

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING October 28, 2013

A Regular meeting of the Pocono Township Planning Commission was held on October 28, 2013 at 7:00 p.m. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: M. Guidry; R. Demarest; R. Swink; S. Gilliland; R. DeYoung; T. Munoz; D. Horton (Engineer); G. Worthington (Solicitor).

Absent: D. Schmoyer.

Comments: Chairman Swink explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Swink noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Swink also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

Minutes: A motion was made, seconded and carried (Gilliland/DeYoung) to approve the 9/23/13 Planning Commission Regular Meeting Minutes, there being no additions or corrections.

Bills: None.

Correspondence: None, except what pertained to the plans, which was read at the time of plan review.

New plans:

- 1) Pocono Logistics Preliminary / Final Land Development Plan – The plan was submitted for the 9/23/13 P.C. mtg. The submission omitted the professional services agreement and the \$3,000 plan escrow. A motion was made, seconded and carried (Demarest/Gilliland) to accept the plan for review conditioned upon the Applicant providing the missing professional services agreement and escrow fee.

Presentation of plans for final approval: None.

Presentation of plans for preliminary approval:

- 1) The Lands of The Spirit of Swiftwater, Inc. (Phase 1 Modification) – The plan was accepted at the 09/23/13 P.C. meeting. All plan submission fees were received. **The last P.C. mtg. is 12/09/13; the last Sup’v. mtg. is 12/16/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Guidry/Munoz) to table the plan.
- 2) Sheldon Kopelson Lot No. 3 Preliminary Land Development Plan – Plan submitted for 8/12/13 P.C. meeting. The Applicant granted a time extension through December 31, 2013. **The last P.C. mtg. is 12/9/13; the last Sup’v. mtg. is 12/16/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the plan.
- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - Plan was submitted for the 11/14/07 P.C. meeting. Revised plans were previously submitted. Copies of a Community Fiscal Study were submitted. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 10/7/13 mtg. accepted a time extension until 10/31/14. **The last P.C. meeting is 10/13/14; the last Sup’v. meeting is 10/20/14.** No one was present to discuss the plan. A motion was made, seconded and carried (Gilliand/Guidry) to table the plan.
- 4) The Lands of The Spirit of Swiftwater, Inc. (Office) – The plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. A revised plan was received at the 11/10/08 P.C. meeting. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 8/19/13 meeting accepted a time extension to 11/30/13. **The last P.C. meeting is 11/11/13; the last Sup’v. meeting. is 11/18/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/Guidry) to table the plan.

Sketch plans: None.

Presentation of variance, et al. applications:

- 1) Possinger – Conditional Use Application (Sign) – the Applicant submitted a conditional use application for the construction of a digital sign. The Sup’v. at their 5/20/13 meeting referred the application to the P.C. for review and comment. The Applicant waived applicable time constraints via letter dated June 10, 2013 from J. P. McDonald, Jr., Esq. No one was present to discuss the application. A motion was made, seconded and carried (Demarest/Munoz) to table the application.

- 2) Sheldon Kopelson, Lot #1, Conditional Use Application (Planned Residential Development) – the Applicant submitted a conditional use application for the construction of a planned residential development on Lot #1 as depicted on the applicant’s Minor Subdivision Plan. The application was referred to the P.C. for review and comment. The Applicant granted a time extension through December 31, 2013. **The last P.C. mtg. is 12/9/13; the last Sup’v. mtg. is 12/16/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the application.
- 3) Sheldon Kopelson, Lot #2, Conditional Use Application (Regional Impact Development) – the Applicant submitted a conditional use application for the construction of a commercial center on Lot #2 as depicted on the Applicant’s Minor Subdivision Plan. The application was referred to the P.C. for review and comment. The Applicant granted a time extension through December 31, 2013. **The last P.C. mtg. is 12/9/13; the last Sup’v. mtg. is 12/16/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Munoz/DeYoung) to table the application.

Unfinished business:

- 1) Ordinances – Zoning, SALDO, Property Maintenance – No action taken.

New business: None.

Comments: An audience member questioned whether Sheldon Kopelson had received variances for his projects and what the substantive requirements were for obtaining variances and special exception/conditional use approvals.

Adjournment: At 8:25 P.M. a motion was made, seconded and carried (Munoz/DeYoung) to adjourn until the following regular meeting on November 11, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.