



Eldred Township Planning Commission

Monroe County, Pennsylvania



Planning Commission Minutes Regular Meeting August 12, 2026

On Wednesday, August 12th, 2026, the Eldred Township Planning Commission met for its regular monthly meeting at the Eldred Township Municipal Building located at 490 Kunkletown Road, Kunkletown, PA 18058.

In Attendance: Matthew Hosking; Robert Boileau; James Leiding; Scott Clark; Megan Yarashas; Kevin Bush; and Solicitor Michael Gaul.

Absent: Brien Kocher, Township Engineer.

Call to Order: The meeting was called to order at 7:05 P.M.

Announcement of Recording: Matthew Hosking announced that the meeting was being recorded.

Approval of Agenda or Additions to the Agenda: Members of the Planning Commission discussed adding an agenda item to appoint Maurin Ritinski as Planning Commission Recording Secretary. Matthew Hosking made a motion to approve the agenda with the addition of appointing a new Recording Secretary, seconded by James Leiding. Motion carried (6-0).

Scott Clark made a motion to appoint Maurin Ritinski as the Planning Commission Recording Secretary, seconded by Megan Yarashas. Motion carried (6-0). Matthew Hosking thanked Scott Clark for his work during his appointment as Temporary Recording Secretary.

Public Comment on Non-Agenda Items: Scott Clark stated that members of the public in attendance should sign in on the sign-in sheet.

Alyssa Meadows commented that it was difficult to hear Solicitor Michael Gaul during meetings due to Mr. Gaul not having a microphone. Microphone placement was adjusted to place a microphone near Mr. Gaul.

Approval of Minutes: James Leiding made a motion to approve the minutes of the July 8, 2026, meeting, seconded by Kevin Bush. Motion carried (6-0).

Subdivision and Land Development Plans:

- Frantz Minor Subdivision (accepted for review June 2023)

Approved Extension Date December 16, 2026

Matthew Hosking stated that no updates have been received by the Planning Commission. Scott Clark also reported that the Board of Supervisors have not been made aware of any updates. Matthew Hosking made a motion to table this matter, seconded by Megan Yarashas. Motion carried (6-0).

- Frei Minor Subdivision (BOS conditionally approved July 15, 2026)

Matthew Hosking reported that this plan was conditionally approved by the Board of Supervisors on July 15, 2026. Matthew Hosking stated that an updated review letter from Hanover Engineering was received regarding Sewage Facilities Planning Module Component 1 Review #2. Matthew Hosking indicated that there was no action required by the Planning Commission.

- Fitzpatrick Lot Joinder (No New Lot Lines)

Matthew Hosking explained that there are no new lot lines and that this is a simplified process for taxing purposes. It was explained that there is no engineering required for this plan. Matthew Hosking stated that the Planning Commission can make a recommendation to the Board of Supervisors. Solicitor Michael Gaul explained that the Board of Supervisors have adopted a procedure that simplifies lot joinders. Matthew Hosking questioned if this process is by SALDO or Resolution. Matthew Hosking indicated that he would write a letter to the Board of Supervisors requesting review of the Resolution and process.

Matthew Hosking made a motion to recommend approval of the Fitzpatrick Lot Joinder application, seconded by Megan Yarashas. Motion carried (6-0).

CJERP Regional Planning Committee:

- Comprehensive Plan

Robert Boileau reported that all municipalities approved their own individual plans at the meeting. The purpose of a comprehensive plan was explained to the public. Robert Boileau stated that CJERP Regional Planning Committee plans to meet several times a year to discuss shared uses. Matthew Hosking stated that he would like to see Eldred

Township have a three (3) to five (5) year plan. Scott Clark agreed that having a long-term plan would be beneficial.

Proposed Ordinances/Amendments:

➤ Data Center Ordinance

Robert Boileau stated that a guide was sent out to Matthew Hosking and Solicitor Michael Gaul on data centers that explains what a data center is. Robert Boileau stated that he is not sure if the county has a model ordinance related to data centers. James Leiding and Robert Boileau discussed shared uses. Robert Boileau stated that by creating an ordinance for data centers it will protect this portion of the county. James Leiding stated that he is not in favor of data centers due to the negative effects to the environment. Robert Boileau stated that data centers must be put somewhere to meet the demands of the growing digital world. Scott Clark stated that Eldred Township has very limited space for a data center. It was discussed that data centers would be limited to the Industrial Zoning District. Discussion was had on sizes of data centers and feasibility for a data center in Eldred Township.

Alyssa Meadows commented that from her research on the topic, data centers do not need to be water cooled. She stated that alternative methods of cooling are available, but these alternatives cost the data center more to use. Alyssa Meadows stated that she would propose the Planning Commission consider reviewing alternative methods of cooling for data centers. Matthew Hosking stated that Eldred Township has a geothermal ordinance which would cover these concerns. Discussion was had related to “close loop” and “open loop”. Robert Boileau made a motion to recommend the Data Center Ordinance for enactment, as distributed, to the Board of Supervisors, seconded by James Leiding. Motion carried (6-0). Matthew Hosking will draft a letter to the Board of Supervisors.

➤ Chickens and Roosters Ordinance

Solicitor Michael Gaul stated that technical changes to the draft ordinance are needed. Solicitor Michael Gaul explained that there were differences in the Key Features and Main Rules. He further explained that the “cheat sheet” needed to be consistent with the document.

A brief discussion related to the setbacks for coops was had and noted that these setbacks would be the same as sheds.

Solicitor Michael Gaul questioned if the Planning Commission would like to have a permit required. Matthew Hosking stated a permit would not be required.

Matthew Hosking explained where the standard weights were derived from. He noted that this was obtained through the Penn State Extension. After a discussion on how to determine the standard weight of a small fowl that is not listed on the referenced chart, it was decided to refer to the Penn State Extension to obtain the standard weight of any other fowl not mentioned on the chart.

Alyssa Meadows commented that she has been canvassing for the election and has been speaking with residents regarding this ordinance. She explained that residents have either

been unaware of the ordinance or state that they feel this ordinance is “silly”. The Planning Commission explained that currently, residents in the Residential Zoning District are not permitted to have chickens and roosters. It was explained further that this ordinance would permit and regulate chickens, roosters and other small fowl in the Residential Zoning District. The proposed ordinance would not impact the Ag Residential Zoning District.

The draft ordinance will be presented at the next meeting.

New Business:

There was no new business.

Public Comment:

Alyssa Meadows commented that during canvassing she has received feedback from the public about the township. She indicated that most residents have stated that they are happy with some stating they are having disputes with neighbors.

Adjournment:

Megan Yarashas made a motion to adjourn the meeting, seconded by Kevin Bush. Motion carried (6-0). Meeting adjourned at 7:57 P.M.

Respectfully submitted,



Maurin Ritinski, Recording Secretary

Eldred Township Planning Commission Agenda
August 12, 2026

Call to Order

Announcement of Recording

Approval of or Additions to the Agenda

Public Comment on Non-Agenda Items

Approval of Minutes: July 8, 2026

Subdivision and Land Development Plans

Frantz Minor Subdivision (accepted for review June 2023)
Approved Extension Date December 16, 2026

Frei Minor Subdivision (BOS conditionally approved July 15, 2026)

- SPF Component 1 Review #2 Letter

Fitzpatrick Lot Joinder (No New Lot Lines)

CJERP Regional Planning Committee

Comprehensive Plan

Proposed Ordinances/Amendments

Data Center Ordinance

Chickens and Roosters Ordinance

New Business

Public Comment

Adjournment