

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 9th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on June 25th, 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, absent; Marie Guidry, absent; Jeremy Sawicki, present; and Chad Kilby, present.

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; Kris Reiss, Twp. Engineer, Boucher & James, Inc.; DonnaASURE, Township Manager; and Pamela Tripus, Township Secretary, were present.

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received until 08/31/2018 for Pocono Logistics.

A time extension was received until 09/28/2018 for Ertle Enterprises, Inc.

MINUTES: J. Sawicki made a motion, seconded by S. Gilliland, to approve the 06/25/2018 minutes of the Pocono Township Planning Commission Meeting. All in favor. Motion carried.

DISCUSSION:

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

FINAL PLANS UNDER CONSIDERATION:

1. Ertle Enterprises Auto Sales LDP - Plan was accepted at the 02/12/2018 P.C. Mtg. Plan was recommended for denial at the 4/23/2018 P.C. Mtg. The Board of Commissioners denied the plan by Resolution 2018-38 on 04/30/2018. At the Board of Commissioners Meeting on 06/04/2018, Resolution 2018-41 was approved rescinding Resolution 2018-38 denying the plan. A time extension was received until 09/28/2018. **Deadline for P.C. consideration is 09/10/2018.** The Plan was tabled at the 07/09/2018 P.C. Mtg. J. Sawicki made a motion, seconded by C. Kilby, to table the Ertle Enterprises Auto Sales LDP. All in favor. Motion carried.
2. Spirit of Swiftwater Minor Subdivision - Plan was accepted at the 06/25/2018 P.C. Mtg. Plan fees paid. Professional Services Agreement and escrow received. **Deadline for P.C. consideration is 09/10/20.** Rudolf Wolff, P.L.S. Keystone Consulting Engineers, represented the plan and reviewed the Twp. Engineer's letter of 07/03/2018. R. Wolff presented revised plans, closure reports and waiver requests.

Discussion followed on the access agreement and flag lot determination. Request for Waiver from SALDO Section 390-27-B (23) - flood plain. R. Wolff will provide the current flood plain information. No action required.

Request for Waiver from SALDO Section 390-27.B (27) - scale of plan. R. Wolff explained the scale of 1" + 800' provides better clarity. C. Kilby made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the RFM from SALDO Sec. 390-27.B(27) - scale. All in favor. Motion carried.

Flag Lot - L. Pereira, Twp. Solicitor, noted the Flag lot requires Board of Commissioners approval. Discussion followed.

J. Sawicki made a motion, seconded by D. Purcell, to table the Spirit of Swiftwater Minor Subdivision until the Board of Commissioners determination if it is a flag lot. All in favor. Motion carried.

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 06/25/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.** C. Kilby made a motion, seconded by S. Gilliland, 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 06/25/2018 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 10/08/2018.** D. Purcell made a motion, seconded by J. Sawicki, 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 06/25/2018 P.C. Mtg. Time extension requested until 10/22/2018. Revised plans were received 07/02/2018. **Deadline for P.C. consideration extended to 10/08/2018.** Sarah Bue-Morris, P.E., Bue-Morris Associates, Inc., represented the plan and reviewed the comments of the Twp. Engineer's letter of 07/05/2018. S. Bue-Morris explained they are will comply with PennDOT requirements for Note 15. L. Pereira, Twp. Solicitor, explained RFM from SALDO 615.6 - North/South buffers required a recommendation.

C. Kilby made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the RFM from SALDO Sec. 615.6 - North/South Buffers. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the deferral from SALDO 607.23 - sidewalks;Crosswalks. All in favor. Motion carried.

J. Sawicki made a motion, seconded by S. Gilliland, to recommend approval of the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan conditioned upon the conditions of the Twp. Engineer's letter of 07/05/2018 being addressed. All in favor. Motion carried.

4. Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 06/25/2018 P.C. Mtg. A Time extension was received until 08/31/2018. **Deadline for P.C. consideration is 08/13/2018.** Twp. Engineer's review letter dated 04/19/2018 was received. Revised Plans were submitted 06/28/2018. J. Sawicki made a motion, seconded by C. Kilby, to table the Pocono Logistics LDP. All in favor. Motion carried.

SKETCH PLANS:

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

ORDINANCES:

UNFINISHED BUSINESS:

D. Asure, Twp. Manager, noted she has reached out to Hamilton Twp., Stroud Twp., and Stroudsburg Borough concerning updating the Regional Comprehensive Plan. She also spoke to Monroe County Planning Commission and they have offered their assistance. She expects to meet with the Townships, Borough and County, next week to discuss the next steps. S. Gilliland questioned if the other Townships/Borough will split the cost. D. Asure, Twp. Manager, explained MCPC will assist with grants and the other Township should share cost.

NEW BUSINESS:

A Zoning Hearing will be held on July 31st, 2018 at 5:00 p.m. to consider the appeal of Wesley & Stacey Wojtanowicz and Pocono Logistics.

COMMENTS BY AUDIENCE:

ADJOURNMENT: D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 7:50 p.m., until 07/23/2018. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary