

**TOWNSHIP OF STROUD**  
**BOARD OF SUPERVISORS/PLANNING COMMISSION**  
**MEETING MINUTES**  
**JOINT SPECIAL MEETING, July 13, 2020, 7:00 P.M.**

The Joint Special Meeting of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Christine A. Wilkins at 7:00 P.M., for meeting of the Board. Also present were Vice Chairwoman & Ass't Secretary, Jennifer Shukaitis; Supervisor/Ass't Treasurer Edward C. Cramer; Township Manager, Daryl A. Eppley; Township Staff Engineer, Donna Alker, P.E. Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey.

Planning Commission attendees were Taylor Wenck, Chairman; Joseph Holbert, Vice Chairman; William Cramer, Solicitor; Luna Mishoe; John Christy; George Vlamis; and Troy Nauman.

Attending from the public were, Phyllis Haase, Penn Estates Community Manager; Michael Franolich Township Resident; and Herman Fiechter, Township Resident.

**Public Comments:** (Non-Agenda Items) There were no Public Comments.

**New Business:**

1. **Draft Short-Term Rental Overlay District Ordinance Amendment & Draft Short-Term Rental Use and Regulations.** Mr. Eppley commented that the Planning Commission had an opportunity to look over both draft ordinances and asked to have this meeting with the Supervisors to discuss some of their concerns. Mr. Wenck said the Planning Commission's main concern were the overlay district selection for the township and feels that maybe it should be a broader area. Mr. Wenck asked for clarification from the Board on their approach on making the decision on those two areas. Mr. Cramer (Supervisor) explained we had two workshops in February and both Penn Estates and Blue Mountain Lakes Community representatives were there and they expressed interest in having the township set guidelines for short term rentals. It was discussed that the overlay district would be good place to start considering; there are already rules, guidelines and security in Penn Estates and Blue Mountain Lakes. Mr. Nauman said a question came up with the Planning Commission regarding the overlay area, which is R-1 zoned and what would prevent another R-1 resident to request short term rental in their area. His other concern was at the first workshop the community managers attended but did they represent the community and were they all in agreement for short term rentals. Mr. Holbert said short term rentals are occurring throughout the township already and if we only allow it in these two communities, there still wouldn't be any control in those other places. Mr. Mishoe is a resident of Penn Estates and he does not think short term rentals should be allowed. He gave some examples of noise, fireworks, trash and traffic. Mr. Cramer (PC Solicitor) commented on Mr. Cramer's (Supervisor) point on security, saying a lot of the enforcement can be handled by the Homeowner's Association. Ms. Shukaitis said it is happening and we need to be able to control it and hold them to the same high standards and be able to enforce that. Ms. Haase thanked the Board of Supervisors and Planning Commission for their time and consideration on this issue. She did say there are over thirty registered homes already in Penn Estates and ten they are monitoring that are not registered. Out of those there are five problem properties; they are constantly speaking to the owners. Both residents Mr. Franolich and Mr. Fiechter expressed their concerns and are not in favor of having short term rentals in residential areas.

2. **Other Business:** There was none

There being no further business, Ms. Shukaitis **made a motion to adjourn the meeting at 8:17P.M.** Mr. Cramer seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,  
Janice Willey  
Administrative and Recording Secretary