

MINUTES

POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
April 8, 2013

A Regular meeting of the Pocono Township Planning Commission was held on April 8, 2013 at 7:00 p.m. in the Pocono Township Municipal Building, Tannersville, Pennsylvania. Ronald Swink, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

**Present:** M. Guidry; R. Demarest; D. Schmoyer; R. Swink; S. Gilliland; R. DeYoung; D. Horton (Engineer); G. Worthington (Solicitor).

**Absent:** T. Munoz.

**Comments:** Chairman Swink explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Swink noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Swink also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

**Minutes:** A motion was made, seconded and carried (Gilliland/Demarest) to approve the 3/25/13 Planning Commission Regular Meeting Minutes, there being no additions or corrections.

**Bills:** None.

**Correspondence:** None, except what pertained to the plans, which was read at the time of plan review.

**New plans:** None.

**Presentation of plans for final approval:**

- 1) The Reserve at Bryson's Farm Major Subdivision Plan – Final – and Planning Modules – Plan submitted 09/20/10 for 09/27/10 P.C. mtg. \$450.00 Plan fee paid; \$1,500.00 Escrow fee paid; \$181.00 Planning Modules fee paid. The plan was tabled at the 11/14/11 P.C. mtg. Revised Plans were submitted. The Sup'v. at their 3/4/13 mtg. accepted a time extension until 5/27/13. **The last P.C. mtg. is 5/13/13; the last Sup'v. mtg. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.

- 2) Sheldon Kopelson Minor Subdivision Plan – Plan submitted for 09/02/11 and 09/12/11 P.C. meeting. \$620.00 Stormwater Management fee paid; \$575.00 Minor Subdivision fee paid; \$2,500.00 Minor Subdivision Escrow fee paid. The plan was tabled at the 11/14/11 P.C. meeting. **The Sup’v. at their 3/19/12 mtg. accepted an indefinite Time Extension as set forth in the March 8, 2012 letter from Marc Wolfe, Esq.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.

**Presentation of plans for preliminary approval:**

- 1) TRAP Enterprises Rt. 611 Project – Preliminary Subdivision and Land Development Plan submitted for 2/11/13 P.C. meeting. \$770 Plan fee paid. \$4,500 Escrow fee paid. \$310 Stormwater Management fee paid. **The last P.C. mtg. is 4/22/13; the last Sup’v mtg. is 5/6/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Schmoyer/Guidry) to table the plan.
- 2) TRAP Enterprises Hotel Project – Preliminary Land Development Plan submitted for 2/25/13 P.C. meeting. \$620 Plan fee paid; \$3,000 Escrow fee paid. \$300 Stormwater Management fee paid. **The last P.C. mtg. is 5/13/13; the last Sup’v mtg. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Guidry/Schmoyer) to table the plan.
- 3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - \$10,610.00 Plan fee paid. \$1,900.00 Stormwater Management fee paid. Plan was submitted for the 11/14/07 P.C. meeting. Revised plans were previously submitted. Copies of a Community Fiscal Study were submitted. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 12/17/12 meeting accepted a time extension until 10/31/13, as requested. **The deadline for Sup’v. PRD Hearing is 08/30/13; the last P.C. meeting is 10/14/13; the last Sup’v. meeting is 10/21/13.** No one was present to discuss the plan. A motion was made, seconded and carried (Demarest/DeYoung) to table the plan.
- 4) The Lands of The Spirit of Swiftwater, Inc. (Office) – The plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. A revised plan was received at the 11/10/08 P.C. meeting. The plan was tabled at the 11/14/11 P.C. meeting. The Sup’v. at their 3/19/13 meeting accepted a time extension to 5/30/13. **The last P.C. meeting is 5/13/13; the last Sup’v. meeting. is 5/20/13.** No one was present to discuss the plan. A motion was made, seconded and carried (DeYoung/Demarest) to table the plan.

**Sketch plans:** None.

**Presentation of variance, et al. applications:**

- 1) Tracy DeHaven – Conditional Use Application – The Applicant submitted a conditional use application for the replacement of an existing sign. The Sup’v. at their 3/19/13 meeting referred the application to the P.C. for review and comment. No one was present to discuss the application. A motion was made, seconded and carried (Guidry/Gilliland) to table the application.
- 2) Trap Enterprises – Conditional Use Application – The Applicant submitted a conditional use application for the construction of a digital sign. The Sup’v. at their 3/19/13 meeting referred the application to the P.C. for review and comment. No one was present to discuss the application. A motion was made, seconded and carried (Schmoyer/Demarest) to table the application.
- 3) Henryville Inn, LLC – Petition to Amend Zoning Map – The Applicant submitted a petition asking the Sup’v. to change the designation of a portion of its property located on Cherry Lane Road from R-1 to RD. The Sup’v. referred the request to the P.C. for review and comment. After discussion, a motion was made, seconded and carried (Schmoyer/Gilliland) to recommended the Sup’v. grant the request.

**Unfinished business:**

- 1) Sheldon Kopelson’s Conditional Use Applications – Tabled until further notification.

**New business:** None.

**Comments:** None.

**Adjournment:** At 8:05 P.M. a motion was made, seconded and carried (DeYoung/Schmoyer) to adjourn until the following regular meeting on April 22, 2013 at 7:00 p.m. at the Pocono Twp. Municipal Building, Tannersville, PA.