

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 14th, 2015
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on September 14th, 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, 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.

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.

MANAGER'S REPORT: Gregg Schuster, Twp. Manager, introduced Rick Fisher, Pocono Township's new Zoning Officer to the Board.

He noted the new website will be completed soon and the 2016 draft budget will be available in the next few weeks for review.

MINUTES: M. Guidry made a motion, seconded by J. Sawicki, to approve the regular minutes of 08/24/2015. Roll call vote: D. Purcell, yes; B. DeYoung, abstained; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; B. Demarest, yes; and J. Sawicki, yes. Motion carried.

S. Gilliland noted his comments relative to his discussion with an engineer from California concerning the benefits of overlay districts were omitted from the 08/10/2015 P.C. meeting.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Sanofi - B79 (Flu Bldg) & B80 (CUP Bldg) Preliminary/Final Land Development Plan - Plan Fees paid. T&M letter dated 09/09/2015 recommended the application be accepted conditioned upon the plan being submitted as preliminary or preliminary/final. Aaron Sisler, Borton-Lawson Engineering, represented the plan and reviewed the project. The new 100,000 sq. ft. Flu building will require an additional 100 employees and process 600,000 eggs per day. T. Edinger, Twp. Engineer, questioned the odor controls for the additional sewer flows. A. Sisler noted the plan is being submitted as Preliminary/Final. R. Swink made a motion, seconded by M. Guidry, to accept the Preliminary/Final Sanofi - B79 (Flu Bldg) & B80 (CUP Bldg) Land Development Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Camelback Lot Consolidation Plan application- Plan fees paid. Plan was accepted at the 8/24/15 meeting. T&M's review letter of 09/10/2015 received. Monroe County Planning Commission's review letter of 08/27/2015 received. Boucher & James response letter of 09/14/2015 was received. Deadline for consideration is 11/9/15. The proposal will consolidate four parcels into one tract. Mike Gable, Boucher & James Engineering, Inc. represented the plan. He noted the zoning district boundary line set backs have been revised. EPT Ski Properties, Inc. owns the lands and CBH20 LP is the applicant. Discussion followed on the Request for Modification from SALDO Sec. 2.304.A Plan Scale - M. Gable explained they are requesting a scale of 1"=200' to show the 185 acre property on one sheet. SALDO Sec. 2.304.B.4 Boundary - M. Gable noted the tract is 185 acres with a large portion of steep slopes and rugged terrain making a survey difficult. He noted the south bound boundary near the Snow Tubing Lodge has been plotted. Discussion followed. The Board agreed a note shall be added to the plan that should development occur within 50' of undeveloped boundary a full survey shall be required. SALDO Sec. 2.304.B.6 - Monuments to be set - M. Gable noted the boundary line is located in the stream and steep slope areas.

Request for Modifications:

- a) S. Gilliland made a motion, seconded by M. Guidry, to recommend approval of the RFM for SALDO Sec. 2.304.A - Plan Scale. All in favor. Motion carried.
- b) J. Sawicki made a motion, seconded by D. Purcell, to recommend approval of the RFM for SALDO Sec. 2.304.B.4 - Boundary. All in favor. Motion carried.
- c) J. Sawicki made a motion, seconded by B. Demarest, to recommend approval of the RFM for SALDO Sec. 2.304.B.6 - Monuments. All in favor. Motion carried.

M. Gable noted they will include the description of the ultimate right-of-way and set monuments for future PennDOT dedication. Discussion followed concerning the forwarding the RFMs to the Commissioners S. Gilliland raised concerns that the RFMs would move forward to the Commissioners without the Planning Commission's recommendation of approval of the plan. B. Demarest a motion, seconded by M. Guidry, to table the Camelback Lot Consolidation LDP. All in favor. Motion Carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. The configuration of the minor subdivision is dependent on the Route 715 realignment. **Tabled at the 08/24/2015 meeting. Deadline for consideration extended to December 31, 2015.**

B. Demarest made a motion, seconded by M. Guidry to table the Sheldon Kopelson Commercial Development (Lot 3) LDP. All in favor. Motion carried.

M. Gable, Boucher & James, Inc. requested the below plans be considered as preliminary/final plans. A RFM will be submitted by the next meeting.

Camelback Tubing Slope Lodge LDP - Plan was accepted at the 8/24/15 meeting. The proposal is to reconstruct the lodge affiliated with the tubing slope complex. T&M's review letter will be available for the 9/28/15 meeting. Deadline for consideration is 11/9/15. SEE MOTION BELOW FOR TABLING.

Camelback Lot 12 and Helipad LDP - Plan was accepted at the 8/24/15 meeting. The proposal is to construct a Helipad and a 187 space parking lot. T&M's review letter will be available for the 9/28/15 meeting. Deadline for consideration is 11/9/15.

B. Demarest made a motion, seconded by B. DeYoung, to table the Camelback Tubing Slope Lodge LDP and Camelback Lot 12 and Helipad LDP. 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. Currently on hold by the applicant. See letter by Ralph Matergia dated June 17, 2015.

NEW BUSINESS: Sewage Facility Planning Module- Component 4A for SPA Castle Grand Pocono Resort. Discussion followed on the procedure for completing the Component 4A. Discussion followed on the Planning Commission's rule in the decision of approval of Spa Castle project. S. Gilliland noted the Board of Commissioners will make the ultimate decision to change the Act 537 Plan to include C. Castle Spa.

B. DeYoung questioned if the Township benefits from the collection of the Hotel Tax. R. Swink requested the Township Manager investigate where the County's hotel tax funds are being spent.

UNFINISHED BUSINESS - L. Pereira reviewed the signage additions recommended to include by the Commissioners.

a) Master Sign Plan Requirements. L. Pereira explained the Master Sign Plan would be required at time of land development or when building renovation were submitted. New master sign plans would be submitted with the land development plan for the Board's review. Discussion followed. The Board concurred to remove Note. 5 - Landscaping plan.

UNFINISHED BUSINESS - SIGNAGE CONT:

b) Monument Signs and Table - Discussion followed on the requirement of Landscaping. J. Sawicki noted without a clear definition of landscaping, it will be difficult to enforce. The Board concurred to remove Note. D - landscaping.

c) Pylon Signs - no change.

d) Directional Signs - The Board concurred to remove Note. E - landscaping.

e) Wall signs - Discussion on the size of signage and if the complete building façade or a single facade shall be considered. L. Pereira recommended "The lesser of 8% of one building façade including window and door area".

Discussion followed concerning limiting the facades to front entrances. M. Guidry questioned how it would impact a hospital that may have more than one entrance, such as emergency entrance, main entrance, etc. J. Sawicki noted building along Rt. 80 can have signage on the rear of the building. The Board agreed to revisit Wall signs at their workshop.

f) Sign Plaza - Note 1 - message changed to eight (8) seconds.

Continued work on signage provisions and other sections of the Draft Zoning Ordinance is scheduled for 09/17/2015 at 7:00 p.m.

Judi Coover, Twp. resident, questioned the prohibiting of signage on vehicles in the draft ordinance. J. Sawicki suggested the board revisit the draft for vehicle signage to clarify the definition.

PUBLIC COMMENT: None

ADJOURNMENT: B. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting at 9:00 p.m., until 09/28/2015 at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.