

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following is the **2023 Annual Report** for the Borough Planning Commission.

In **2023**, the Planning Commission met in January, February, March, April, May, June, July, August, September, and October. The Commission did not meet in November or December of **2023**. Officers for the year were Chair Jerry Theobald, Vice Chair Mary Beth Wood, and Secretary Derek Williams.

Four (4) Conditional Use Applications were reviewed, including: Auto Zone/Cordaro's at 186 Grandview Ave, Chad Weigelt at 126 Grandview Ave, Highhouse Rental Properties LLC at 344 Erie St, and Chat Weigelt at 260 Willow Ave.

Eight (8) Subdivision/Land Development Applications were reviewed, including: Bruce Whitosky subdivision plan, Dollar General land development plan, Dollar General lot consolidation plan, Hemlock Point Chalets' lot consolidation plan, Dime Bank land development plan, Hemlock Point Chalets' land development plan, John Armstrong minor land development plan, and Oz Realty land development plan.

Three (3) grant project compliance/support letters were issued for: Wayne Highlands School District parking lot, Greater Honesdale Partnership facade program, and Honesdale Borough Vine Street stormwater study.

Potential Zoning Ordinance amendments related to animal husbandry were discussed at multiple meetings.

September of **2023** held the most attended meeting of the Honesdale Borough Planning Commission with eleven (11) people in attendance.

Much discussion on many land use related topics were had throughout the year. Each meeting's minutes are attached to this plan for future review.

Respectfully submitted to the Commission's meeting on Mar 6, 2024 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

**Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431**

Following are the minutes for the Honesdale Borough Planning Commission's January 4, 2023 meeting for review and consideration.

Respectfully submitted on Jan 10, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on January 4, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:03PM.

In attendance were Planning Commission Members Gerald Atkinson, Fire Chief Steve Bates, Commission Chairman Jerry Theobald, Mary Beth Wood, and Mayor Derek Williams. Honesdale Zoning Office Clerk Tom Batcher was also in attendance. There were no public in attendance.

Minutes for the December 7, 2022 meeting were read aloud by Jerry Theobald.

Gerald Atkinson made a MOTION to accept the December meeting's minutes. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

There was a discussion regarding the Planning Commission's 2023 officers. A group preference was expressed to maintain the current meeting location.

Steve Bates made a MOTION to appoint Jerry Theobald as Planning Commission Chair, Mary Beth Wood as Vice Chair, and Derek Williams as Secretary. SECOND by Mary Beth Wood. The MOTION was CARRIED unanimously.

There was a discussion regarding surveyors and contractors attending Borough Council meetings for business related to subdivision/land development or zoning projects they worked on. When these projects are being considered for Borough Council's approval, the Planning Commission's preference would be that time for these considerations be set aside near the top of the Council meeting agenda.

There was a wide-ranging discussion regarding how much has happened recently with respect to land use planning and all of the many related projects that are in motion for upcoming years.

Specifically discussed were Dollar General's progress, Planning Commission vacancies, general activity in and around Honesdale, the proposed demolition of Cordaro's restaurant for an auto parts shop, the cluster of auto parts shops along that area of Route 6, the proposed hotel off Route 6 in Texas Township, the former K-mart's redevelopment prospects, downtown building renovations, downtown revitalization planning and grants, prospective YMCA and agricultural innovation center wellness campus on Spinner Road in Cherry Ridge Township, need for shuttle and accessibility connections between the proposed new YMCA and our downtown, the Cooperage Project's mobile farmers' market program, pilot food locker projects, Wayne Memorial Hospital's food prescription program connecting with the food pantry and farmers' markets, Stourbridge Project activity and benefits, the Dime Bank's new offices and building redevelopment in Indian Orchard, and the Dime Bank's planned demolition of 114 9th Street.


The meeting was adjourned at 7:37PM.

<<< MEETING MINUTES END

**Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431**

Following are the minutes for the Honesdale Borough Planning Commission's February 1, 2023 meeting for review and consideration.

Respectfully submitted on Feb 28, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on February 1, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:03PM.

In attendance were Planning Commission Members Gerald Atkinson, Fire Chief Steve Bates, Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Mayor Derek Williams, Alternate Commission Member Councilor David Nilsen, Honesdale Zoning Office Clerk Tom Batcher, and Zoning Officer Lori McCrory.

Also in attendance were Bruce Whitosky and Michael Lusaitis representing projects before the Commission.

Minutes for the January 4, 2023 meeting were read aloud by Derek Williams.

Mary Beth Wood made a MOTION to accept the January meeting's minutes. SECOND by Steve Bates. The MOTION was CARRIED unanimously.

There was a discussion regarding the non-building waiver received from the Pennsylvania Department of Environmental Protection for the Whitosky subdivision. The Planning Commission recommended conditional approval of this subdivision at their June, 2022 meeting, pending receipt of this waiver. Having a non-building waiver note on the subdivision plan was discussed. No new action was taken.

There was a Dollar General discussion regarding land development updates with engineer Michael Lusaitis. Discussed were sidewalk and crosswalk additions to the plan, proposed movement of the Fair Avenue crosswalk to align with Dollar General's future sidewalks, sidewalk planning to connect with the future dog park, and sidewalk connections back to town along Fair Avenue to create improved walkability.

Also discussed were Borough Engineer Gene Ruzanski's comment letter, the lingering lot addition subdivision plan, potential Borough gateway interest in the Weniger Hill Road/Fair Avenue triangle parcel, and the Borough's need to request a new fire hydrant at the Dollar General site from Aqua America before Aqua will work with the developers on installation.

Gerald Atkinson made a MOTION to recommend Borough Council's approval of Dollar General's land development plan conditioned upon Dollar General satisfying all remaining permitting requirements and addressing any lingering comments of the Borough's engineer. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

There was a discussion regarding the Auto Zone/Cordaro's conditional use application. Discussed were the relevance of a conditional use for proposed retail in the C-2 Zoning District, adjacent Fowler lot's oil access, proposed demolition of Cordaro's, proposed orientation of Auto Zone, existing non-conforming side yard setbacks, improved yet still non-conforming side yard setbacks of the proposed Auto Zone, and potential sidewalk recommendations to alleviate pedestrian concerns along the adjacent Route 6 corridor.

Mary Beth Wood made a MOTION to accept the conditional use application of Auto Zone for 30 day review and to submit the same to the Wayne County Department of Planning/GIS for review. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

Steve Bates made a MOTION to adjourn the meeting. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

The meeting was adjourned at 8:33PM.

<<< MEETING MINUTES END

**Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431**

Following are the minutes for the Honesdale Borough Planning Commission's March 1, 2023 meeting for review and consideration.

Respectfully submitted on ~~Apr 3, 2023~~ by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on March 1, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:03PM.

In attendance were Planning Commission Members Gerald Atkinson, Fire Chief Steve Bates, Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Mayor Derek Williams, Honesdale Zoning Office Clerk Tom Batcher, and Zoning Officer Lori McCrory.

Also in attendance were Carmen DiDiano, Chad Weigelt, and Ethan Wood representing projects before the Commission.

Minutes for the February 1, 2023 meeting were read aloud by Derek Williams.

Gerald Atkinson made a MOTION to accept the February meeting's minutes. SECOND by Steve Bates. The MOTION was CARRIED unanimously.

Carmen DiDiano, representing the proposed Auto Zone on the Cordaro's property at 186 Grandview Avenue, presented project details. Discussed were the transition from multiple accesses to a single driveway access, a comparison of the current and proposed future site conditions, the non-conforming nature of certain plan requirements, stormwater, and sidewalk additions.

Mary Beth Wood made a MOTION to recommend the addition of a landscape-buffered sidewalk along the Route 6 frontage of the proposed Auto Zone site plan as a condition of approval for Auto Zone's Conditional Use Application. SECOND by Gerald Atkinson. The MOTION was CARRIED unanimously.

Ethan Wood and Chad Weigelt, representing the proposed used car dealership on the Weigelt property at 126 Grandview Avenue, presented project details. Discussed were lighting, a collapsed stormwater basin nearby, indoor and outdoor parking, having a parking plan, and a potential painted crosswalk across the site's driveway.

Derek Williams made a MOTION to accept the conditional use application of Chad Weigelt for 30 day review and to submit the same to the Wayne County Department of Planning/GIS for review. SECOND by Steve Bates. The MOTION was CARRIED unanimously.

