

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 14th 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on May 14, 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, present; Jeremy Sawicki, present; and Chad Kilby, present.

Lisa Pereira, Twp. Solicitor; Donna Asure, Twp. Manager; and Pamela Tripus, Twp. Secretary/Recording Secretary were present.

PUBLIC COMMENT: Jack Hollar, Civic Study student of Robert Yarnall, attended the meeting.

CORRESPONDENCE:

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 04/23/2018 PC meeting. Marie Guidry abstained. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION:

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 04/23/2018 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 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. Tabled at the 04/23/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018. C. Kilby made a motion, seconded by D. Purcell, 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 04/23/2018 P.C. Mtg. Time extension requested until 07/30/2018. Deadline for P.C.

RUNNING LANE LDP CONT:

consideration is extended to 07/09/2018. J. Sawicki made a motion, seconded by S. Gilliland, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination. All in favor. Motion carried.

Pocono Logistics Prelim/Final LDP - Plan fees paid. Plans were accepted at the 03/26/2018 P.C. Mtg. Plan was tabled at the 04/23/2018 P.C. Mtg. Deadline for P.C. consideration is 06/24/2018. Twp. Engineer's review letter dated 04/19/2018 was received. 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:

Codification Ordinance and schedule - L. Pereira, Twp. Solicitor, explained the Township is in the process of codification of the Township Ordinance. She explained that minor changes were made to Pg. 18 and Pg. 25.

C. Kilby made a motion, seconded by M. Guidry, to recommend approval of the Codification Ordinance and Schedule and moved to send it on to the Board of Commissioners. All in favor. Motion carried.

UNFINISHED BUSINESS:

NEW BUSINESS:

For Discussion:

Yard Sales Ordinance - Michael Tripus, Zoning Officer, presented a draft Yard Sales Ordinance to the board for discussion. R. Swink questioned the limit of 5 per year. M. Tripus noted it would allow approximately one per month for residents. D. Purcell questioned Church rummage sales and Flea Markets. M. Tripus noted flea markets charge for spaces where a yard sale is the sale of personal items from the residence. L. Pereira suggested Flea Market be removed. J. Sawicki questioned if estate sales and auctions sales should be defined. Discussion followed if Sec. 3 (g) wording would exclude Auction/Estate Sales. C. Kilby suggested additional clarification to prevent businesses using "Yard Sale" on signage for business purposes, and suggested including "Violations for obstruction of Traffic is the Vehicle Owner's responsibility" under Sec. 3 (e). S. Gilliland recommended violations to be clarified under Sec. 5.

L. Pereira noted the Board should determine if the ordinance should be a stand-alone ordinance or as an amendment to the Zoning Ordinance.

DRAFT YARD SALE ORD CONT:

Discussion followed. M. Tripus will redraft the ordinance with the suggestions for the Board's review.

Medical Marijuana Ordinance -

L. Pereira, Twp. Solicitor, explained the state will soon issue licenses for the sale of medical marijuana. Under the current ordinances a dispensary can be in commercial zones. Discussion followed on the zoning districts where manufacturing and dispensaries may be located.

M. Tripus, ZO Officer, and D.ASURE, Twp. Manager, requested the Board move forward on the Ordinance. The Board concurred to direct L. Pereira, Twp. Solicitor, to draft an ordinance using the Bethlehem Township Ordinance as a model for the next meeting, 05/29/2018.

COMMENTS BY AUDIENCE:

ADJOURNMENT: M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:15 p.m., until May 29th, 2018 (Tuesday), at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary