

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 9th, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on January 9th, 2017 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, present; Marie Guidry, present; Robert Demarest, absent; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, absent.

Lisa Pereira, Planning Commission Solicitor; and Jon Tresslar, Township Engineer; Charles Vogt, Township Manager; and Pamela Finkbeiner, Township Secretary; were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th 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:

TIME EXTENSION LETTERS:

- 1) A time extension letter was received for Sanofi Tier One Parking for ninety (90) days.
- 2) A time extension letter was received for Sanofi Pasteur Discovery Drive Turn lane for (90) days.
- 3) A time extension letter was received for CB H20 Lot 13 and Hotel until April 17th, 2017.

MINUTES: S. Gilliland noted a correction to the minutes. D. Purcell made a motion, seconded by B. DeYoung, to approve the 12/12/2017 as corrected. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS:

Summit Health Campus Land Development Plan - Nate Oiler, RKR Hess Associates, represented the plan.

M. Guidry made a motion, seconded by D. Purcell, to accept the Summit Health Campus Land Development Plan. All in favor. Motion carried.

Brookdale Treatment Center - Application Review - A special meeting is schedule for 01/19/2017 for a presentation. L. Pereira, Twp. Solicitor, explained the options the Board may pursue. Discussion followed. S. Gilliland made a motion, seconded by B. Demarest, to vehemently oppose the Brookdale Treatment Center application for an overlay district and recommend denial of the application. Roll call vote: D. Purcell, yes; B. DeYoung, abstain; S. Gilliland, yes; R. Swink, yes; M. Guidry, yes; and B. Demarest, yes to deny the application as presented. Motion carried.

NEW PLANS AND SUBMISSIONS:

Curative Amendment - Zoning Ordinance Section 547 Light Manufacturing to include medical marijuana grower-processor facilities. L. Pereira, Twp. Solicitor, informed the Board the curative amendment has been withdrawn at this time. No action taken.

FINAL PLANS UNDER CONSIDERATION:

Kelly Minor Subdivision - 2 Lot minor subdivision. The plans were administratively accepted at the 09/26/2016 P.C. mtg. Review No. 1 distributed 10/18/16. Tabled at the 12/12/2016 mtg. Christopher Kelly, owner; and Frank Smith, Frank J. Smith, Jr. Inc., represented the plan. Revised plans received 12/09/2016. A 60 day time extension request was received 12/12/2016. J. Tresslar, Twp. Engineer, recommended the plan for approval.

S. Gilliland made a motion, seconded by M. Guidry, to recommend approval the Kelly Minor Subdivision Plan. All in favor. Motion carried.

Kelly Minor Subdivision Planning Module - S. Gilliland made a motion, seconded by M. Guidry, to approve the Kelly Minor Subdivision Planning Module and forwarded it on to DEP. All in favor. Motion carried.

Larson Minor Subdivision on Brookdale Road - The plan was accepted at the 12/12/2016 P.C. mtg. Chuck Niclaus, Niclaus Engineering Corp., requested the plan be tabled.

SEE MOTION BELOW FOR TABLING.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 12/12/2016 mtg. Deadline for consideration is 06/30/2016. **SEE MOTION BELOW FOR TABLING.**

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 12/12/2016 mtg. A time extension letter was received until 04/17/2016. Discussion followed on the status of the plan. **SEE MOTION BELOW FOR TABLING.**

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. the plan was tabled at the 12/12/2016 mtg. **SEE MOTION BELOW FOR TABLING.**

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. The Plan was accepted at the 07/11/2016 Mtg. The plan was tabled at the 12/12/2016 mtg. **SEE MOTION BELOW FOR TABLING.**

Sanofi Pasteur Discovery Drive Turn Lane Land Development - Plan was accepted at the 10/24/2016 P.C. mtg. Deadline for consideration is 1/22/2017. Revised Plans received. **SEE MOTION BELOW FOR TABLING.**

Sanofi Discovery Drive Widening - The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Final plan approval contingent on approval of waiver request. Deadline for consideration is 03/10/2017. **SEE MOTION BELOW FOR TABLING.**

TABLING OF PLANS:

B. Demarest made a motion, seconded by M. Guidry, to table the Sanofi Pasteur Tier One Parking Deck LDP, Sanofi Pasteur Discovery Drive Turn Land LDP, and Sanofi Pasteur Discovery Drive Widening LDP. S. Gilliland abstained from voting. All in favor. Motion carried.

D. Purcell made a motion, seconded by B. Demarest, to table the Larson Minor Subdivision on Brookdale Road, Sheldon Kopelson Commercial Development (Lot 3), Spa Castle LDP, and Camelback Lot 13 and Hotel. All in favor. Motion carried.

Weis Market Gas 'N' Go - Gas 'N' Go facility at existing Weis Market. The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Final plan approval contingent on approval of waiver request. Deadline for consideration is 03/10/2017. Boucher & James review No. 2 was distributed 01/05/2017. William Swanick, P.E. Herbert, Rowland, & Grubic, Inc., represented the plan. Discussion followed.

M. Guidry made a motion, seconded by B. DeYoung, to table the Weis Market Gas "N" Go. All in favor. Motion carried.

SKETCH PLANS: None.

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

UNFINISHED BUSINESS:

Sign Ordinance - Eric Koopman, Monroe County Planning Commission, explained the changes to the draft sign ordinance.

Ramona Shupp, Twp. resident, spoke concerning signs.

Mike Tripus, Zoning officer, spoke in favor of the revisions to the sign ordinance.

Discussion followed.

S. Gilliland made a motion, seconded by B. Demarest, to move forward with amendments to the draft signage ordinance. All in favor. Motion carried.

NEW BUSINESS:

PUBLIC COMMENT: Christopher Peechkata, Twp. resident, questioned the Curative Amendment - medical marijuana grower-processor facilities. Discussion followed.

ADJOURNMENT: B. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting at 8:25 p.m. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary

*A recording of the entire meeting will be kept on file at the Township for perpetuity and will be made available to anyone who may wish to obtain the verbatim meeting.