

**TOWNSHIP OF STROUD**  
**BOARD OF SUPERVISORS**  
**MEETING MINUTES**

**PUBLIC HEARING, May 10, 2022 at 7:00 P.M.**

**Re: Ordinance 2-2022, An Ordinance of the Township Of Stroud, Monroe County, Pennsylvania, Amending Chapter 27 (Zoning) Of The Stroud Township Code Of Ordinances, To Change The Zoning District Designation Of Certain Identified Properties From The Office Commercial (C-4) To The General Commercial (C-2) District With Enterprise Park, Zone 1 (EP-1) Overlay District And To Make Corresponding Amendments To The Official Zoning Map To Reflect This Rezoning.**

The Public Hearing of the Stroud Township Board of Supervisors was called to order by Chairwoman & Secretary, Christine A. Wilkins at 7:00 P.M., Also present were Vice Chairwoman & Ass't Secretary, Jennifer Shukaitis; Supervisor/Ass't Treasurer, Edward C. Cramer; Township Manager, Daryl A. Eppley; Township Solicitor, Todd Weitzmann; and Recording Secretary, Janice Willey. Mrs. Wilkins began the hearing with the Pledge of Allegiance.

Mrs. Wilkins read the public notice aloud, see attached. Then she turned the hearing over to Mr. Weitzmann for an explanation of procedure. Mr. Weitzmann gave a full explanation of the hearing and said now Mr. Eppley will enter exhibits, **T-1**, Proof of Publication, notices ran 4/19/22 and 4/26/22; **T-2**, Letter dated 4/29/22 from Sharon Grover, Township Clerk to the Board of Supervisors certifying affected property owners were notified by mail; **T-3**, Letter dated 5/4/22 from Michael Manter, Township Zoning Officer to the Board of Supervisors certifying this notice was posted; **T-4**, Letter dated 2/7/2022 from Daryl Eppley, Township Manager to Taylor Wenck, Township Planning Commission Chairman referring the ordinance to the Township Planning Commission; **T-5**, Letter dated 2/7/2022 from Daryl Eppley, Township Manager to Christine Meinhart-Fritz, Monroe County Planning Commission Director referring the ordinance to the County Planning Commission; **T-6**, Letter dated 2/24/2022 from Donna Alker, Township Planning Administrator to the Board of Supervisors recommending the adoption of proposed ordinance; **T-7**, Review letter dated 2/28/2022 from Christine Meinhart-Fritz, Monroe County Planning Commission Director to Daryl Eppley, Township Manager; **T-8**, Letter/Petition dated 9/20/2021 from Attorney Marc Wolfe to the Board of Supervisors stating his client's interest in this zone change; **T-9**, Letter and petition dated 9/28/2021 from Daryl Eppley to Taylor Wenck, Township Planning Commission Chairman referring to Township Planning Commissions; **T-10**, Letter dated 9/28/2021 from Daryl Eppley, Township Manager to Christine Meinhart-Fritz, Monroe County Planning Commission Director referring the petition to the County Planning Commission; **T-11**, Review letter dated 10/22/2021 from Christine Meinhart-Fritz, Monroe County Planning Commission Director to Daryl Eppley, Township Manager; **T-12**, Planning Commission recommendation letter dated 10/28/2021 from Donna Alker, Township Planning Administrator to the Board of Supervisors. Mr. Cramer made a motion to **accept Exhibits T-1 to T-12**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Attorney Marc Wolfe gave a brief background and summary of his client, Christopher Buccino's request, then entered Applicant's Exhibits, **A-1 to A-4**, all aerial views of the properties; **A-5**, a petition in favor of the zone change. Mr. Cramer made a motion to **accept Exhibits A-1 to A-5**. Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Mrs. Wilkins asked if there was anyone that wanted to comment, Fred and Joan Duckloe expressed their concerns over an already built up commercial area and how this is affecting their residential property that is close by. Mrs. Duckloe questioned traffic safety issues on North 9<sup>th</sup> Street now and the future Route 80 project. Also present was David Morocho and his son (who translated for his father), live on Butterfield Circle. They are ok with the change because when they bought the property and were under the assumption it was all commercial. They have a construction business and sometimes park vehicles on their property. Stacie Ammerman made a statement in favor of the zone change. She said she respects all opinions on this issue, however, as an educator she feels it could only benefit our community and help with taxes.

Mr. Cramer then made a motion **to adopt Ordinance No. 2-2022, Amending Chapter 27 (Zoning) Of The Stroud Township Code Of Ordinances, To Change The Zoning District Designation Of Certain Identified**

**Properties From The Office Commercial (C-4) To The General Commercial (C-2) District With Enterprise Park, Zone 1 (EP-1) Overlay District And To Make Corresponding Amendments To The Official Zoning Map To Reflect This Rezoning.** Ms. Shukaitis 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 7:46 P.M.** Ms. Shukaitis seconded the motion. All voted aye, motion carried 3-0.

Respectfully Submitted,  
Janice Willey  
Administrative and Recording Secretary