

POCONO TOWNSHIP PLANNING COMMISSION - July 8, 2019

Meeting Minutes

The Pocono Township Planning Commission Regular meeting was held on July 8, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, absent; Dennis Purcell, present; Keith Meeker, present; Bruce Kilby, absent; and Jeremy Sawicki, absent.

IN ATTENDANCE:

Melissa Prugar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M. Asure, Twp. Manager.

PUBLIC COMMENT:

Christine Fisk, Twp. Resident expressed her concerns with the BCRA Pump and Tank Station project. Discussion followed on each point with representatives. A full set of plans will be sent to Ms. Fisk for her use. The generator alarm was of concern. It was explained the generator will test once a week for an hour, but the alarm will not run for an hour. The generator will be enclosed to muffle the sounds. A convenient time to run the weekly test will be chosen. S. Gilliland asked for clarification of the run time for the generator testing. Entrances and height of the tanks were also discussed. BCRA will stay in contact with Ms. Fisk to continue the dialogue and discuss any concerns.

CORRESPONDENCE:

Correspondence has been received from Borton Lawson granting a time extension for the Sanofi Perimeter Protection Phase II Project.

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 06/24/2019 Planning Commission meeting. All in favor. Motion carried.

SKETCH PLAN: none

NEW PLANS:

1.

FINAL PLANS UNDER CONSIDERATION:

1. Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - Plan were administratively accepted at the 04/22/2019 P.C. Mtg. Plan fees paid. Township Engineer's letter #1 dated 05/09/2019 received. **Deadline for P.C. consideration is 10/06/2019.** D. Purcell made a motion, seconded by K. Meeker, to table the Sanofi Pasteur Preliminary/Final Perimeter

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Protection Phase II. Roll call vote: R. Swink, yes; S. Gilliland, abstain; D. Purcell, yes; K. Meeker, yes. Motion carried.

2. Sanofi B-78 Seed Lab -

D. Purcell made a motion, seconded by K. Meeker, to table the plans for the Sanofi B-78 Seed Lab. Roll call vote: R. Swink, yes; S. Gilliland, abstain; D. Purcell, yes; K. Meeker, yes. Motion carried.

3. BCRA Pump and Tank Station - Nate Oiler and Russ Scott presented the waiver requests for the project. They told the board that the plans are to bid the project over the winter and start construction in Spring 2020 with an 18 month construction season.

D. Purcell made a motion, seconded by K. Meeker, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-43.A(6)(e)2e - Requirement of Steep slope easement. All in favor. Motion carried.

S. Gilliland made a motion, seconded by K. Meeker, to recommend the approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.T(13)(a) - Access Drive Grade 10%. All in favor. Motion carried.

K. Meeker made a motion, seconded by D. Purcell, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.W(1) - Maximum Cut and fill slope 3:1; Section 390-50.D(5) - Maximum Detention Basin Embankment Slope 4:1; Section 390-55.E(3) - Maximum Basin Side Slope 3:1. All in favor. Motion carried.

D. Purcell made a motion, seconded by S. Gilliland, to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-55.D(1) and Section 390-55.D.3(d) - Street trees. All in favor. Motion carried.

S. Gilliland made a motion, seconded by D. Purcell to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-48.T(13)(b) - Minimum width and driveway curb for Non-residential Uses. All in favor. Motion carried.

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S. Gilliland made a motion, seconded by D. Purcell to recommend approval of the request for modification, by BCRA for the Tannersville Tanks and Pump Station project for SALDO Section 390-29.G(7) - Viewshed Analysis. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**
D. Purcell made a motion, seconded by K. Meeker, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 04/22/2019 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019.**
K. Meeker made a motion, seconded by D. Purcell, to table Spa Castle Land Development Plan. All in favor. Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:
None

PRIORITY LIST/ORDINANCES:

D. Purcell made a motion, seconded by K. Meeker to table any discussion on the priority list until the full board can be present. All in favor. Motion carried.

- 1) Sign Ordinance -
- 2) Draft Property Maintenance Ordinance -
- 3) Short Term Rental Ordinance - The Board of Commissioners rescinded the ordinance for Short Term Rentals at a hearing on July 1, 2019. This can be removed from the list.
- 4) Capital Improvement Plan -
- 5) Yard Sale Ordinance - The board was told there is a spread sheet in their notebooks comparing fees charged by other townships.

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UNFINISHED BUSINESS: none

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS: none

COMMENTS BY AUDIENCE: none

ADJOURNMENT:

D. Purcell made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:00p.m. All in favor. Motion carried.