

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 25th, 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, absent; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; Jeremy Sawicki, present; and Chad Kilby, present.

IN ATTENDANCE:

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

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received until 10/22/2018 for Running Lane Proposed Hotel and Minor Subdivision Plan.

MINUTES: J. Sawicki made a motion, seconded by D. Purcell, to approve the 06/11/2018 minutes of the Pocono Township Planning Commission Meeting. All in favor. Motion carried.

DISCUSSION - Log Cabin Express - Kevin Russo presented a revised sketch for outdoor seating at Log Cabin Express in Crossings Outlet Stores. He explained he reduced the seating to seven tables and removed the seating from the area near the handicap parking spaces. Discussion followed. Michael Tripus, Zoning Officer, explained he met with Mr. Russo and the new seating arrangement was acceptable. L. Pereira, Twp. Solicitor, asked if Crossing's management contacted. K. Russo noted Crossings approved of the seating. M. Tripus, ZO, noted he was requesting guidance from the PC Board. The Board concurred the reduced seating was acceptable. No official action was required.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW

Spirit of Swiftwater Minor Subdivision - Plan fees paid. Professional Services Agreement and escrow received. MCPC review letter received, 06/20/2018. Twp. Engineer's letter of acceptance dated 06/20/2018 received. Gary Fitch represented the plan and explained the minor subdivision separates the existing apartment complex from the proposed Hotel site. Discussion followed. M. Guidry made a motion, seconded by J. Sawicki, to accept the Spirit of Swiftwater Minor Subdivision for review. All in favor. Motion carried.

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 08/27/2018. **Deadline for P.C. consideration is 08/13/2018.** The Plan was tabled at the 06/11/2018 P.C. Mtg. C. Kilby made a motion, seconded by J. Sawicki, to table the Ertle Enterprises Auto Sales LDP. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

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 06/11/2018 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/10/2018.** D. Purcell made a motion, seconded by M. Guidry, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

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 06/11/2018 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 M. Guidry, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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 06/11/2018 P.C. Mtg. Time extension requested until 10/22/2018. **Deadline for P.C. consideration extended to 10/08/2018.** Sarah Bue Morris, Bue-Morris Associates, Inc. represented the plan and addressed the comments in Boucher & James, Inc. letter of 05/10/2018. Discussion followed on the screening required along the parking area.

Note 66 A. B. C. - B&J Letter - Traffic Impact Study - Sarah Bue-Morris explained she received comments from PennDOT and they did not require a Traffic study since PennDOT recently redesigned Rt. 611 and completed the Traffic analysis. J. Tresslar, Twp. Engineer, noted it is justified to waive the requirements since PennDOT did not request the study. SALDO SEC. 622.C.4 - J. Sawicki made motion, seconded by D. Purcell, to recommend the waiver of SALDO SEC. 622.C.4 - Traffic Impact Assessment (TIA) Requirements. All in favor. Motion carried.

S. Bue-Morris explained the curbing was not in the HOP Application submitted to PennDOT. Discussion followed on the need for curbing. The Board concurred to instruct J. Tresslar, Twp. Engineer, to reach out to PennDOT to discuss the Board's concerning on curbing.

S. Bue-Morris explained they had eliminated four spaces for better turning of fire trucks. C. Kilby suggested parallel parking in the rear to allow better access for Fire vehicles. Discussion followed on limiting the area to compact cars only. S. Bue-Morris will change to the plan to compact vehicles in the rear parking.

Discussion followed on sidewalks along Route 611.

J. Sawicki made a motion, seconded by M. Guidry, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

Pocono Logistics LDP - Plan fees paid. Plans were administratively accepted at the 03/26/2018 P.C. Mtg. Plans were tabled at the 06/11/2018 P.C. Mtg. **Deadline for P.C. consideration is 07/09/2018.** Twp. Engineer's review letter dated 04/19/2018 was received. P. Tripus, Twp. Secretary, noted she reached out to their Engineer and he will be supplying a revised plan by the next meeting. M. Guidry made a motion, seconded by D. Purcell, 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:

Quaker Ridge LDP: R. Swink noted they have not responded to their request to take action on the plan. He requested a motion to recommend the BOC deem the plan null and void. D. Purcell made a motion, seconded by C. Kilby, to recommend the Board of Commissioners deem the plan null and void. All in favor. Motion carried.

NEW BUSINESS:

Michael Tripus, Zoning Officer, noted Pocono Logistics submitted a ZHB application concerning a Notice of Violation for light pole installation and electrical work. Discussion followed on plan statuses.

For Discussion:

Yard Sales Ordinance - Michael Tripus, Zoning Officer explained the revisions. L. Pereira, Twp. Solicitor, suggested add 'license Auctioneer' to the definition of auction. Discussion followed on if a refundable fee should be charged, and of removal of signs after the sales. C. Kilby questioned the use of chairs, signposts, and utility post for signs and enforcement to prevent their use. Discussion followed on enforcement. The Board concurred to recommend the draft yard sale ordinance with revisions to the Board of Commissioners for their consideration.

COMMENTS: D. Purcell commented on the parking lot of Weis Markets. Discussion followed.

M. Guidry asked if PennDOT had approved the plans for the Rt. 715 realignment.

ADJOURNMENT: J. Sawicki made a motion, seconded by B. DeYoung, to adjourn the meeting at 8:10 p.m. until 07/09/2018 at 7:00 p.m. at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted

Pamela Tripus

Township Secretary