

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 16, 2018
7:00 P.M.**

Chairman K. Kirkwood opened the Regular Meeting at 7:00 P.M. with the following members present: Vice Chair R. Dorkoski,, Commissioners V. Misuraca; N. DeLano; M. Penn; and, H. Velasco. Also present were Solicitor H. C. Connor; Zoning Codes Enforcement Officer D. Noonan; and, Planning Commission Recording Secretary D. Jackowski.

Commissioner B. Harper and Borough Engineer C. Niclaus were absent.

Representing Borough Council were Councilmembers D. Casole and T. Ford.

APPROVAL OF MINUTES

Commissioner V. Misuraca moved to accept the Regular Meeting minutes of Wednesday, February 21, 2018, as presented. Vice Chair R. Dorkoski seconded. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

Bed & Breakfast Ordinance Review

The Planning Commission reviewed the current *Chapter 154 Rental Property Ordinance* to see what can be incorporated in §215-30 – *Bed and breakfast establishments*. Upon completing their review, the Planning Commission would like to include in §215-30 – *Bed and breakfast establishments* the following:

- (1) The owner shall limit the number of all vehicles to the number of parking spaces designated in the license.
 - (a) All parking for overnight guests and day guests shall be designated in the license and shall be located on the bed and breakfast property. This may include spaces in the property's garage which can accommodate vehicles, but shall not include spaces in any private, community or public right-of-way.
 - (b) A minimum of one (1) parking space per bedroom shall be provided.
 - (c) All parking spaces shall be improved to a mud-free condition with paving, stone or similar material and shall count as part of the maximum lot coverage established by Chapter 215 (Zoning).
 - (d) If the bed and breakfast rental is accessed directly by a Borough or State road, all parking spaces shall be accessed from the driveway serving the bed and breakfast rental unless the unit is served by a common parking area.
- (2) The owner shall use best efforts to assure that the occupants or guests of the bed and breakfast rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this chapter or any state law pertaining to noise or disorderly conduct
- (3) The owner shall, upon notification that occupants or guests of the bed and breakfast rental have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of this chapter or state law pertaining to noise, or disorderly conduct, promptly use their best effort to prevent a recurrence of such conduct by those occupants or guests.
- (4) Parking of recreational vehicles and camper trailers shall be allowed only on the bed and breakfast

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property.

- (a) Recreational vehicles, camper trailers and tents are not allowed to be rented.
- (5) The maximum number of all vehicles allowed to be parked on the property and the requirement that parking is not permitted in any public road right-of-way unless such designated right-of-way is not parking restricted.
- (6) Notification that an occupant may be cited and fined for creating a disturbance or for violating other provisions of this chapter; and
- (7) Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this chapter subject to a citation and fines.
- (8) It shall be unlawful for any occupant or person to maliciously and willfully disturb the peace of any neighborhood, person, or family by loud or unusual noises or by tumultuous and offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting.
- (9) Occupancy Requirements. In order to be approved for letting, bed and breakfast must comply with the following:
 - (a) Smoke detector in each bedroom,
 - (b) Smoke detector outside each bedroom in the common hallway,
 - (c) Smoke detector on each floor,
 - (d) GFI outlet required if outlet located within six feet of water source (all sinks, sump pumps, etc.),
 - (e) Aluminum or metal exhaust from dryer,
 - (f) Carbon monoxide detector if garage is attached.
 - (g) Fire extinguisher in kitchen,
 - (h) Stairs (indoor and outdoor) in good condition,
 - (i) Covers on all outlets, and
 - (j) Any other occupancy requirements which may be added by resolution of Borough Council.

The Planning Commission Recording Secretary was directed to have this ready for next month's meeting for a possible final review.

An inquiry was made regarding the short-term rental that was before the Zoning Hearing Board and then appealed by the owner to the Court of Common Pleas.

Zoning Codes Enforcement Officer D. Noonan responded that the Court of Common Pleas has decided that the Borough Zoning Hearing Board should hear the owner's request. He noted that no date has been scheduled as of yet.

DISCUSSION

Chairman K. Kirkwood reviewed from the MPC (Municipal Planning Code) the *Statutorily Defined Powers and Duties of a Planning Commission*.

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PROJECT UPDATES

None

LIAISON REPORTS

Borough Council

None

Zoning Hearing Board

None

PUBLIC PARTICIPATION

Vice Chair R. Dorkoski stated that the short-term rental on Nittany Court is now for sale, is being advertised as a hotel and that we should keep an eye on this.

There being no public participation and no further business coming before the Planning Commission, Vice Chair R. Dorkoski moved to adjourn at 8:20 P.M. Commissioner N. DeLano seconded. Motion carried unanimously.

Respectfully submitted,

Diana Jackowski
Planning Commission Recording Secretary