

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**October 24, 2016**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on October 24, 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, present; Robert Demarest, present; Robert DeYoung, present; and Dennis Purcell, present. Jeremy Sawicki, absent.

Lisa Pereira, Solicitor and Jon Tresslar, Engineer, were present.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman R. Swink noted the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> 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:** None

**MINUTES:** S. Gilliland made a motion, seconded by R. Demarest, to approve the minutes of 09/26/2016. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan - Aaron Sisler, P.E. represented the plan. Discussion followed on the proposed widening of the turn lane at the main entrance at Discovery Drive to address truck stacking. Mr. Sisler indicated that they are proposing to install a truck lane to allow trucks to be stacked on site rather than on Rt. 611. Sanofi will be required to obtain a driveway permit from PennDOT. Mr. Sisler indicated that he has met with PennDOT representatives, Tom Walters and Melissa Maupin on-site to discuss the project. No new right-of-way will be dedicated to the Township or to PennDOT. M. Guidry made a motion, seconded by R. Demarest, to accept the Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan. S. Gilliland abstained from voting. All in favor. Motion carried.

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**FINAL PLANS UNDER CONSIDERATION:**

Kinsley Minor Subdivision Plan - Plan accepted at the 04/25/2016 P.C. Mtg. **Last P.C. meeting is 12/19/2016.** Boucher & James review letter of 10/18/2016 received. Deanna Schmoyer, P.E. represented the plan. Discussion followed on the speed study that was performed. Jon Tresslar had questions regarding the speed study, specifically related to the posting of the road. In order for the Township to post the road, a formal study of the entire road would be necessary, and an ordinance would have to be prepared and adopted. Mr. Tresslar suggested that a "dangerous curve ahead" or a "hidden driveway" sign be posted. Mr. Tresslar will need an opportunity to review the speed study before providing an opinion.

R. Demarest made a motion, seconded by S. Gilliland, to recommend approval of the Kinsley Minor Subdivision Plan conditioned addressing all comments contained in Boucher & James review letter dated 10/18/2016. All in favor. Motion carried.

Kelly Minor Subdivision Plan - Plan was accepted at the 09/26/2016 P.C. Meeting. **Last P.C. meeting is 12/25/2016.** M. Guidry made a motion, seconded by R. Demarest, to table the Kelly Minor Subdivision Plan. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 09/26/2016 meeting. **Last P.C. meeting is 06/30/2017.** R. Demarest made a motion, seconded by D. Purcell, 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 04/17/2017.** D. Purcell made a motion, seconded by R. Demarest, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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**PRELIMINARY PLANS CONT:**

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. **Last P.C. meeting is 11/14/2017.** M. Guidry made a motion, seconded by D. Purcell, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Sanofi Pasteur Tier One Land Development Plan - Plan was accepted at the 07/11/2016 mtg. **Last P.C. meeting is 11/28/2016.** R. Demarest made a motion, seconded by M. Guidry, to table the Sanofi Pasteur Tier One Land Development Plan. S. Gilliland abstained from voting. All in favor. Motion carried.

**SKETCH PLANS**

M. Guidry discussed Sketch Plan that was presented previously for luxury apartments on Warner Road. The property has been cleared. Charles Vogt received 2 letters from Conservation District: (1) Violation letter for clearing lot and (2) Accepted R & S Plan for review. The developer has contacted BCRA for water. M. Guidry questioned ability to connect to sewer. C. Vogt indicated they are not in Act 537 area.

**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**

**SUMMIT HEALTH CONDITIONAL USE**

The Conditional Use hearing was concluded. The BOC will be meeting on November 9, 2016 to render a decision.

**ADAMS OUTDOOR ADVERTISING ZONING APPLICATIONS**

Corello Application - the Planning Commission has already reviewed and issued recommendation to the Zoning Hearing Board.

Casciano Application - the Planning Commission does not need to take any action (no special exception was applied for).

**BROOKDALE ON THE LAKE**

A Revised Petition for Zoning Text Amendment was submitted to the Township and is being referred to the MCPC for its review

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PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE,  
ET AL, APPLICATIONS CONT:**

and comment. S. Gilliland noted that the Petition was not time-stamped, as is the required process in the Township.

**UNFINISHED BUSINESS:**

**SPIRIT OF SWIFTWATER VIOLATION NOTICE** - Ron Swink questioned the status of the project, specifically the notice of violation. C. Vogt indicated that he sent the violation notice to Mr. Maula. R. Swink asked about whether the setbacks were correct. R. Demarest questioned whether Maula was only constructing the first 44 units at this time.

**SALDO - Final draft revisions**

Discussion of Monroe County Planning Commission's recommendations. The MCPC recommended that the steep slopes go from 20% to 25%. The PC wants to keep it at 20%. The MCPC also recommended that the road classifications in Section 607.16.E be made consistent those road classifications contained in Table VI-1.

M. Guidry made a motion, seconded by R. Demarest, to leave the steep slopes at 20%. All in favor. Motion carried.

D. Purcell made a motion, seconded by S. Gilliland, to recommend that the current draft of the SALDO be adopted. All in favor. Motion carried.

**NEW BUSINESS: None**

**COMMENTS BY AUDIENCE:**

Steve Larsen, 2532 Brookdale Road, his wife, Mary-Agnes Larsen, and their neighbor, Carol Held of 2510 Brookdale Road, questioned Brookdale's new Petition for Zoning Text Amendment.

**ADJOURNMENT:**

D. Purcell made a motion, seconded by R. DeYoung, to adjourn the meeting until 11/14/2016 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.