There was a commission discussion about proposed changes to the Borough's Zoning Ordinance related to animal husbandry. Discussed were setbacks, acreage requirements, animal effects on neighboring property, and whether or not to regulate chickens. Removing chickens and inserting roosters into the animal prohibitions of ordinance chapter 210-22 D. was agreed upon, along with certain setback and acreage requirements. Further discussion with Council's Zoning Committee was encouraged.

Gerald Atkinson made a MOTION to recommend changes to the draft Zoning Ordinance amendments presented by Zoning Officer Lori McCrory. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

There was a general discussion about Route 6 development, the old K-mart building's proposed redevelopment, lot consolidations, parking lot development, building demolitions, the Marketplace building's apartments, sewer upgrades and assessment with new development, and sewer lateral inspections.

Steve Bates made a MOTION to adjourn the meeting. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

The meeting was adjourned at 8:51PM.

<<< MEETING MINUTES END

**Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431**

Following are the minutes for the Honesdale Borough Planning Commission's April 5, 2023 meeting for review and consideration.

Respectfully submitted on ~~May 1, 2023~~ by



**Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission**

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on April 5, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:05PM.

In attendance were Planning Commission Chairman Jerry Theobald, Commission Members Gerald Atkinson, Fire Chief Steve Bates, Noelle Mundy, Councilor David Nilsen, Mayor Derek Williams, and Alternate Commission Member Vinnie Morea, Honesdale Zoning Office Clerk Tom Batcher, and Zoning Officer Lori McCrory.

Also in attendance was Chad Weigelt representing a project before the Commission.

Minutes for the March 1, 2023 meeting were read aloud by Derek Williams.

Steve Bates made a MOTION to accept the March meeting's minutes. SECOND by David Nilsen. There was discussion regarding the March meeting's discussion and action related to proposed amendments to the Borough's Zoning Ordinance related to animal husbandry. The MOTION was CARRIED unanimously.

Chad Weigelt discussed the proposed used car dealership Conditional Use Application at 126 Grandview Avenue. Discussion included the Wayne County Planning/GIS Department's review, the Borough Engineer's review, the order of reviews, the timing of the process, stormwater pipes, potential use changes, existing site usage, potential

future conditional use at the former Subway site at 260 Willow Avenue, potential business expansion, C2 Zoning District setbacks, signage, and parking plans being added to updated maps not in possession.

Steve Bates made a MOTION to recommend the addition of an outdoor parking limit of seven cars for sale, a prohibition of cars for sale parked in front of the building, and for the Borough Engineer's comments to be addressed as conditions of approval for the Chad Weigelt Used Car Dealership Conditional Use Application. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

Sidewalks and crosswalks were discussed regarding the Dollar General Lot Consolidation Plan.

Gerald Atkinson made a MOTION to recommend approval of the Dollar General Lot Consolidation Plan. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously.

Crosswalk changes and fire hydrant additions were discussed regarding Dollar General. Both were addressed as conditions in Dollar General's previous Conditional Use Approval and needed Borough Council's coordination to pursue.

Noelle Mundy made a MOTION to recommend Borough Council contact PennDOT and Aqua to initiate the crosswalk relocation and fire hydrant installation requests for Dollar General along Fair Avenue. SECOND by Gerald Atkinson. The MOTION was CARRIED unanimously.

There was a commission discussion about adding animal husbandry as a discussion topic for the May meeting's agenda, potential Super Duper lot development, the proposed Auto Zone, parking at the HOCA Flats apartment building, parking behind 825 Main Street, and parking generally.

The meeting was adjourned at 8:24PM.

<<< MEETING MINUTES END

**Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431**

Following are the minutes for the Honesdale Borough Planning Commission's May 3, 2023 meeting for review and consideration.

Respectfully submitted on Jun 4, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on May 3, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:08PM.

In attendance were Planning Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Commission Members Councilor David Nilsen and Mayor Derek Williams, Alternate Commission Member Vinnie Morea, Honesdale Zoning Office Clerk Tom Batcher, and Zoning Officer Lori McCrory.

Also in attendance were Jamie Rutherford and Larry O'leary representing a project before the Commission and Tim Schweighofer discussing an agenda topic.

Minutes for the April 5, 2023 meeting were read aloud by Derek Williams.

David Nilsen made a MOTION to accept the March meeting's minutes. SECOND by Vinnie Morea. The MOTION was CARRIED unanimously.

