

Carbon planners recommend 63 homes at Flagstaff mountaintop

Jim Thorpe plan still needs zoning variance, storm water plans.

By Sarah Fulton

Special to The Morning Call

A plan to build 63 homes atop Flagstaff Mountain overlooking Jim Thorpe's downtown got the approval of Carbon County Planning Commission on Tuesday, provided builders acquire earth-moving, soil and storm water permits.

Planners recommended that Jim Thorpe Council condition-

ally approve developer Jake Arner's preliminary plans for his proposed Canyon Rim Estates.

Arner's preliminary plans show him developing 62 lots, plus a lot for himself, on 317 acres.

As conditions of the planners' recommendation, he must get an earth disturbance permit, an approved soil erosion control plan and a storm water drainage plan.

Planners noted the land's slope could be a barrier to development. The proposed lots are more than 2.5 times long as they are wide, which is

prohibited under the borough subdivision ordinance.

Arner said he plans to seek a variance from that requirement.

Many of the lots are flat atop the mountain, but become increasingly steep closer to the edge. Arner said development would be prohibited in the steepest areas and the lots would be restricted from further subdivision.

"Due to the sloping conditions on this tract, the lot size layout presented in this plan submission is, in our opinion, the most viable way to develop this land," county land planner

Ivan Meixell wrote to borough officials in the Planning Commission's review.

Arner said if the variance is not granted, he might keep the steep land as an undeveloped lot for himself, thus meeting the borough's length and width requirements for developed lots.

"Really, what we're creating here is a natural buffer," Arner said.

In other matters Tuesday, planners recommended to Nesquehoning council that it approve the final subdivision plans from Kovatch Corp., which wants to break off a

5-acre parcel at Green Acres Industrial Park in Nesquehoning.

The subdivision would leave 622.5 acres belonging to Kovatch and Green Acres. It was not revealed who wants to buy the 5 acres or for what use.

Planners also approved an amendment to a subdivision agreement written 20 years ago that prohibited construction on a parcel in Parryville where Blocker Enterprises motorcycle shop is now.

Meixell said as part of the agreement between the original landowner and the borough, the owner could not

develop a part of a parcel along Route 248. That agreement was in effect several months ago when Blocker Enterprises erected a building at the site.

The motorcycle shop owners said they were unaware of the agreement, which defined the area as open space.

Parryville Borough Council has agreed to amend the development agreement, allowing Blocker Enterprises to keep the building.

County planners agreed with the amendment.

Sarah Fulton is a freelance writer.