

Planning Commission
Minutes
February 11, 2026

On Wednesday, February 11, 2026, the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown Pa.

In attendance: In attendance were Matthew Hosking, Chairman; Megan Yarashas, Robert Boileau, Kevin Bush, James Leiding, Scott Clark and Solicitor, Michael Gaul.

Agenda:

- There was a motion by Kevin Bush and seconded by James Leiding to approve the agenda, as presented. Motion carried (6-0).

Public Comment: There was no public comment.

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

Approval of the Minutes:

- There was a motion by James Leiding to approve the minutes of January 14, 2026, as presented. Kevin Bush requested a correction as his name was misspelled. With that Dr. Leiding modified his motion to approve the minutes "as corrected". Motion carried (6-0).

New Business: Proposed Zoning and SALDO Amendment Regarding Commercial Solar Facilities: Solicitor Gaul said the Monroe County Planning Commission review letter was discussed at the January meeting and he saw no reason to delay forwarding the Amendments to the Board.

Review of Proposed Commercial Data Center Zoning Amendment:

Solicitor Gaul sent a revised Proposed Amendment to Chairman Hosking for review, in accordance with the discussion at the prior Planning Commission meeting. Should that revised document be acceptable, the Amendment can be sent to the Board for consideration.

Proposed Zoning Ordinance Amendment regarding Chickens and Roosters in Residential and Commercial Zones: After a brief discussion, it was agreed to send a letter to the Board of Supervisors requesting authorization to research and prepare a proposed Zoning Amendment relaxing (or changing) the Schedule of Uses for the keeping of Chickens and/or Roosters in the Residential and Commercial Zones, subject to reasonable regulations.

Frantz Minor Subdivision: No Action

Frei Minor Subdivision: An Extension of Time was granted by the applicant until June 10, 2026.

- There was a motion by Scott Clark and seconded by Robert Boileau to accept the Extension of Time for the Frei Minor Subdivision until June 10, 2026. Motion carried (6-0).

At this time Matthew Hosking read into the minutes a letter as follows:

On behalf of the Eldred Township Planning Commission, I would like to take a moment to formally recognize and thank our Township Secretary, Ann Velopolcek, as she prepares for retirement.

Ann joined us in September of 2015, and by December of that same year, she was already navigating the high-profile Nestle water extraction application - a project that put Eldred Township in the headlines and required the level of organization that Ann consistently provides.

Over the last decade, Ann has been the backbone of our administrative operations. She didn't just wear one hat-she wore them all. On top of day-to-day operations and calls from residents, she served faithfully as the Township Secretary, Recording Secretary for the Planning Commission and the Zoning Hearing Board, and as Eldred's Right-to Know/Open Records Officer.

Beyond the paperwork, she was a vital part of the conversation. During Planning meetings, she wasn't just taking notes, she was asking the right

questions and providing the kind of input that helped shape our Township. Her voice is included on nearly every major ordinance we've worked on including our Short-Term Rental, Well, Warehouse and Commercial Solar Facility Ordinances.

Perhaps, most importantly, Ann's heart has always been with the community. Between her work with the Parks and / Recreation Committee, the Historical Society and as a Community Center Coordinator, she has consistently worked to make Eldred a better place to live.

Ann, we are going to miss your expertise, your institutional knowledge, and your voice at the table. We wish you a long a well-deserved retirement.

Sincerely,
Eldred Township Planning Commission

Ms. Velopolcek was presented with a parting gift. She thanked the Planners for the gift and the kind words.

Adjournment: There being no further business:

- There was a motion by James Leiding and seconded by Megan Yarashas to adjourn. Motion carried (6-0).

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary