

POCONO TOWNSHIP BOARD OF COMMISSIONERS
SPECIAL MEETING TO SET REVIEW AND HEARING DATES
FOR PROPOSED RESORT RE-USE OVERLAY DISTRICT
MARCH 9th, 2017 9:00 A.M.

The Special meeting of the Pocono Township Commissioners was held on 03/09/2017 at the St. Luke's Ambulance Building, Tannersville, PA, and was opened by President Harold Werkheiser at 9:00 a.m., followed by the Pledge of Allegiance.

ROLL CALL: Ellen Gndt, present; Bob DeYoung, absent; Harold Werkheiser, present; Jerry Lastowski, present; and Judi Coover, present.

Leo DeVito, Solicitor, Broughal & DeVito; Jon Tresslar, Township Engineer, Boucher & James, Inc.; and Pamela Tripus, Township Secretary, were present.

ANNOUNCEMENTS: None

PUBLIC COMMENT: None

OTHER BUSINESS:

Proposed Resort Re-Use Overlay District Amendment to Zoning Ordinance - Jeff Durney, Solicitor for the Developer; and Edward P. Abraham represented the application.

J. Tresslar, Twp. Engineer, gave an overview of the changes to the Draft Resort Re-Use Overlay District Amendment to the Zoning Ordinance. Discussion followed.

H. Werkheiser opened the meeting to public comment.

Maxine Turbolski and Ruth Keller, Twp. residents, questioned the remaining land between Dyson and Rt. 611. The Board noted the application did not include the remaining lands.

Susan Caci, Twp. resident, noted noise and odor problems with the existing sewer treatment plant.

Steve Larson, Twp. resident, questioned if the treatment center site plans were available. The Board noted the full land development plan will be presented with the conditional use application.

Tom Wise, Twp. resident, questioned if other properties would be impacted by the ordinance change. The Board noted the former Summit Resort would meet the standards of the Ordinance.

Tom Wise, Twp. resident, questioned the use of the Developer's billboard during the last election. The Board noted the billboard was offered to all candidates.

Steve Keller, Twp. resident, questioned who drafted the ordinance and if it was specific to the property. L. DeVito, Twp. Solicitor, explained the Developer petitioned the Township to consider the ordinance and the Board, Engineer, and Twp. Solicitor, have reviewed the draft. L. DeVito noted the steps to proceed.

Steve Keller, Twp. resident, questioned if the Board will consider the Planning Commission's recommendations. The Board concurred they will take into consideration all Planning Commissions and Public comments.

Ed Sarrubi, Twp. resident, noted E. Gndt met with him and heard his concerns. He questioned the nature of patients they will treat. The Board noted it will be addressed during the Conditional Use Application.

Gus Psistos, Twp. resident, requested the Board use a screen projection during meetings. The Board concurred to request a visual presentation. G. Psistos questioned if public sewer will be used it would residents be required to hook into it. The Board noted sewer would be addressed during Land Development.

G. Psistos questioned if information will be posted to the website for residents to review. The Board noted it would be posted after Board review the information.

Bob Demarest, Twp. resident, questioned if campgrounds would be included in the re-use overlay.

Steve Larson, Twp. resident, questioned the acceptance of Court Ordered patients.

J. Coover made a motion, seconded by E. Gndt, to refer the Proposed Resort Re-Use Overlay District Amendment to Zoning Ordinance to (i) Pocono Township Planning Commission and (ii) Monroe County Planning Commission for their review and comment. H. Werkheiser explained by voting for sending it for review, did not mean he was for or against the Ordinance. Roll call vote: E. Gndt, yes; H. Werkheiser, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

Public Hearing Date for Proposed Resort Re-Use Overlay District Amendment to Zoning Ordinance - Discussion followed.

J. Coover made a motion, seconded by E. Gndt, to set the Public Hearing Date on the Proposed Resort Re-Use Overlay District Amendment to Zoning Ordinance for 04/18/2017 at 6:00 p.m. Roll call vote: E. Gndt, yes; H. Werkheiser, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

ADJOURNMENT:

E. Gndt made a motion, seconded by J. Coover, to adjourn the meeting into executive session to discuss personnel and litigation matters, at 10:53 p.m. Roll call vote: E. Gndt, yes; H. Werkheiser, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary