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MONROE COUNTY PLANNING COMMISSION

June 20, 2024

Jacob Pride, Chairman
Smithfield Township Board of Supervisors
1155 Red Fox Road
East Stroudsburg, PA 18301

Re: Airport Road Rezoning R-1 to M-1
Zoning Map Amendments
Smithfield Township
MCPC Review #90-24

Dear Mr. Pride:

The above cited amendments were reviewed by Eric Koopman, Lead Senior Planner, on behalf of the Monroe County Planning Commission. You will find the comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on July 9, 2024 at 5:00 p.m. at the Monroe County Planning Commission office. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

If you have any questions, or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

A handwritten signature in blue ink that reads "Christine Meinhart-Fritz".

Christine Meinhart-Fritz
Director

CMF/ek

Cc: Julia Heilakka, Township Manager


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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Eric Koopman, Lead Senior Planner 

DATE: June 20, 2024

SUBJECT: Airport Road Rezoning R-1 to M-1
Zoning Map Amendment
Smithfield Township
MCPC review #90-24

The Township of Smithfield has received a land-owner (Pocono-Stroudsburg Airport) proposal to rezone a 4.2 acre portion of a 15.1 acre parcel from R-1 Low Density Residential to M-1 Industrial. The site is located on both sides of Airport Road, just east of its intersection with Schoonover Lane. The site is currently undeveloped.

The above mentioned zoning map amendment has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following technical comments concerning the proposed amendments are offered:

1. The proposed amendment is generally consistent with the PMPC, Act 247 of 1968, as amended, in terms of following required procedures.
2. It should be noted that the site in question contains significant areas of wetlands, water courses and is within the 100-year flood plain. The feasibility of potential industrial development on this property is unknown, and all potentially negative impacts from such development should be properly mitigated.
3. The proposed rezoning would result in a split-zoned property. This is generally discouraged to avoid confusion and zoning interpretation issues. It is unknown if a subdivision along proposed zoning boundaries is proposed to prevent this.
4. While the proposed amendment possesses several characteristics of spot zoning such as affecting only a small area of land and being to the benefit a single property owner, it would not likely meet the strict criteria of spot zoning as the location is adjacent to an existing M-1 district.
5. If the amendment is adopted, it is recommended that appropriate landscape buffers be placed along the proposed zoning boundary in order to reduce potential adverse impacts between residential and commercial districts.

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Zoning Map Amendment

Smithfield Township

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6. The proposed rezoning would extend an existing industrial zone and allow for possible opportunities to develop properties in a manner that would increase the local tax base. This is consistent with the County's Monroe 2030 Comprehensive Plan.
7. If the rezoning proposal is approved and adopted by the Township, our offices are available to assist in creating an amended zoning map upon request.
8. If any revisions are made to the proposed zoning map amendment, it must be re-submitted to the MCPC for review prior to adoption. This requirement was affirmed by the Pennsylvania Commonwealth Court in *Hanover Healthcare Plus, Inc. v. Zoning Hearing Board of Penn Township* 875 A.2d 1255 (Pa. Cmwlth 2005). It is recommended that the Township discuss this with their solicitor.
9. The Staff has reviewed the proposed zoning map amendment and recommends that adoption be subject to the above noted comments being satisfactorily addressed.

In an attempt to maintain a library of municipal ordinances, we request that any adopted ordinance amendments (Zoning, Zoning Map and SALDO) be sent to the MCPC within 30 days of enactment as specified in the PMPC.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.