

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 24th, 2014**

The Pocono Township Planning Commission Regular Meeting was held on November 24th, 2014, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Taylor Munoz, absent; Robert Demarest, present; Robert DeYoung, present; and Jeremy Sawicki, present.
Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Secretary were present.

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. The meetings run from 7:00 p.m. to 9:00 p.m. and a limit of five (5) comments per plan will be addressed.

CORRESPONDENCE:

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 11/10/2014 Regular meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

- a) Robbins Final Minor Subdivision Plan - Plan fee paid. Professional Service Agreement and escrow paid. T&M Associates' letter of acceptance received. Terry Martin, Martin & Robbins, P.L.S., represented the plan. The plan is for ten acres to be subdivided from a 68 1/2 acre tract and be joined to an existing lot. J. Sawicki made a motion, seconded by S. Gilliland, to accept the Robbins Final Minor Subdivision Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Hart Minor Subdivision Plan - Plan accepted at the 09/22/2014 meeting. Initial review provided by T&M. Last date for action by the P.C. is 12/8/14. A time extension letter was requested but not received. Revised plans were received 11/21/2014. The Zoning issues were not addressed. B. Demarest made a motion, seconded by M. Guidry, to recommend the Hart Minor Subdivision Plan be denied if the comments of T&M Associates review letter of 10/08/2014 are not addressed or a Time Extension letter is not received by the 12/15/2014 Commissioners' regular meeting. All in favor. Motion carried.

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 12/31/14. No resubmission has been made by the applicant.

PRELIMINARY PLANS - KOPELSON CONT:

Sheldon Kopelson Commercial Development (Lot 2) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. Conditional use hearing held on 8/18/14. **Commissioners approved the conditional use at their September 15th meeting.**

Sheldon Kopelson, Minor Subdivision Plan - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the Lot 3 is dependent on the Route 715 realignment. **No new submission has been made.**

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been granted until 12/31/14. The configuration of the minor subdivision is dependent on the Route 715 realignment. **No new submission has been made. A time extension letter was received until 06/30/2015 for 1) Planned Residential Development (Lot 1); 2) Minor Subdivision Plan; and 3) Commercial Development (Lot 3).**

T. Edinger, Twp. Engineer, noted he had been contacted concerning moving forward with the PRD project. The remaining plans depend on the realignment of Rt. 715.

R. Swink commented on the status of development along Rt. 611 and Rt. 715 and notifications to PennDOT concerning future developments.

The Board requested T. Edinger to reach out to the developer for an update to the status of the realignment and plans.

J. Sawicki made a motion, seconded by B. DeYoung, to accept the Time Extension letter until 06/30/2015 for the Sheldon Kopelson Planned Residential Development (Lot 1), Commercial Development (Lot 2), Minor Subdivision Plan, and Commercial Development (Lot 3) conditioned upon correction (to read Commissioner not Supervisors) and clarification of the projects listed in the Time Extension letter and table the plans. All in favor. Motion carried.

PRESENTATION OF SKETCH PLANS - None

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

UNFINISHED BUSINESS - M. Guidry questioned Camelback's parking lot expansion.

T. Edinger, Twp. Engineer, noted under the strict definition of the MPC it did not require a land development plan. T. Edinger noted parking lots are not required to submit site plans in the present Zoning and SALDO Ordinances. He recommended the present SALDO be revised to add the additional criteria for parking lots, truck loading sizes, parking provisions sizes, lighting, and site plans criteria with cross references to the Zoning Ordinance.

R. Swink questioned the RFM from the wetland buffer. T. Edinger noted B. Wise recommended the RFM since the wetland buffer was isolated from the stream.

M. Guidry questioned the Possinger Variance Zoning Hearing Board meeting. T. Edinger, Twp. Engineer, the Conditional Use was approved in 2013 and at the Zoning Hearing Board Hearing is for size and height of the size.

NEW BUSINESS: None

COMMENTS: None

ADJOURNMENT INTO SIGNAGE DISCUSSION:

J. Sawicki made a motion, seconded by S. Gilliland, to adjourn the regular meeting at 7:50 p.m. into a Zoning Ordinance review for Signage at 7:50 p.m., until the next regular meeting on 12/08/2014. All in favor. Motion carried.

REVIEW OF DRAFT SIGNAGE ORDINANCE:

Sandwich Board discussion - P. Finkbeiner noted concern of Sandwich Board placement in or near right-of-ways blocking the clear sight triangle of businesses. S. Gilliland stated the business owners contacted the Planning Commission and requested the use of Sandwich Boards for special sales and occasions. Discussion concerning of enforcement. The Board agreed to remove Sandwich Board from the Ordinance.

T. Edinger, Twp. Engineer, suggested the Township consider hiring additional temporary Zoning Officers to catalog and enforce the signage in the Township.

The Commission reviewed the draft up to Section 704.

L. Periera, Twp. Solicitor, will reach out to Carl Fergoni, Twp. Zoning Officer, for his comments on the draft. Timeline for completion -
12/08/2014 - for Zoning Officer comments.
12/18/2014 - for final review
12/22/2014 - draft ready to send to the Twp. Commissioners and Monroe County Planning Commission.

COMMENTS:

S. Gilliland commented on the Timber Harvesting on Rt. 314. T. Edinger noted the clearing was part of the sewer contract for Tobyhanna.

Closed the meeting at 9:00 p.m.

Respectfully submitted
Pamela Finkbeiner
Secretary