MOUNT POCONO BOROUGH COUNCIL
PUBLIC HEARING MINUTES
MONDAY, APRIL 4, 2016
6:30 P.M.

President K. Davis opened the Public Hearing at 6:30 P.M. with the following members present: Vice President J. Woehrle, Councilmembers: F. O'Boyle; D. Casole; K. Transue; M. Oser and C. Williams. Mayor F. Courtright Solicitor J. Fareri and Borough Secretary/ Treasurer L. Noonan were also present. Zoning Officer Jim Borger was also in attendance.

A court stenographer was also present at this Public Hearing.

PURPOSE OF PUBLIC HEARING

Solicitor J. Fareri explained the purpose of tonight's Public Hearing and its procedures, noting that the proposed Ordinance has been properly advertised for tonight's meeting. Borough Council sent the Ordinance to the member municipalities of the Regional Comprehensive Group and also to the Monroe County Planning Commission.

BOROUGH COUNCIL COMMENTS

President K. Davis opened the floor to Council comments.

Councilmember D. Casole discussed the section regarding donation drop-off boxes, noting that it should haves stated that they would only be permitted in C-1 and C2 Zoning Districts on a lot not less than one (1) acre of or 43,560 square feet.

Councilmember M. Oser discussed the size of lots and non-conforming uses in a R-1 Zoning District and how the Short-Term Rental Ordinance would handle these types of situations.

Solicitor J. Fareri stated that there is not a short answer to his question and that off the top of his head he does know the answer.

The enforcement section, Article IV of Chapter 154 Rental Property was briefly discussed.

PUBLIC COMMENT

President K. Davis opened the floor to public comments.

Michael DiGioia, 1 Deerfield Drive, stated that he has been a resident for the past fourteen (14) years and it has been enjoyable living here in the Borough until this past year, when his neighbor began leasing his house short-term and they are mostly renting it to college kids.

Joan Marie Miller, Foxfire, discussed enforcement of the Ordinance and that if Borough Council does adopt this Ordinance they would have to make sure that it is enforceable.

Diane Schepp, 3 Deerfield Drive, has been a resident for seventeen (17) years and she also complained about her neighbor at 10 Shelly Lane, who rents their house out short-term every single weekend.

Oscar Jobman, 15 Cobblewood Drive, stated that he has been a resident since 1979 and was not in favor of short-term rentals being allowed in a R-1 Zone.

Megan Williamson, 1395 Pocono Boulevard, discussed her property that she has owned since 2008. She has purchased additional EDUs so that she can rent out her property as a bed and breakfast and as a short-term rental. She stated that she has had her property inspected, she has talked with the previous Zoning Officer and she was upset that she would not be permitted to continue this use on her property in that manner. She also has concerns about the number of occupants that are allowed per square footage. She presented her comments to Solicitor J. Fareri.

The Monroe County Planning Commission (MCPC) suggested that short-term rentals be permitted as Non-Conforming Use or Special Exception Use, Council briefly discussed these comments and recommendations. The MCP comments were presented as Exhibit #1.

It was noted that Mount Pocono Borough Planning Commission recommended approval of the Ordinance and Mr. Kevin Kirkwood, Chairman of the Mont Pocono Borough Planning Commission was in attendance and acknowledged that they did recommend approval.

President K. Davis noted that Borough Council will take all comments received this evening under advisement for further review and discussion. The Planning Commission will be reviewing the concerns brought up at the Public Hearing.

There being no further comments from the public or from Borough Council, Councilmember F. O'Boyle moved to adjourn at 7:30 P.M. Councilmember K. Transue seconded. Motion carried unanimously.

Respectfully submitted,

Lori Noonan, Borough Secretary