## Planning Commission Meeting – 3/24/26

PC Attendees: Kevin Grant, Amy Good, SherrieAnn Welch-Strause
Guests:

Troy Spayd, SDE
Merle Yoder, Marana Holdings LLC
Jim Bretz - resident

**1. Call to order:** 7:02 pm

**2. Approval of minutes**
Tabled, meeting minutes not available for review and approval

**3. Special Exception - 2 Bissenden Way**
Short-term rental – now a special exception due to the Borough Council adopting Ordinance #428 in February, which includes Short Term Rentals subject to 320-71.1
Single home – next to public parking lot & near restaurant
Purchased as a residence prior to the ordinance
Has another Airbnb in another state
He has reviewed the ordinance provided by Sam
Items of note

1. Amy asked if Merle agreed to meet the terms of 320.71.1, and he agreed to do so. Troy recommended adding a statement to his zoning application that notes he agrees to meet Ordinance 320-71.1 – Demonstrate unit contains or meets the following.
2. Parking – Merle provided an information sheet along with his application, which noted that parking is permitted in front of the garage. SherrieAnn noted that this is not normal practice in the Village, but this would require verification if permitted in Stoudburg. We asked him to remove this reference from his information sheet and keep the reference parking in the lot.

Merle will update his application and send it to Sam for the zoning review board.

Make motion recommend to Zoning with the notes above: Motion: Sherrie Ann, 2nd – Amy
All in favor – Yes; Any objections – No
Motion passed
Zoning hearing on April 16th

**4. Lot Add-On Plan - 2 Market Plaza (Lot 140)**
This special exception applicant submitted a plan with lot line adjustments
The county has not provided comments to date – will table until the county comments prior to review
Troy requested property marker pins – it doesn't appear that there are current pins.
No action this evening – will be the April 21st agenda for review.

**5. Zoning Review**

Amy to email a proposed updated Solid Waste copy for PC review prior to the next meeting.
PC to review definitions.

**6. Public Comment**

A resident inquired about parking vehicles for extended periods in front of the lawn rather than in a parking space, if there is an ordinance.
This was also asked of Sam & Randy.
ecode360 320.77 references vehicles or trailers without current required license plates or current inspection stickers shall not be parked or stored on any property unless kept in a completely enclosed accessory building. This does not include whether parking is permitted on a front lawn, gravel, cement, or base structure of any kind.
It would be the job of the code office, not the police, if it is on private property. The police would monitor public spaces (streets).
PC to check if there is a Borough or state code regarding private vehicles parking on front lawns.
No storage at setback – is a car considered

**Next meeting:** Tuesday, April 28th at 7:00 pm

**7. Adjournment**

Meeting adjourned - I forgot to note the time