

# Montrose Borough Planning Commission Minutes

May 19, 2025

Meeting was called to order at 7PM by Planning Commission member Bob Templeton.

**Members in attendance:**

Mary Zalewski

Gary Barnhart

Bob Templeton

**Attendees:** MBP Jim Smith, Alyssa Sprout MB Secretary

**Reading & Approval of the Agenda:**

**Reading & Approval of Minutes:** No minutes presented

**Public Comment:** NONE

Borough Secretary Alyssa Sprout was in attendance and volunteered to take meeting minutes. Alyssa agreed to continue to attend Planning Commission meetings to fill the roll as Secretary as needed.

The Borough Planning Commission held their May meeting on May 5<sup>th</sup> 2025 at 7PM at the Montrose Borough Office Building at 89 Cherry Street Montrose PA.

The Planning Commission members met to discuss new business regarding a Special Exception and Variance Application submitted by Fieldstone Farm 1818 House, LLC. This is in regards to the property located at 315 Church Street. The existing property contains a single family dwelling with attached garage/barn and is zoned Residential. The requested special exemption is to permit the use as Short-term Residential Rental, meeting house, and tours.

Planning Commission members Bob Templeton presented the board with his notes on this topic. It was discussed that this application does not fall under Special exemptions due to this not being a non-profit entity.

Commission member Mary Zalewski discussed the topic of Noise Ordinances. She asked Montrose Borough Police Officer Jim Smith if the borough has noise disturbance issues or if the police department has a way to enforce the issue if it arose. It was stated that the police do have the authority to handle noise disturbances. The concern would be, how can the owner enforce this or know whom they are renting to. Noise could be an issue for neighbors nearby.

Mary also discussed parking. It is stated that the owners intend to use this for public meetings and tours. The application states there is parking for 5 vehicles, how do they intend to have enough parking for public meetings and tours. She stated perhaps they would have those attending meetings park elsewhere and walk to the property.

After a full review of the application dated April 3, 2025 of Mr. Frank Pinkowski and Ms. Kimberly Grace for the property of 315 Church Street the Montrose Borough Planning Commission's opinion states this is not consistent with the definition of Special Exceptions in the schedule of uses in the R1 District.

The committee at this time cannot recommend approval of the proposed Special Exception for this property.

Meeting Adjourned 8:00PM

Signed:

*Alyssa Sprout*

Alyssa Sprout