

**AGENDA**  
**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING**

**August 8, 2016 – 7:00PM**

- A. CALL TO ORDER (followed by Pledge of Allegiance)
- B. ROLL CALL
- C. NOTIFICATIONS OF COMMENTS
- D. CORRESPONDENCE
- E. MANAGER’S REPORT – TBD
- F. MINUTES: Minutes of the Pocono Township Planning Commission Regular Meeting- 7/25/16
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
- H. FINAL PLANS UNDER CONSIDERATION:
  - 1. Kinsley Minor Subdivision – This Minor subdivision contains 4 lots, 2 of which are new. A long private access drive is proposed. The plans were administratively accepted at the April 25, 2016 P.C. meeting. **Tabled at the 7/25/16 meeting. The application period runs to September 26, 2016. Comment letter issued 7/22/16.**
  - 2. G.M. and Kailas Amin - 4 lot Minor Subdivision. The plans were administratively accepted at the May 9, 2016 P.C. meeting. **Tabled at the 7/25/16 meeting. The developer/applicant has provided an extension of time to September 30, 2016. Comment letter issued 7/22/16.**
  - 3. Crossing Premium Outlets/Storage Building - Plan was accepted at the 6/13/16 PC Meeting. **The application period runs until 9/11/16. Plan was conditionally approved 7/25/16.**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:
  - 1. 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 7/25/16 meeting. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.

2. Spa Castle Land Development – Plan was accepted at the 12/14/15 meeting. The Land Planning Module for this project was rejected by the Commissioners. Tabled at the 7/25/16 meeting. The developer/applicant has provided an extension of time to September 26, 2016. Plan under review.
3. Camelback Lot 13 and Hotel – Plan was accepted at the 6/13/16 PC Meeting. Tabled at the 7/25/16 meeting. The application period runs until 9/11/16.
4. Sanofi Pasteur Tier One Parking Deck – Plan was accepted at the 7/11/16 PC Meeting. The period runs until 10/9/16. Comment letter issued on 7/22/16.

J. SKETCH PLANS

K. PERMITS

L. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – none

1. Summit Health Center Conditional Use Application was accepted at the 6/13/16 meeting. Applicant has granted an extension to 8/31/16. Public Hearing scheduled for 8/24/16. Applicant has requested the application be tabled.

M. UNFINISHED BUSINESS

1. SALDO-Final draft reviewed and undergoing final format.

N. NEW BUSINESS: - none

O. COMMENTS BY AUDIENCE

P. ADJOURNMENT: The next P.C. meeting is scheduled to be held August 22th, at 7:00PM at the Pocono Township Municipal Building, Tannersville, Pennsylvania.

POCONO APPLICATIONS AND ACTION DEADLINES

Pocono Township

As of 08/08/16

ACTIVE	JOB #	JOB NAME	Last PC Mtg.	Last Comm. Mtg.	Extension date
X	POCOR0360	Kopelson Lot 3 Land Development	06/12/17	06/19/17	06/30/17
X	POCOR0480	Jim Schlier Motorcycle Dealership(pre/final)	5/23/16	6/6/16	6/12/16
X	POCOR0301	Spa Castle Land development (Prel)	9/12/16	9/19/16	9/26/16
X	PENNONI	Spirit of Swiftwater Apartments (Final) (Conditionally Approved by BOC 6/15/16)	6/27/16	7/5/16	7/10/16
X	POCOR0570	Kinsley Minor Subdivision	9/12/16	9/19/16	9/26/16
X		Amin Minor Subdivision	9/12/16	9/19/16	9/30/16
X		Summit Health Center Conditional Use	8/8/16	8/15/16	8/31/16
X		Crossing Premium Outlets/Storage Bldg (Conditionally approved by PC on 7/25/16)	8/22/16	9/5/16*	9/11/16
X		Camelback Lot 13 and Hotel	8/22/16	9/5/16*	9/11/16
		Sanofi Tier One Parking Deck	9/26/16	10/3/16	10/9/16

\*Labor Day 2016

**POCONO TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**July 25<sup>th</sup>, 2016**  
**7:00 P.M.**

The Pocono Township Planning Commission Regular Meeting was held on July 25<sup>th</sup>, 2016 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present, Scott Gilliland, absent; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; Jeremy Sawicki, present.

Lisa Pereira, Planning Commission Solicitor, and Jon Tressler, Township Engineer, were present.

**ACKNOWLEDGEMENT OF COMMENTS:** Chairman R. Swink noted the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> 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.

**CORRESPONDENCE:** a time extension Amin LDP was received.

**MANAGER'S REPORT:** 1) Brookdale on the Lake pre-application meeting 07/27/2016 at 1:00 p.m.

**MINUTES:** P. Finkbeiner noted two corrections 1) misidentified B. DeYoung as a second; 2) J. Sawicki was absent. The minutes have been corrected to reflect the correct vote. B. Demarest made a motion, seconded by D. Purcell, to approve the minutes of 07/11/2016. All in favor.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None**

**FINAL PLANS UNDER CONSIDERATION:**

Kinsley Minor Subdivision - Plan fees paid. Plan accepted at the 04/25/2016 P.C. Meeting. Tabled at the 06/27/2016 mtg. Revised plans submitted 06/17/2016. Deanne Schmoyer, Borton-Lawson, Inc. represented the plan and requested a correction to the RFM approved for 3.304.A to be stated 1830' in length. J. Sawicki made a motion, seconded by M. Guidry, to approve and recommend the correction to the RFM request for SALDO 3.304.A - from 1722' to 1830' - local access cul-de-sac street, previously recommended at the 07/25/2016 P.C. mtg. All in favor. Motion carried. SEE MOTION BELOW FOR TABLING.

G. M. and Kailas Amin - 4 Lot Minor Subdivision - Plan fees paid. Plan accepted at the 05/09/2016 P.C. meeting. Tabled at the 06/13/2016 mtg. Brian Courtright, PLS, requested the plan be tabled.

B. Demarest made a motion, seconded by M. Guidry, to table the G. M. and Kailas Amin LDP and the Kinsley Minor Subdivision Plan. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 06/13/2016 mtg. Deadline for consideration is 06/30/2016. B. Demarest made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson - Commercial Development (Lot 3) All in favor. Motion carried.

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 06/13/2016 mtg. Deadline for consideration is 09/26/2016. B. Demarest made a motion, seconded by B. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Crossing Premium Outlet/Storage Building and Kiosks - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. A 30' X 60' storage building will be built in the area of the old sewage plant. It will be used for storage and will contain an office and restroom. Marc Wolfe, reviewed the Boucher & James, Inc. review letter for 07/22/2016. The Zoning officer agreed the building is an accessory use to the existing buildings. Discussion followed on parking, and kiosks.

J. Sawicki made a motion, seconded by D. Purcell, to approved the Crossings Premium Outlets/Storage Building and Kiosks LDP conditioned upon the comments of the Twp. Engineer's letter of 07/22/2016 are addressed. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. M. Guidry made a motion, seconded by J. Sawicki, to table the Camelback Lot 13 and Hotel LDP. All in favor. Motion carried.

**PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None**

Summit Health Systems Conditional Use Application - Application was accepted at the 06/13/2016 Mtg. Extension granted until 08/31/2016. Nate Oiler, RKR Hess Associates/UTRS, represented the application. N. Oiler noted he is working with MCCD concerning Stormwater and modifying the parking area with aisle improvements. Discussion followed on a helipad and traffic improvements. Final review by Planning Commission is 08/22/2016 and hearing date is scheduled for 08/24/2016. No action taken.

**UNFINISHED BUSINESS:**

B. Demarest questioned Crossing's parking capacity.

**NEW BUSINESS:**

P. Finkbeiner noted a PennDOT public meeting will be held on 08/04/2016 at 4:00 p.m., to review bridge replacement plans for Camelback Road.

**PUBLIC COMMENT: None**

ADJOURNMENT: B. Demarest made a motion, seconded by M. Guidry, to adjourn the meeting at 8:00 p.m., until 08/8/2016, at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.