There was a discussion regarding the proposed Zoning Ordinance amendments related to animal husbandry. Discussed were the existing zoning sections related to the topic, Cliff Street agricultural usage, pre existing uses, potential future uses, nuisance mitigation, manure management plans, and minimum acreage concerns.

Derek Williams made a MOTION to recommend the Borough Zoning Committee revisit existing Zoning Ordinance regulations related to animal husbandry and consider amendments to share back with the Planning Commission, as the Planning Commission was uncomfortable with the minimum acreage requirements for stables found in recently proposed amendments. SECOND by David Nilsen. The MOTION was CARRIED unanimously.

Jamie Rutherford, surveyor representing Larry O'leary, discussed the proposed Hemlock Point Chalets' Lot Consolidation Plan, which consolidates 6 lots into 1, encapsulating the current HOCA Flats apartment building at 512 Church Street. Discussion of the plan included parking, landscaped buffers, property history, a common driveway between the apartment building and the laundromat, a common driveway between apartment property and the Middaugh residence, and apartment building stair access that crosses a property line.

Mary Beth Wood made a MOTION to accept the Hemlock Point Chalets' Lot Consolidation Plan for 30 day review and to submit the same to the Wayne County Department of Planning/GIS for review. SECOND by David Nilsen. The MOTION was CARRIED unanimously.

There was a discussion regarding the Wayne Highlands School District's letter of support solicitation for their parking lot project. Discussed were the Borough's support of multiple projects seeking similar funding and potentially being more selective in the future.

Mary Beth Wood made a MOTION to submit a letter of support for the Wayne Highlands School District's grant application for a parking lot project. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

There was an open discussion about sewer system upgrades and supporting grants, sewer system financing, the Weigelt used car lot projects, Auto Zone, Dollar General, PennDOT coordination, a new office of Intergovernmental Affairs within the PA Department of State, the County's Industrial Point project's land development plan status, citizen complaints about electronic messaging signs on the Cavage property by Black & Brass not having permits, shared parking, parking needs, parking requirements, parking behind 825 Main Street, parking plans, a multi-use parking garage, mixed use building accommodation, dumpsters, rumored commercial development on the old Lincoln School site near Super Duper, and food trucks.

The meeting was adjourned at 8:35PM.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission

Meeting: June 7, 2023

Meeting Location: Wayne County Visitors Center Community Room

Minutes

Meeting was called to order at 7:15 PM by Chairman Jerry Theobald.

Planning Commission members present: Jerry Theobald, Steve Bates, David Nilsen, and Mary Beth Wood.

Also present: Tom Batcher, Honesdale Borough Zoning Office, Lawrence O'Leary and Jamie Rutherford, representing Hemlock Point Chalet, and Alan Highhouse and Attorney Stephen Jennings, representing Highhouse Rental Properties, LLC.

Mary Beth Wood took the meeting minutes.

No public comments were made.

1) Hemlock Point Chalets' Lot Consolidation at 512 Church Street

Jamie Rutherford reviewed the County's comments and the Borough Engineer's comments on the lot consolidation. Mr. Rutherford also noted that he had emailed Attorney Rich Henry regarding the deed. The property map was corrected to conform with Items 1 and 2 of the County comments. The map was also corrected to reflect the recommendations of Items 1 and 2 of the Borough Engineer's letter. Items 3 and 4 of the Borough Engineer's letter were related to the property easements, more specifically old language and the limits of the easements. Mr. Rutherford stated that the language on the maps regarding the easements was taken directly from the deeds and it was not within his authority to alter that language. The same was said about the limits of the easements in terms of width and extent.

There was a question about the disrepair of the sidewalks. Mr. O'Leary replied that he was going to improve the sidewalks and probably take out some of the old bushes/landscaping.

A motion to recommend approval of the Lot Consolidation at 512 Church Street to Honesdale Borough Council was made by Mr. Bates and seconded by Mr. Nilsen. The motion was approved unanimously.

2) Highhouse Rental Properties, LLC, Conditional Use Application, 344 Erie Street

This item was moved forward in the agenda to be courteous to our visitors.

The agenda item is a Conditional Use application to change the use at 344 Erie Street from retail trade to warehousing. The property is within the C2 zoning district and therefore conditional use approval is required for this change of use. The building had been occupied previously by Pet Central.

