

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 9th, 2016
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on May 9th, 2016, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, absent; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Solicitor and Russell Benner, Engineer, were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

PUBLIC COMMENT: None

CORRESPONDENCE: Nathaniel Staruch, Community Planner with the Monroe County Planning Commission, submitted a memorandum explaining the Commission's traffic count program.

MINUTES: J. Sawicki made a motion, seconded by R. DeYoung, to approve the minutes of 04/25/2016. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

G.M. and Kailas Amin Minor Subdivision Plan - Brian Courtright, P.L.S., represented the plan. Discussion followed on the proposed four (4) lot subdivision. Mr. Courtright indicated that all four (4) lots will have access onto Back Mountain Road. J. Sawicki made a motion, seconded by R. Demarest, to accept the G.M. and Kailas Amin Minor Subdivision Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Spirit of Swiftwater Final - Apartments - Plan accepted at the 04/11/2016 P.C. Mtg. Last P.C. meeting is 06/27/2016. Pennoni Associates review letter of 05/05/2016 received. Anthony Maula, Owner, and Chuck Niclaus, P.E., represented the plan. Discussion followed on the site work that has been completed at the property. Mr. Maula indicated that he would like to put in the

FINAL PLANS CONT:

building foundations before the final paving is done. Mr. Niclaus indicated that they have their outside agency permits, with the exception of the sewage permit. They have received specifications for the pump station. R. Demarest noted that the bridge permit is set to expire in July and he is concerned that the necessary repairs to the bridge will not be made in time. Mr. Maula indicated that he has requested an extension of the permit, requesting an extension of two and one half (2 ½) years through December 31, 2018. Mr. Maula also confirmed that he included the cost of the bridge and the reserved parking in the improvements cost estimate. David Horton, of Pennoni Associates, the reviewing Township engineer, suggested that a note be placed on the plan identifying a mechanism for triggering when the reserved parking would need to be constructed. Mr. Horton further noted that the developer will also need to submit sealed plans for the bridge. Mr. Horton stated that the reserved parking is not to be considered in the open space calculations. Mr. Maula hopes to have the apartments completed within six (6) to eight (8) months. D. Purcell expressed his concern that the bridge permit would expire before the hotel is built. R. Demarest remains concerned about the bridge not being built since there are currently no design plans for the bridge. Mr. Maula indicated that he would have design plans prepared for the bridge. He further indicated that he would be willing to erect a gate to limit who can park within the property to address concerns of whether there is sufficient parking on site without the construction of the reserved parking area.

RFM Requested:

SALDO Sec. 2.303.A - Plan Sheet Size - J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of SALDO Sec. 2.303.A. All in favor. Motion carried.

S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of the Spirit of Swiftwater Final - Phase I - Apartments Plan conditioned on the following: (1) addressing all comments contained in Pennoni Associates review letter dated 05/05/2016; (2) approval of extension request for the bridge permit through December 31, 2018; and (3) submission to and review of designed and engineered bridge plans and cost estimate by Pennoni Associates. All in favor. Motion carried.

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FINAL PLANS CONT:

Kinsley Minor Subdivision - Plan accepted at the 04/25/2016 P.C. Mtg. **Last P.C. meeting is 07/11/2016.** T&M review letter of 05/05/2016 and MCPC review letter of 05/02/2016 received. Deanna Schmoyer, P.E. represented the plan. Discussion followed regarding the classification of the access drive as a "local cul-de-sac road" to alleviate the need for obtaining a variance. Ms. Schmoyer indicated that a fifty (50') foot right-of-way would be provided to enable the road to be upgraded in the future. Ms. Schmoyer submitted requests for modification for road construction. She indicated that the Kinsleys desire to building on one of the lots this year. Mr. Benner indicated that the classification of the road would have to be made by the Zoning Officer. He also suggested that the fire company review the configuration of the access road. R. Demarest made a motion, seconded by J. Sawicki, to table the Kinsley Minor Subdivision Plan. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/13 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 04/25/2016 meeting. **Last P.C. meeting is 06/13/2016.** R. Demarest made a motion, seconded by R. DeYoung, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Modules was rejected by the Commissioners. No new submissions have been received. The developer requested a temporary hold on the review of the application. **Last P.C. meeting is 6/13/2016.** R. Demarest made a motion, seconded by R. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

UNFINISHED BUSINESS: None

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NEW BUSINESS: Zoning Ordinance Amendment - Sanofi Map Change Request

By correspondence dated May 5, 2016, L. Pereira requested that the Planning Commission review and consider changing the zoning classification of those portions of certain property owned by Sanofi Pasteur, Inc. known as PIN Number 12637401177161 (Tax Code No. 12/5/1/6) and PIN Number 12637401265585 (Tax Code No. 12/5/1/5), located in Pocono Township, from Residential (R1) to Industrial (I). R. DeYoung made a motion, seconded by J. Sawicki, to recommend the zoning ordinance amendment be adopted by the Board of Commissioners. All in favor. Motion carried.

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

R. DeYoung made a motion, seconded by D. Purcell, to adjourn the meeting until 05/23/2016 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.