

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 23<sup>rd</sup>, 2015  
7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on March 23<sup>rd</sup>, 2015, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Scott Gilliland at 7:00 p.m. followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, absent; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; and Jeremy Sawicki, present. The Board welcomed newly appointed member, Dennis Purcell, to the Planning Commission.

Lisa Pereira, Broughal & DeVito LLP, Township Solicitor; and Pamela Finkbeiner, Township Secretary.

**ACKNOWLEDGEMENT OF COMMENTS:** Vice Chairman Scott Gilliland noted each visitor has the right to comment at this time or before any action is taken on a matter. The meetings are from 7:00 p.m. to 9:00 p.m., and the Board has the right to ask anyone to leave that may seem abusive to the Board members or staff.

**CORRESPONDENCE:** Engineer's letter for Wen-Tann LLC was received.

**PUBLIC COMMENT:** Linda Kresge asked about Ron Swink. Scott Gilliland noted Ron was in the hospital but doing well. The Board wished Ron a speedy recovery.

**MINUTES:**

J. Sawicki made a motion, seconded by M. Guidry, to approve the minutes of the 03/09/2015 regular meeting. All in favor. Motion carried.

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

WEN-TANN Partners, LLC, Land Development Plan (Wendy's) - P. Finkbeiner read the Twp. Engineer's Administrative review letter of 03/13/2015 recommending acceptance of the plan. B. Demarest made a motion, seconded by B. DeYoung, to accept the WEN-TANN Partners, LLC. Land Development Plan. All in favor. Motion carried.

**FINAL PLANS UNDER CONSTRUCTION:** 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 6/30/15. Resubmission made on 1/6/15.

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, 2014 meeting. A Land Development Application has not been submitted. No action required by the Board.

**PRELIMINARY CONT:**

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. 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 6/30/15. The configuration of the minor subdivision is dependent on the Route 715 realignment. No new submission has been made.

J. Sawicki made a motion, seconded by B. Demarest, table the Sheldon Kopelson Planned Residential Development (Lot 1), Minor Subdivision Plan, and Commercial Development (Lot 3). All in favor. Motion carried.

**UNFINISHED BUSINESS:**

**COMMENTS:** Linda Kresge, Twp. resident, questioned the status of the Flower Field Sign. P. Finkbeiner noted the Township has authorized the Twp. Solicitor to attend the Zoning Hearing Board meeting concerning the sign to represent the Township position that the sign is obsolete and shall be removed.

S. Gilliland noted he was contacted by the Pocono Record concerning the draft sign ordinance. He noted the Planning Commission is an advisory Board and he felt confident the Commissioners will take additional comments into consideration before adopting the draft sign ordinance. The Commissioners have extended public comment until 4/30/2015.

S. Gilliland questioned the 'enhanced/future' right-of-ways impact on existing businesses.

J. Sawicki made a motion, seconded by M. Guidry, to adjourn the meeting at 8:05 p.m. until 04/13/2015 at 7:00 p.m., at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully Submitted  
Pamela Finkbeiner  
Township Secretary