Attorney Jennings reviewed each requirement within the Conditional Use application and stated that the change in use would have no detrimental effect on the surrounding properties, and also how the warehouse project would support the Central Wayne Multi-municipal Comprehensive Plan. The

proposed warehouse would be for dry good storage only – no liquids, combustibles, or empty propane tanks would be stored in the building. There would be no change to the lot configuration, traffic flow, or to the building's exterior. There were questions on the traffic pattern and whether large trucks could access the warehouse. It was noted that the previous tenant had large truck deliveries with no problems. The property is approximately 4,500 square feet and most likely would only have two tenants.

A motion to accept the Conditional Use application for 344 Erie Street for a 30-day review was made by Mr. Nilsen and seconded by Ms. Wood. The motion was approved unanimously.

3) Wayne Highlands High School Grant Letter

Approval to draft a support letter for the high school's grant project was made at the last Planning Commission meeting. Mr. Theobald will work with Mr. Batcher on getting the letter drafted.

4) Zoning Amendment (Husbandry)

Mr. Nilsen stated that following last month's Planning Commission meeting, the question of the zoning amendment change was given to the Honesdale Borough Zoning Committee. The Committee stated that it needs a formal recommendation from the Planning Commission. The Planning Commission members reminded themselves about their previous discussions on this issue, including whether there was a need to draft a new amendment or to just make minor edits to the exiting ordinance and make m. Members decided to take it up at the next meeting and asked that any notes regarding this matter be forwarded to all members so they could prepare for the discussion.

There was general discussion about the AutoZone project on the Cordaro property on Route 6 and where the project is in the development process. Mr. Batcher reported that regulatory agencies were looking at stormwater runoff and other land development issues.

There was no other business and the meeting adjourned upon motion duly made and seconded at 7:50 PM.

Respectfully submitted,



Mary Beth Wood
Planning Commission Member

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's July 5, 2023 meeting for review and consideration.

Respectfully submitted on Aug 2, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on ^{July 5}~~May 3~~, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:05PM.

In attendance were Planning Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Commission Members Fire Chief Steve Bates, Noelle Mundy, and Mayor Derek Williams, and Honesdale Zoning Office Clerk Tom Batcher.

Also in attendance were Alan Highhouse, Stephen Jennings, and Mike Packer representing projects before the Commission and Council Member Bill McAllister.

Minutes for the June 7, 2023 meeting were read aloud by Mary Beth Wood.

Derek Williams made a MOTION to accept the June meeting's minutes. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously.

Stephen Jennings, solicitor representing Alan Highhouse, discussed the proposed Highhouse Rental Properties LLC Conditional Use Application at 344 Erie Street. Discussion included a review of Honesdale Borough Engineer Gene Ruzanski's comment letter and responses to that letter's commentary.

Mary Beth Wood made a MOTION to recommend approval of the Highhouse Rental Properties LLC Conditional Use Application. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously.

Mike Packer, surveyor representing The Dime Bank, discussed the proposed Dime Bank Land Development Plan at 820 Church Street. The Planning Commission previously recommended approval of this plan. Subsequent map changes led to additional review. Discussion included a review of Honesdale Borough Engineer Gene Ruzanski's comment letter, responses to the same, the applicant not needing a driveway permit for 9th Street, the removal of a public parking spot on 9th Street, old vs. new stormwater grading, recessed landscaping to capture stormwater, stormwater management generally, and engineering reviews generally.

Noelle Mundy made a MOTION to recommend approval of the Dime Bank Land Development Plan as reflected by new maps that addressed the Borough Engineer's comments. SECOND by Derek Williams. The MOTION was CARRIED unanimously, with Jerry Theobald abstaining due to Dime Bank employment.

There was a discussion regarding the proposed Zoning Ordinance amendments related to animal husbandry. Comments on discussions to date offered by Derek Williams and Zoning Officer Lori McCrory were reviewed. Discussion included potential spatial constraints and chicken limits per lot, manure management, prohibiting roosters, requiring fencing, and minimum acreage considerations for private and commercial stables.

Noelle Mundy made a MOTION to recommend the private and commercial stable changes to the Borough's Zoning Ordinance that relate to animal husbandry and were proposed by Zoning Officer Lori McCrory in her June 30, 2023 memo. SECOND by Steve Bates. The MOTION was CARRIED unanimously.

