STROUD TOWNSHIP PLANNING COMMISSION REGULAR MEETING

AGENDA – November 30, 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 October 28, 2026 Regular Meeting Minutes**
3. **Public Participation**
4. **Non-Agenda Correspondence –**
   - Stroud Township Zoning Hearing Board November 4, 2026 Decision
5. **Chairman's Report**
6. **Administrator's Report** – Only agenda items.
7. **New Business**
   a) New Plan Submissions
      - Land Development Plan – Blue Mountain Lake Wells 1 and 3 Treatment Facility

   b) Sketch Plan Submissions
      - Pipeline Petroleum 1550 N. Ninth St. Subdivision

   c) Home Occupation Applications – None
   d) Certificate of Non-Conformance Applications – None
   e) Special Exception Applications – None
   f) Conditional Use Applications – None

8. **Old Business**
   a) 7 Brew Drive Thru Coffee Land Development Plan –SALDO #2025-01
      - Submission Date 3/31/2025
      - Last Planning Commission Meeting Before Action Deadline 12/16/2026
      - Supervisors' Action Deadline (per time extension) 1/31/2027

   b) E 611 LLC Land Development Plan – SALDO #2024-04
      - Submission Date 3/31/2025
      - Last Planning Commission Meeting Before Action Deadline 1/2/2027
      - Supervisors' Action Deadline (per time extension) 2/25/2027

   c) Albert & Dinah Trapasso Minor Subdivision Plan-SALDO #2026-02
      - Submission Date 3/25/2026
      - Last Planning Commission Meeting Before Action Deadline 11/18/2026
      - Supervisors' Action Deadline (per time extension) 12/31/2026

   d) Heinz & Ourania Huber Minor Subdivision Plan – SALDO #2026-03
      - Submission Date 3/25/2026
      - Last Planning Commission Meeting Before Action Deadline 12/16/2026
      - Supervisors' Action Deadline (per time extension) 1/27/2027

   e) 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 (per time extension) 12/31/2026

   f) Penn Estates Well #9 Land Development Plan-SALDO #2026-07
      - Submission Date 10/28/2026
      - Last Planning Commission Meeting Before Action Deadline 12/16/2026
      - Supervisors' Action Deadline 1/27/2027

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 **– December 16, 2026 at 7 p.m.**

REVISED PLANS DUE NO LATER THAN – **December 7, 2026 at 5 p.m.**

NEW PLAN SUBMISSIONS DUE NO LATER THAN – **December 11, 2026 at 5 p.m.**