

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 26, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on February 26<sup>th</sup>, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ron Swink at 7:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; and Jeremy Sawicki, absent; and Chad Kilby, present.

Lisa Pereira, Twp. Solicitor; Jon Tresslar, Twp. Engineer; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary/Recording Secretary were present.

**NOTIFICATIONS OF COMMENTS**

**CORRESPONDENCE:** None

**MINUTES:** S. Gilliland made a motion, seconded by M. Guidry, to approve the minutes 02/12/2018 with a correction to Pg. 3, Item 1 - motion to second. All in favor. Motion carried.

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

**FINAL PLANS UNDER CONSIDERATION:**

**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. Tabled at the 02/12/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. D. Purcell made a motion, seconded by M. Guidry, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.
- 2) 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 02/12/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018. B. DeYoung made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.
- 3) Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 02/12/2018 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C.

consideration is extended to 04/09/2018. Sarah-Bue Morris, Bue-Morris Associates, Inc., represented the plan.

Requests for Modification.

- a) SALDO Sec. 406.2 - Site Content Map - Discussion followed. S. Bue-Morris agreed to place the Site content map (aerial map) on the 24" by 36" plan showing the property location and existing features within 1,000 ft. No action required.
- b) SALDO Sec. 406.3.G - Viewshed Analysis - S. Bue-Morris explained the applicant owns the residential property bordering the restaurant, the rear property is vacant and a commercial bank is to the North. S. Gilliland questioned if the 20' buffer could be extended down the residential property line. Discussion followed. The applicant agreed to extend the 20' buffer on the neighboring residential property. D. Purcell made a motion, seconded by S. Gilliland, to recommend approval of the RFM from SALDO Sec. 406.3.G - Viewshed Analysis. All in favor. Motion carried.
- c) SALDO Sec. 406.3 - Existing Resources & Site Analysis - The Board agreed conditioned upon comment (a) - aerial map being placed on 24" by 36" plan, being met. M. Guidry made a motion, seconded by C. Kilby to recommend approval of the RFM from SALDO Sec. 406.3. All in favor. Motion carried.
- d) SALDO Sec. 406.4 - Creation of Resource Impact and Conservation Analysis Plan - M. Guidry made a motion, seconded by D. Purcell, to recommend approval for the RFM from SALDO Sec. 406.3. All in favor. Motion carried.
- e) SALDO Sec. 406.7.C - Phase 1 Environmental Site Assessment - S. Bue-Morris explained the property has always been a restaurant. J. Tresslar, Twp. Engineer, explained the Board can request the Phase 1 assessment. Discussion followed. The Board agreed a Phase 1 Environmental Site Assessment is not required.
- f) SALDO Sec. 601.1.F.5.B - Steep Slopes - S. Bue-Morris noted the only steep slopes on the property are manmade. Discussion followed. M Guidry made a motion, seconded by B. DeYoung, to recommend approval of SALDO Sec. 601.1.F.5.B. All in favor. Motion carried.
- g) SALDO Sec. 615.3.B.5 - Planting Islands - S. Bue-Morris explained the plantings for the islands. Discussion followed. S. Gilliland made a motion, seconded by C. Kilby, to recommend approval of SALDO Sec. 615.3.B.5. All in favor. Motion carried.

**RUNNING LANE CONT:**

- h) SALDO Sec. 615.6 - Buffers and Screens along the Southern and Northern property lines - S. Bue-Morris explained drainage lines along the northern property line, limited the size of the buffer area. Discussion followed to the stormwater drainage, piping, and drainage pipe under Rt. 611. J. Tresslar will review status of the PennDOT drainpipe to limit the Township's responsibility for the drainpipe under Rt. 611. S. Bue-Morris will request Pete Terry to attend to discuss the PennDOT HOP permit. The Board concurred to wait for additional information. No action taken.
- i) SALDO Sec. 615-6 - Buffers and Screens along the Eastern property line - S. Bue-Morris noted the requirement of planting is limited due to the site triangle. Lower growth plants will be planted to reduce headlight glare. Discussion followed. C. Kilby made a motion, seconded by D. Purcell, to recommend approval of SALDO Sec. 615-6 - Buffers and screens along the Eastern property line. All in favor. Motion carried.
- j) SALDO Sec. 615-6 - Buffers and Screens along the Western property line - S. Bue-Morris explained the loading area screening. Discussion followed on fire truck access and parking of larger sized vehicles. J. Tresslar noted the plan met the objective criteria for screening. D. Purcell made a motion, seconded by M. Guidry, to recommend for approval SALDO Sec. 615-6 - Buffers and Screens from the loading areas along the western property lines. All in favor. Motion carried.
- k) SALDO Sec. 620.H.1 - Loading size - S. Bue-Morris explained the plan provides one 14' by 40' loading area and five 12' by 35' hotel guest loading and unloading areas. Discussion followed. S. Gilliland made a motion, seconded by C. Kilby, to recommend approval of SALDO Sec. 620.H.1. All in favor. Motion carried.

Parking (Twp. Engineer's Comment #63)- Discussion followed on the redesign of the current restaurant parking spaces at 9' by 18'. The Board requested the parking spaces be designed for 10' by 18' spaces.

Façade - (Twp. Engineer's Comment #24) S. Bue-Morris presented a concept picture for the hotel, noting it was for a three story structure. Silvio Vitiello, owner, stated the Hotel is for a four story structure. C. Kilby noted the RFM were recommended based on the three story hotel. L. Pereira, Twp. Solicitor, recommended revisiting the RFMs based on the new information.

B. DeYoung made a motion, seconded by M. Guidry, to table the Running Lane Land Development Plan. All in favor. Motion carried.

**PRELIMINARY PLANS CONT:**

- 4) Ertle Enterprises Auto Sales LDP - Plan fees paid. Plans were accepted at the 02/12/2018 P.C. Mtg. Jim Ertle, represented the plan. A Twp. Engineer review letter has not been received. D. Purcell made a motion, seconded by M. Guidry, to table the Ertle Enterprises Auto Sales LDP. All in favor. Motion carried.

**SKETCH PLANS:**

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**

**ORDINANCES:**

- 1) Sign Ordinance Revisions - L. Pereira, Twp. Solicitor, explained Section 704.I for Temporary signs was amended to state "Temporary signs located on properties within C, RD, and I Zoning Districts must be removed from the property after a period of one (1) week, and shall only be placed on the property once every twenty-one (21) days". Ellen Gndt, Twp. resident, questioned if it would apply to signs such as Auto repair signs showing types of supplies.

Jake Singer, Twp. resident, questioned signs on trucks. Doug Olmsted, Twp. resident, presented suggested amendments to the sign Ordinance. D. Olmsted requested the Board consider the suggestions in the amendment. Discussion followed. The Board concurred to move forward with the present amendments and revisit his suggestions at a future time.

M. Guidry made a motion, seconded by S. Gilliland, to recommend the amendments to Article VII of Ordinance 110 as presented and forward them on to the Board of Commissioners. All in favor. Motion carried.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:** M. Guidry commented on the parking lot at Weis Markets and the confusion caused by the construction of the Gas-n-Go. B. DeYoung noted the problem with parking in the fire lane. S. Gilliland noted the drainage problem in front of Weis Market's secondary entrance.

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting at 9:15 p.m., until 03/12/2018, at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted: Pamela Tripus, Township Secretary