There was an open discussion about stormwater, streets, the search for a borough manager, parks & recreation, public works, downtown revitalization, and planning.

The meeting was adjourned at 8:20PM.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's August 2, 2023 meeting for review and consideration.

Respectfully submitted on Sep 6, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on August 2, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:08PM.

In attendance were Planning Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Commission Members Councillor David Nilson and Mayor Derek Williams, Alternate Commission Member Vinnie Morea, and Honesdale Zoning Office Clerk Tom Batcher.

Also in attendance were Jamie Rutherford and Larry O'Leary, representing projects before the Commission.

Minutes for the July 5, 2023 meeting were read aloud by Derek Williams. There was a correction to account for the correct meeting date.

Mary Beth Wood made a MOTION to accept the July meeting's minutes. SECOND by Vinnie Morea. The MOTION was CARRIED unanimously.

Jamie Rutherford, surveyor representing Larry O'Leary, discussed the proposed Hemlock Point Chalets Land Development Parking Lot Land Development Plan Application at 512 Church Street. Discussion included redoing the parking lot, redoing the sidewalk, concrete vs. macadam sidewalk materials, sidewalk regulations, removal

of vegetation, where the property line is in relation to 6th Street's public right-of-way, and potential private parking lot spaces within the public right-of-way.

Mary Beth Wood made a MOTION to accept the Hemlock Point Chalets' Parking Lot Land Development Plan for 30 day review and to submit the same to the Wayne County Department of Planning/GIS for review. SECOND by Vinnie Morea. The MOTION was CARRIED unanimously.

Discussion regarding proposed amendments to the Zoning Ordinance related to Animal Husbandry were deferred to a later date.

There was an open discussion about sidewalks, signage, downtown revitalization, side street revitalization, previous CVS design changes encouraged by the Planning Commission, the importance of thoughtful design, incentives to fix up buildings and sidewalks, Neighborworks Northeastern Pennsylvania's Beautiful Blocks program, the non-existence of a land development plan for the County's Industrial Point river access project, and the dumping of fill and the expansion of a construction material plateau at the Linde property at 213 Sunrise Avenue.

The meeting was briefly adjourned at 8:10PM and recalled to order.

Vinnie Morea made a MOTION to draft a letter of support for the Honesdale Borough Building Facade Project Grant Application from the PA Department of Community and Economic Development. SECOND by Mary Beth Wood. The MOTION was CARRIED unanimously.

The meeting was adjourned at 8:12PM.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's September 6, 2023 meeting for review and consideration.

Respectfully submitted on Sep 26, 2023 by



CORRECTED

Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on September 6, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:05PM.

In attendance were Planning Commission Members Noelle Mundy, Councillor David Nilsen, and Mayor Derek Williams, Alternate Commission Member Vinnie Morea, and Honesdale Zoning Office Clerk Tom Batchter.

Also in attendance were Lou Cozza and Chad Weigelt, Jamie Rutherford and Larry O'Leary, and Martin Moucha representing projects before the Commission and Ted Ritsick from the PA Department of Community and Economic Development.

Minutes for the August 2, 2023 meeting were read aloud by David Nilsen. There was a correction to account for the correct spelling of Mr. Nilsen's name.

David Nilsen made a MOTION to accept the August meeting's minutes. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously.

There was a brief discussion regarding the proposed Hemlock Point Chalets Parking Lot Land Development Plan and the Borough Engineer's review letter. Jamie Rutherford, surveyor representing Larry O'Leary, said that they are choosing to pave the existing parking lot and will no longer be pursuing land development approval.

After Mr. Rutherford and O'Leary left the meeting, it was noted that a formal withdrawal of their land development application will be needed.

Martin Moucha, representing the John Armstrong Minor Land Development Plan, presented details regarding the project. There was a discussion about the need for land development planning, considering the project involved construction of a single family dwelling on an existing lot.

Noelle Mundy made a MOTION to withdraw the Armstrong Land Development Plan from the Planning Commission's consideration. SECOND by David Nilsen. The MOTION was CARRIED unanimously.

Lou Cozza and Chad Weigelt discussed the proposed Weigelt Conditional Use Application at 260 Willow Avenue. Discussion included the planned space for used cars, how there would not be service facilities at this location, former Wayne Memorial health care facility signage on the car lot parcel, highway occupancy permits, and existing driveway access conditions.

