

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

June 8<sup>th</sup>, 2015

6:30 P.M.

The Pocono Township Planning Commission Regular Meeting was held on June 8<sup>th</sup>, 2015, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 6:30 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; Dennis Purcell, present; and Jeremy Sawicki, present.

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Township Secretary.

**MINUTES:** B. DeYoung made a motion, seconded by D. Purcell, to approve the minutes of the 05/11/2015 regular meeting. All in favor. Motion carried.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman Ron Swink noted each visitor has the right to comment at this time or before any action is taken on a matter. Meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month from 7:00 p.m. to 9:00 p.m. The Commissions will limit discussion to five (5) comments.

**C. CASTLE SPA RESORT CONDITIONAL USE APPLICATIONS:**

B. Demarest made a motion, seconded by M. Guidry, to accept and table the C. Castle Conditional Use applications for Regional Impact Development and Employee Housing. All in favor. Motion carried.

**PRESENTATION OF C. CASTLE SPA RESORT:**

Deanna Schmoyer, Borton-Lawson Engineering, introduced the founder of C. Castle Group, Steven Chon; and Stephanie Chon, Joshua Lee, Raphael Kwon, Jaejin Min, Ralph Matergia, Solicitor; Doug Olmstead, Borton-Lawson Engineering team - Christopher Borton, CEO Borton-Lawson Engineering; David Whieller, Eric Dudkowski, and Kristy Coulter. The plan calls for a 155 room resort, 270 condo units, 180 villa units, 20 glamping sites, 21 lake front cottages, 2 restaurants, family entertainment unit, nature trails, and 25 unit employee housing on the former Birchwood Resort property. She noted they have contacted PennDOT, Monroe County Planning Commission, Monroe County Conservation District, Pocono Township, Pocono Township Fire Company, BCRA, and other agencies concerning the planning of the project. A short presentation was given on the site. Estimated completion of the project is late 2017.

Christine Taylor, Twp. resident, commented on the impact to roadways, school bus routes, and fire protection.

Eric Koopman, MCPC, questioned the height of the building.

Rosanne Cavataio, Twp. resident, spoke against the project.

**C. CASTLE PRESENTATION CONT:**

Chris Strunk, Twp. resident, questioned the closing of Birchwood Road and if emergency services are capable to handle emergencies.

Tom Farrell, Twp. resident, spoke in support of Pocono Township Fire Company's ability to handle emergencies.

R. Swink closed the C. Castle Presentation comment period at 7:15 p.m. and convened into a short recess.

**CORRESPONDENCE:** A letter dated 06/08/2015, was received from Newman, Williams, Mishkin, Corveleyn, Wolfe, & Fareri waiving the time requirement to act upon Kopelson PRD (Lot 1) and Kopelson Commercial Development (Lot 3) until 12/31/2015.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None**

**FINAL PLANS UNDER CONSIDERATION: None**

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson, Planned Residential Development (Lot 1) - Plan accepted at the 8/12/13 P.C. meeting. A time extension has been granted until 12/31/15. **Conditionally approved by the P.C. Pending a public hearing before the Board of Commissioners scheduled for 05/14/2015.**

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. Conditional use hearing held on 8/18/14. **Commissioners approved the conditional use at their September 15, 1014 meeting. No land development application has been submitted.**

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 6/30/15. The configuration of the Lot 3 is dependent on the Route 715 realignment. **Plan was conditionally approved at the 06/1/2015 Commissioners' meeting.** No action needed by board for above plans.

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been received until 12/31/2015. The configuration of the minor subdivision is dependent on the Route 715 realignment. **Plan was tabled at the 5/11/15 meeting.**

J. Sawicki made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

Wendy's Preliminary Land Development Plan - Plan accepted at the 03/23/2015 meeting. Plan fees paid. A revised plan was submitted. Date for action by the P.C. is 7/13/15. Peter Terry, Benchmark Civil Engineering Services, Inc., represented the plan. Note 2 - P. Terry noted that PennDOT will not allow the entrance and exit as shown. The plan will be revised to show a single entrance. M. Guidry requested the revised plan be submitted before action is

**WENDY'S PRELIMINARY CONT:**

taken on the plan. Discussion followed on the impact of the truck radius on the parking spaces and lack of parking for larger vehicles. Note 3 - Sound level - will be addressed in the Developer's agreement. Note 4 - lighting has been addressed.

Note 16 - Drainage Easement -

Request for Modification from SALDO 3.207.B - B. Demarest made a motion, seconded by B. DeYoung, to recommend approval of the RFM of SALDO Sec. 3.207.B - Drainage Easement. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to table the Wendy's Preliminary Land Development Plan. All in favor. Motion carried.

Best Auto Services Land Development Plan - Plan was accepted at the 04/27/2015 P.C. meeting. Plan fees paid. A revised plan was submitted. Brian Courtright represented the plan. Note 1 - Zoning - Sec. 563 - screening for propane tanks. B. Courtright noted the tanks are underground and screening is not required.

SALDO - note 5 - HOP - B. Courtright has contacted PennDOT for a letter concerning the HOP.

SALDO - note 8 - Stormwater pipe has been rerouted from under the proposed building. The board concurred no easement is required as it is not a natural watercourse.

SALDO - note 9 - 10' drainage easement will be shown on plan.

SALDO - note 11 - Request for modification SALDO Sec. 3.612 -Landscaping - S. Gilliland made a motion, seconded by J. Sawicki, to recommend approval of the RFM from SALDO Sec. 3.612 - Landscaping- conditioned upon receipt of a RFM form. All in favor. Motion carried.

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of SALDO Sec. 2.106 - preliminary/final conditioned upon receipt of a RFM form. All in favor. Motion carried.

B. Demarest made a motion, seconded by M. Guidry, to recommend conditional approval of the Best Auto Services Land Development Plan conditioned upon formal submission of the RFM forms; letter from PennDOT concerning the HOP; deferrals to be added to the plan; and conditions of T&M's letter of 06/04/2015 addressed. All in favor. Motion carried.

**PRESENTATION OF SKETCH PLANS:****PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ETAL:**

**UNFINISHED BUSINESS:** Next Workshop for the SALDO draft is 06/18/2015 at 7:00 p.m.

**NEW BUSINESS:** S. Gilliland recommended meeting procedures for public comment. Suggested procedure:

1. Review the procedures to audience before comment period.
2. Sign in sheets for speakers.
3. 3 minute time limit for comments.
4. Longer comments to be submitted in letter form to the Board or Township Manager.
5. Planning Commission's discussion and questions before Public Comment is heard.

The board concurred to move the meeting to a larger meeting room if needed. J. Sawicki made a motion, seconded by M. Guidry, to authorize the Township Manager to investigate moving the location for future C. Castle meetings. All in favor. Motion carried.

**PUBLIC COMMENT:**

**ADJOURNMENT:** S. Gilliland made a motion, seconded by B. Demarest, to adjourn the meeting at 9:15 p.m., until 06/22/2015 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted  
Pamela Finkbeiner  
Township Secretary