

TOWNSHIP OF STROUD
BOARD OF SUPERVISORS
PUBLIC HEARING MINUTES
December 16, 2025, at 6:30 P.M.

An Ordinance amending the Township’s Zoning Ordinance to Create a New Zoning Use Entitled Mixed-Use Building, To Add Section 27-509 Entitled Mixed-Use Building, To Amend Schedule I to Revise Permitted Uses, Special Exceptions, Conditional Uses, and Prohibited Uses in the C-1 Zoning District to Add Additional Zoning Districts Where Age-Restricted Housing is Allowed as a Permitted Use, Special Exception and/or Conditional Use and to Revise Schedule 27-VI, Regulations for Off Street Parking Spaces to Include a Category for Mixed Use Buildings.

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Jennifer Shukaitis at 6:30 P.M., Also present were Vice Chairman & Ass’t. Treasurer, Edward Cramer; Supervisor/Ass’t. Secretary, Susan Lyons Township Manager, Steve Fylstra; Lori Foglio, RLA of Reilly Associates; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey.

Ms. Shukaitis read the public notice aloud (see attached). She then stated Mr. Fylstra will enter Exhibits. Mr. Fylstra then entered exhibits, **T-1**, Affidavit of Publication from the Pocono Record, the notice ran 12/2/2025 and 12/9/2025; **T-2**, Refer letter dated 9/16/2025 to Taylor Wenck, Township Planning Commission from Steve Fylstra, Township Manager; **T-3**, Recommendation letter dated 9/26/2025 from Marv Walton, Township Planning Administrator; **T-4**, Letter dated 9/16/2025 to Christine Meinhart-Fritz, Director Monroe County Planning Commission, from Steve Fylstra referring the ordinance ; **T-5**, Recommendation letter dated 10/8/2025 from Christine Meinhart-Fritz, Director Monroe County Planning Commission to Steve Fylstra; **T-6**, Certification of posting 11/26/2025; **T-7**, Letter dated 11/26/2025 from Township Solicitor, Todd Weitzmann to Law Librarian, Monroe County Courthouse. Mr. Cramer made a motion to **enter Township’s Exhibits T-1 through T-7**. Ms. Lyons Seconded the Motion. All Voted Aye, Motion Carried 3-0.

Ms. Shukaitis then turned the Hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann, he explained the procedure and noted there was one person attending from the public, Troy Nauman. Mr. Nauman did not have any questions or comments for the Board. Mr. Weitzmann did note Mr. Nauman was a big reason for this change.

Ms. Lyons made a motion to **adopt Ordinance amending the Township’s Zoning Ordinance to Create a New Zoning Use Entitled Mixed-Use Building, To Add Section 27-509 Entitled Mixed-Use Building, To Amend Schedule I to Revise Permitted Uses, Special Exceptions, Conditional Uses, and Prohibited Uses in the C-1 Zoning District to Add Additional Zoning Districts Where Age-Restricted Housing is Allowed as a Permitted Use, Special Exception and/or Conditional Use and to Revise Schedule 27-**

VI, Regulations for Off Street Parking Spaces to Include a Category for Mixed Use Buildings. Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

There being no further business, Mr. Cramer made a motion to **adjourn the hearing at 6:38 P.M.** Ms. Lyons seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,
Janice Willey
Administrative and Recording Secretary