David Nilsen made a MOTION to accept the Conditional Use Application of Chad Weigelt for 30 day review. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously.

There was a discussion about signage and permitting needs at the Weigelt property

There was a brief discussion regarding the need for Zoning Ordinance amendments related to animal husbandry and whether or not changes were needed.

David Nilsen made a MOTION to remove Animal Husbandry from the Planning Commission's agenda for the next meeting. SECOND by Vinnie Morea. The MOTION was CARRIED unanimously.

Ted Ritsick, representing the PA Department of Community and Economic Development, presented some information about the Comprehensive Planning process. Discussed were potential grant funding, multi-municipal plans, identifying community goals, steering committees, public meetings, sidewalks funding, walking to the Route 6 Plaza, the 2010 Central Wayne Regional Comprehensive Plan, and potential timelines to apply for Fall, 2024 funding.

David Nilsen made a MOTION to adjourn the meeting. SECOND by Noelle Mundy. The MOTION was CARRIED unanimously. The meeting was adjourned at 8:09PM.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's October 4, 2023 meeting for review and consideration.

Respectfully submitted on Oct 31, 2023 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

The Honesdale Borough Planning Commission met on October 4, 2023 in the community meeting room of 32 Commercial Street.

The meeting was called to order at 7:05PM.

In attendance were Planning Commission Chairman Jerry Theobald, Vice Chair Mary Beth Wood, Commission Members Councillor David Nilsen and Mayor Derek Williams, and Honesdale Zoning Office Clerk Tom Batcher.

Also in attendance were Lou Cozza, George Parker, and, on speaker phone, Chad Weigelt representing projects before the Commission.

Minutes for the September 6, 2023 meeting were read aloud by Derek Williams.

David Nilsen made a MOTION to accept the September meeting's minutes. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

Lou Cozza, representing the Chad Weigelt Conditional Use Application at 260 Willow Avenue, discussed the project. Chad Weigelt, on speaker phone, was also part of the discussion. Discussion included a review of the Borough Engineer, Gene Ruzanski's review letter, parking, loading and unloading, the existing Route 6 site access, potential landscaping, and the proposed use of the site being an improvement to existing conditions.

Mary Beth Wood made a MOTION to recommend approval of the Chad Weigelt Conditional Use Application. SECOND by Derek Williams. The MOTION was CARRIED unanimously.

George Parker, representing the Oz Realty Land Development Plan at 370 Erie Street, discussed the project. Discussion included stormwater facilities, the proposed storage garage, and past conditional use approval.

David Nilsen made a MOTION to accept the Oz Realty Land Development Plan for 30 day review and to submit the same to the Wayne County Department of Planning/GIS for review. SECOND by Mary Beth Wood. The MOTION was CARRIED unanimously.

There was a discussion regarding the Honesdale Borough Council request for a compliance letter from the Planning Commission for a proposed Borough grant application to study stormwater infrastructure improvements on Vine Street. Discussion included project context provided by Honesdale Borough Secretary Judy Poltanis, who was called in on speaker phone.

Mary Beth Wood made a MOTION to submit a Compliance Letter to Borough Council for their application to the Hazard Mitigation Grant Program for a Vine Street Area Stormwater Feasibility Study. SECOND by David Nilsen. The MOTION was CARRIED unanimously.

Followup discussion included changing some of the stock language provided by the funding administrators before submitting the letter.

Mary Beth Wood made a MOTION to adjourn the meeting. SECOND by David Nilsen. The MOTION was CARRIED unanimously. The meeting was adjourned at 8:02PM.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's November 1, 2023 meeting for review and consideration.

Respectfully submitted on Jan 3, 2024 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

General note related to the above-referenced meeting:

- No Planning Commission meeting was held on November 1, 2023.

<<< MEETING MINUTES END

Honesdale Borough Planning Commission
958 Main Street
Honesdale, PA 18431

Following are the minutes for the Honesdale Borough Planning Commission's December 6, 2023 meeting for review and consideration.

Respectfully submitted on Jan 3, 2024 by



Mayor Derek Frey Williams
Secretary, Honesdale Borough Planning Commission

MEETING MINUTES BEGIN >>>

General note related to the above-referenced meeting:

- No Planning Commission meeting was held on December 6, 2023.

<<< MEETING MINUTES END