

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 12th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on March 12th, 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, present; and Chad Kilby, present.

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

CORRESPONDENCE:

1) E&S Review Letter for Pocono Logistics was received.

MINUTES:

S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes 02/26/2018 PC meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION:

Ertle Enterprises Auto Sales LDP - Plan fees were received on 02/09/2018. Plan tabled at the 02/26/2018 P.C. Meeting. Jim Ertle, Ertle Enterprises, represented the plan. Twp. Engineer's review letters dated 03/08/2018 were received.

J. Sawicki made a motion, seconded by D. Purcell, to accept the Ertle Enterprises Auto Sales LDP for review. 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. Plan tabled at the 02/26/2018 P.C. Meeting. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. S. Gilliland made a motion, seconded by C. Kilby, 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. Plan tabled at the 02/26/2018 P.C. Meeting. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018. D. Purcell made a motion, seconded by C. Kilby, to table the Spa Castel 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. Plan tabled at the 02/26/2018 P.C. Meeting. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018. At the 02/26/2018 P.C. mtg., the structure was mistakenly identified as at 3 story structure. The RFMs were based on a three story. It was confirmed the structure is 4 stories, which requires several RFMs to be revisited. Sarah Bue-Morris, Bue-Morris Associates, Inc., represented the plan. She noted the height of the building will be between 40' and 53' conditioned upon the agreement with the hotel company.

S. Bue-Morris reviewed her memo of 02/27/2018

a) SALDO Sec. 406.3.G Viewshed Analysis - S. Bue-Morris provided photos from the property line. She noted the applicant had agreed to a 20' buffer on the neighboring property owned by the applicant. S. Bue-Morris agreed to add additional planting. Pete Terry, Benchmark Civil Engineering Services, Inc. discussed the proposed changes to Rt. 611. Discussion followed the Traffic study, proposed improvements for Rt. 611 and entrance, turning lanes, ownership of the right-of-way, and view of the hotel from neighboring residents. C. Kilby stated he was in favor of requiring the viewshed analysis.

D. Purcell made a motion, seconded by J. Sawicki, to recommend the RFM for SALDO Sec. 406.3.G - Viewshed Analysis. R. Swink called for a rollcall vote. D. Purcell, yes; B. DeYoung, yes; S. Gilliland, yes; R. Swink, yes; M. Guidry, no; C. Kilby, no; and J. Sawicki, yes. Motion carried.

b) SALDO Sec. 615.6 - Buffers & Screens - along Southern and Northern property lines. S. Bue-Morris explained trees will be added to limit glare. C. Kilby made a motion, seconded by S. Gilliland, to recommend the RFM for SALDO Sec. 615.6 - Buffers along Southern and Northern property lines - conditioned upon additional evergreens being planted. All in favor. Motion carried.

c) SALDO Sec. 615.6 - Buffer & Screens along loading areas - S. Bue-Morris explained the loading areas, noting the rear loading area was for trucks, the remaining areas are for quests to unload vehicles. The loading area to the rear of the property has an 8' berm. Discussion followed on the turning radius for trucks around the rear loading area and if an adjustment could be made to accommodate fire trucks. C. Kilby noted the Fire Company has received a copy of the plan for review.

C. Kilby made a motion, seconded by B. DeYoung, to recommend approval of SALDO Sec. 615.6 - Buffer & Screens along loading areas conditioned upon the discussed adjustment for fire truck access on the rear truck loading area. All in favor. Motion carried.

Bue-Morris - Memo dated 02/27/2018 - Note 13 - S. Bue-Morris explained they had provided a color photo of the hotel's façade. She noted until the agreement is signed with the Hotel, they would not have the actual plans for the exterior elevation. Discussion followed.

B. DeYoung made a motion, seconded by C. Kilby, to accept the concept photo of the building in lieu of the provision of exterior elevations. All in favor. Motion carried.

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.

SKETCH PLANS: None

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

ORDINANCES:

UNFINISHED BUSINESS: M. Guidry asked the status of the Rt. 715 realignment. J. Tresslar noted no new information has been received.

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT: S. Gilliland made a motion, seconded by J. Sawicki, to adjourn the meeting at 7:15 p.m., until 03/26/2018 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary