposing amendments to its zoning ordinance to establish a Historic Overlay District for Pocono Manor. Specifically, the amendments would insert a definition for ‘Transient Dwelling Unit (TDU)’, and prohibit this land use within the proposed district. Existing TDUs are to be considered legal non-conformities. The overlay district is comprised of 231 properties that is located to the east of I-380 along the State Route 314 corridor.
- (2) The Township of Polk is proposing to rezone a 25.25 acre parcel from Village Center (R-3) to Commercial (C). The site is located on the northerly side of Interchange Road (State Route 209), approximately 2,000 feet east of its intersection with Polk Township Road. The site is currently undeveloped and is currently owned by Polk Holdings LLC (Tax ID# 13.7.1.25-1).
- (3) The Township of Eldred is proposing amendments to its zoning and subdivision and land development ordinances concerning solar energy systems. Specifically, the amendments propose to insert/revise definitions related to Solar Commercial Facilities (SCF), and revise and add additional standards for this use including glare, decommissioning, setbacks, buffers, recreation fees, and various other requirements.

- (4) The Township of Stroud is proposing amendments to its zoning ordinance concerning the keeping of ‘backyard chickens’. Specifically, the amendments would allow for accessory use of the keeping of chickens for residences in the R-1, R-2, and R-3 districts. A lot meeting the minimum area requirements of half an acre would be allowed 3 hens with an additional hen allowed per 7,000 square feet with a maximum number of 10. The amendments would also establish requirements concerning coops and enclosures, fencing, rooster prohibition, nuisance prevention, and other standards.
- (5) The Township of Stroud 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 dimensional requirements, screening, landscaping, emergency response, noise, water, and power among other requirements. Data storage centers and data center accessory uses are to be a conditional use within the Industrial (M-1) district.
- (6) The Township of Pocono is proposing amendments to its zoning ordinance concerning the keeping of fowl as an accessory use, and public recreation uses. Specifically, the amendments would revise the definition of “Customary Accessory Uses” and allow for the accessory use of the keeping of fowl for residences in any district. A lot meeting the minimum area requirements of 10,000 square feet would be allowed 2 hens with an additional hen allowed per additional 5,000 square feet. Roosters would be permitted on lots with a minimum of 5 acres. The amendments would also establish requirements concerning sanitation, manure management plans, and feed storage. Finally, public/non-profit/non-commercial recreation uses would be established a use permitted by conditional use approval in all districts.
- (7) The Township of Pocono is proposing amendments to its zoning ordinance to establish a Historic Overlay District for Pocono Manor. Specifically, the amendments would insert a definition for ‘Transient Dwelling Unit (TDU)’, and prohibit this land use within the proposed historic overlay district. Existing TDUs are to be considered legal non-conformities. The overlay district is comprised of 231 properties (approximately 1,693 acres) that is located to the east of I-380 along the State Route 314 corridor.
- (8) 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.
- (9) The Township of Paradise is proposing amendments to its zoning ordinance regarding cargo storage containers and short-term rentals. Specifically, the amendments would update provisions for short-term rentals regarding maximum number of bedrooms, permitting, home owner associations, and various other changes. The amendments would also establish standards for the accessory use of storage containers including required lot area, number permitted, permitting, and other provisions.

STAFF REPORTS

1. Potential Changes to the Bylaws of the Monroe County Planning Commission

CHAIRMAN