

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 10th, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on August 10th, 2015, 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, absent; 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.

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 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.

COMMENTS ON THE SIGN ORDINANCE MEETING: Discussion on the change from 90 seconds to 8 seconds on digital messages and increase in size of billboards. Judi Coover, Twp. resident, noted the Planning Commission's work was appreciated. R. Swink suggested the board follow the Stroud Twp. signage ordinance.

CORRESPONDENCE:

MANAGER'S REPORT: absent

MINUTES: M. Guidry made a motion seconded by B. DeYoung, to approve the regular minutes of 07/27/2015. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

a) Carriage House County Club Land Development Plan - Plan fees paid. Glenn Lichtenalner, project architect, explained the plan. The plan is for a new entrance, driveway, and covered pull through. Stormwater will be on site. Twp. Engineer recommended acceptance of the plan. J. Sawicki made a motion, seconded by S. Gilliland, to accept the Carriage House County Club LDP. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson Commercial Development (Lot 3) - Plan was accepted at the 08/13/2013 P.C. meeting. Plan fees paid. The configuration of the minor subdivision is dependent on the Route 715 realignment. Tabled at the 07/27/2015 meeting. Deadline for consideration extended to December 31th, 2015. J. Sawicki made a motion, seconded by M. Guidry, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS: None

PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: C. Castle LLC Conditional Use application has been requested to be placed on hold by Attorney Ralph Matergia in his letter dated 06/17/2015.

UNFINISHED BUSINESS: P. Finkbeiner noted she spoke to Jeff Clapper concerning the draft official map and he suggested the formation of an ad-hoc committee to work on the draft official map. J. Sawicki volunteered to assist with the draft official map.

Steps needed:

- a) Update the historical and cultural resource map (HJP Open Space Plan) will be submitted to the Bicentennial committee to review.
- b) Identify roadway right-of-ways using the traffic counts and other information.
- c) Identify future roadway improvement areas.
- d) Identify preserved property and future recreation areas and 'connection' properties. The list of Township owned properties and conserved properties have been submitted to MCPC.

Jane Cilurso, Twp. resident, commented on the preserved properties in the Township. Discussion followed.

Signage Ordinance:

L. Pereira, Twp. Solicitor, noted the Board of Commissioners requested the Planning Commission to define design standards of sign plazas, master plan for signage with design criteria, and institutional signs for medical facilities. L. Pereira noted a master sign plan will be part of the SALDO. R. Swink suggested the board review Stroud Twp. ordinance to continue the conformity of signage on Rt. 611. S. Gilliland suggested L. Pereira contact Eric Koopman, Monroe County Planning Commission, to request additional information.

Draft Zoning Ordinance:

L. Pereira reviewed Article I, no changes were suggested.

Article II - Definitions:

- A) Short-term rentals - P. Finkbeiner noted the problem with homes in residential districts being used as weekend/daily rentals. Discussion followed as to defining short-term rentals in residential zones.
- B) Accessory Structures and Accessory Use- L. Pereira will review definition.
- C) Animal, Domestic - Discussion followed on the difference between "farm animal" or domestic "pet", such as a 'pot-belly' pig, pygmy goat, etc. Suggested term 'Household pet' as used under Kennel. L. Pereira will review definitions.
- D) Farms - agriculture and marijuana farms. L. Pereira note the state will have regulations to address marijuana farming. P. Finkbeiner noted there are several farms in the area, including wild game, buffalo, and agriculture.
- E) Junk - discussion on definition of 'non-vehicle' junk.
- F) Airport - definition to be added
- G) All references to signage will be directed to sign ordinance.
- H) Blasting
- I) Building Code Official - definition to be added.

DEFINITIONS CONT:

- J) Chimney and outdoor furnaces - definition to be added.
- K) Clinic/Medical Center - include term Urgent Care Facility.
- L) Vehicle definition - recommended definition of types of vehicles.
- M) Crematory - add definition including pet and human.
- N) Transfer Station and Incinerator - definition to be added.
- O) Active Play Area - L. Pereira will review Amusement parks definitions.
- P) Playground Equipment - discussion followed. Judi Coover, Twp. resident, raised concerns for restrictions placed on homeowners. P. Finkbeiner noted some newer playground equipment can be very large and could impact neighboring property owners.
- Q) Sheds - discussion on the defining permanent sheds verses non-permanent sheds. Property owner rights were discussed.

Monroe County long range traffic plan - Discussion on the County's traffic plan.

PUBLIC COMMENT: none

ADJOURNMENT: R. Swink made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:50 p.m., until 08/24/2015, at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary