

STROUD TOWNSHIP PLANNING COMMISSION REGULAR MEETING

AGENDA – August 26, 2026 at 7:00 p.m.

1. **Call To Order** – *Announce that the meeting is being recorded to aid in the preparation of the minutes.*
2. **Approval of the July 29, 2026 Regular Meeting Minutes**
3. **Public Participation**
4. **Non-Agenda Correspondence** –
 - Stroud Township Zoning Hearing Board September 16, 2026 Agenda
5. **Chairman's Report**
6. **Administrator's Report** – Only agenda items.
7. **New Business**
 - a) New Plan Submissions
 - Revision of the Final Plan Minor Subdivision and Lot Joinder of Lands of R. Troy Nauman and Mary F. Nauman-2368 Chipperfield Drive.
 - Land Development Plan-The Animal Welfare Society of Monroe (AWSOM)-3129 Godfrey Ridge Drive
 - b) Sketch Plan Submissions
 - GreenKey Solar-Chipperfield Drive Principal Solar Energy Production Facilities
 - c) Home Occupation Applications – None
 - d) Certificate of Non-Conformance Applications – None
 - e) Special Exception Applications
 - The Animal Welfare Society of Monroe (AWSOM)-3129 Godfrey Ridge Drive-Expansion of an Existing Nonconforming Use. The application also includes a variance request to expand a nonconforming use by more than 100%.
 - f) Conditional Use Applications – None
8. **Old Business**
 - a) 1202 Chipperfield Drive Minor Subdivision Plan –SALDO #2024-03
 - Submission Date 8/9/2024
 - Last Planning Commission Meeting Before Action Deadline 8/26/2026
 - Supervisors' Action Deadline (per time extension) 9/18/2026
 - b) 7 Brew Drive Thru Coffee Land Development Plan –SALDO #2025-01
 - Submission Date 3/31/2025
 - Last Planning Commission Meeting Before Action Deadline 11/18/2026
 - Supervisors' Action Deadline (per time extension) 12/31/2026
 - c) E 611 LLC Land Development Plan – SALDO #2024-04
 - Submission Date 3/31/2025
 - Last Planning Commission Meeting Before Action Deadline 9/30/2026
 - Supervisors' Action Deadline (per time extension) 10/28/2026
 - d) Albert & Dinah Trapasso Minor Subdivision Plan-SALDO #2026-02
 - Submission Date 3/25/2026
 - Last Planning Commission Meeting Before Action Deadline 8/26/2026
 - Supervisors' Action Deadline (per time extension) 9/14/2026
 - e) Heinz & Ourania Huber Minor Subdivision Plan – SALDO #2026-03
 - Submission Date 3/25/2026
 - Last Planning Commission Meeting Before Action Deadline 9/30/2026
 - Supervisors' Action Deadline 10/20/2026
 - f) Monroe County Municipal Waste Management Authority Land Development Plan – SALDO #2026-04
 - Submission Date 6/24/2026
 - Last Planning Commission Before Action Deadline 11/18/2026
 - Supervisors' Action Deadline 12/31/2026

9. **Planning Business**

- a) Board of Supervisors Referral – Request by John and Christine Reehl for the Township to consider increased multi-family density in certain zoning districts.
- b) Board of Supervisors Referral – Draft Zoning Ordinance Amendment to authorize certain educational and recreational uses in the R-2 Zoning District. Reconsideration based on additional information.

MEETING/SUBMISSION REMINDERS:

NEXT REGULAR MEETING – **September 30, 2026 at 7 p.m.**

REVISED PLANS DUE NO LATER THAN – **September 21, 2026 at 5 p.m.**

NEW PLAN SUBMISSIONS DUE NO LATER THAN – **September 25, 2026 at 5 p.m.**