

Planning Commission
Minutes
Regular Meeting
May 13, 2026

On Wednesday, May 13, 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, Kevin Bush and Solicitor Michael Gaul.

Call to Order: The meeting was called to order at 7:01 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 or additions by Megan Yarashas and seconded by Jim Leiding. Motion carried (6-0).

Public Comment on Non-Agenda Items: There was no public comment on non-agenda items.

Approval of Minutes: There was a motion by Kevin Bush and seconded by James Leiding to approve the minutes of April 8, 2026, as presented. Motion carried (6-0).

Subdivision and Land Development Plans:

- Frantz Minor Subdivision, Jonathan Shupp, Representing.
Approved Extension Date July 1, 2026.
There was no action during this meeting.
- Frei Minor Subdivision (accepted for review September 10, 2025).
Approved Extension Date June 10, 2026.

We discussed the status of the plan and the requirements that are still outstanding which include the following:

- Recommendations made by the Monroe County Planning Commission
- Incomplete closure reports, missing signature and seal of the Qualified Surveyor.
- Incomplete plan elements.
- There was also no location of soil test pits/percolation tests shown.
- There are no Sewage Facilities Planning Modules or site investigation reports.
- There is no woodland evaluation report or waiver.

- There is missing information related to utility easements, monuments/markers and correct right of way width for Correll Road.

There was a motion by Scott Clark and seconded by Bob Boileau to recommend to the Township Board of Supervisors to deny the Frei Minor Subdivision Plan as the plan has not met the requirements of the SALDO. Chairperson, Matthew Hosking to send the letter to the Board of Supervisors as well as Solicitor Gaul, Ron Neher and Brien Kocher. Motion carried (6-0).

CJERP Regional Planning Committee:

➤ Comprehensive Plan Update:

- The Planning Commission further discussed the Comprehensive Plan and recommends three points to be conveyed to the CJERP Regional Planning Commission via the Board of Supervisors. They are as follows:
 1. Recommend reverting the Research and Development land use category back to Eldred Township's exiting "Industrial" zoning designation on the Future Land Use Map.
 2. A request for clear, differentiating development standards distinguishing "Rural Conservation" from "Low Density Residential" areas on the Future Land Use Map and in supporting text paragraphs.
 3. Recommend a commitment by the participating municipalities to revisit the Regional Shared Uses Table (and any related cross-municipal coordination tables) on an annual basis, with amendments needed to reflect changing conditions, local feedback or implementation experience.

Following this discussion, a motion was made by Bob Boileau and seconded by James Leiding to have the Chairperson, Matthew Hosking, send a letter to the Board of Supervisors with the above recommendations to be shared with CJERP Regional Planning Commission along with any additional recommendations the Board may have. Motion carried (6-0).

Proposed Ordinances / Amendments:

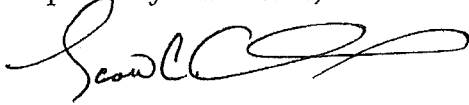
- Chickens and Roosters Ordinance: Due to the amount of time spent in discussions related to CJERP's Regional Plan update, this topic was tabled for this meeting.

New Business: There was no new Business.

Public Comment: There was no public comment.

Adjournment: There was a motion by Scott Clark and seconded by Kevin Bush to adjourn. Motion carried (6-0). Meeting adjourned at 8:43 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott C. Clark". The signature is fluid and cursive, with a large, stylized "S" at the beginning and a long, sweeping horizontal stroke at the end.

Scott C. Clark, Temporary Recording Secretary