

Planning Commission
Minutes
Regular Meeting
July 8, 2026

On Wednesday, July 8, 2026, the Eldred Township Planning Commission met for its regular monthly meeting at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Matthew Hosking, Robert Boileau, James Leiding, Scott Clark, Megan Yarashas, Brien Kocher, and Solicitor Michael Gaul. Kevin Bush attended virtually via Teams.

Call to Order: The meeting was called to order at 7:02 P.M.

Announcement of Recording: Mr. Hosking announced that the meeting was being recorded.

Approval of or Additions to the Agenda: There was a motion to approve the Agenda with no changes by Megan Yarashas and seconded by James Leiding. Motion carried (6-0).

Public Comment on Non-Agenda Items: Resident Brittany Handelong requested information on having people visit her animals on her property as she was told the PC may be the venue to help her with a zoning issue. Mr. Hosking and Solicitor Gaul advised her that the Planning Commission was unable to address her questions as the issue is not what the Planning Commission oversees. Ms. Handelong was referred to the Township Zoning Officer.

Approval of Minutes: There was a motion by James Leiding and seconded by Scott Clark to update and approve the Minutes of April 8, 2026, after adding Brien Kocher to the Attendance List. Motion carried (6-0).

Subdivision and Land Development Plans:

- Frantz Minor Subdivision, (Accepted for review June 2023).
Approved Extension Date December 16, 2026.
 - The PC requested the Township Administrator to reach out to Jonathan Shupp and get an update for the next meeting.
- Frei Minor Subdivision (accepted for review September 10, 2025).
Approved Extension Date August 31, 2026.
 - The PC reviewed updated plans and Hanover Engineering Report dated 7/8/26. We also spoke with Mr. Steven Frei, Ron Neher from KCE, Brien Kocher from Hanover Engineering, and Solicitor Gaul, to discuss the updates and any outstanding requirements. Following discussions:

- There was a motion by Matt Hosking and seconded by Scott Clark to recommend that the Board of Supervisors approve the requested Waiver of Section 601.1.F.3. Motion carried (6-0).
- There was a motion by Matt Hosking and seconded by Megan Yarashas to Authorize the Chairman to sign Section J of the proposed Planning Module consistent with Twp land use ordinances. Motion carried (6-0).
- There was a motion by Robert Boileau and seconded by James Leiding to recommend to the Board of Supervisors to approve the proposed Steven & Judith Frei Minor Subdivision Plan dated August 18, 2025 (the "Plan"), subject to the following conditions:
 - Applicant satisfactorily addressing the review comments in the Township Engineer's review letter, dated July 8, 2026;
 - Applicant satisfactorily addressing Township Solicitor comments regarding Plan Notes/Certifications;
 - DEP Approval of the Planning Module; and
 - Applicant payment of all Township Review Fees.
 - Section J should state that no sewage planning waiver was requested.

Motion carried (6-0).

CJERP Regional Planning Committee:

- Comprehensive Plan Update: There is a Special Township Supervisor Meeting of all CJERP Member Townships scheduled for July 23, 2026, at 7:00 PM at the Jackson Township Fire Company to review and approve the updated Comprehensive Plan.

Proposed Ordinances / Amendments:

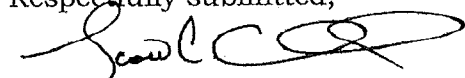
- Chickens and Roosters Ordinance: The PC continued discussions on this topic. We discussed setbacks and whether Roosters should be allowed. Discussions to continue.

New Business: There was no new Business.

Public Comment: There was no public comment.

Adjournment: There was a motion by Megan Yarashas and seconded by James Leiding to adjourn. Motion carried (6-0). Meeting adjourned at 8:47 P.M.

Respectfully submitted,



Scott C. Clark, Temporary Recording Secretary