

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

NOVEMBER 13th, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on November 13th, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Jeremy Sawicki, absent; and Chad Kilby, present.

IN ATTENDANCE:

Lisa Pereira, Twp. Solicitor, Broughal & DeVito; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT:

CORRESPONDENCE:

A time extension was received for Sheldon Kopelson - Commercial Development (Lot 3) until 12/31/2019. R. Swink noted he was in favor of a six-month extension. Discussion followed. The Board concurred to recommend to the Board of Commissioners grant a six-month time extension and send a notice to the Developer to require them to update the Boards within six-months from 12/31/2018 of the status of the project.

MINUTES: S. Gilliland made a motion, seconded by C. Kilby, to approve the minutes of the Pocono Township Planning Commission Meeting - 10/22/2018. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

1. Ardent Mill Grain Storage - Plan fees paid. Township Engineer's review letter dated 11/08/2018 was received. MCPC Review letter dated 11/09/2018 was received. The plan is for three grain storage units. Nathan Walker AICP and Kwanena Addo-Boateng, P.E. LEED AP, Wood., represented the plan. Discussion followed on the fire safety of the structures. Leif Johnson, Ardent Mills LLC, explained the storage is for whole grain. He did note Ardent Mills has fire fighting equipment on site.

REQUEST FOR WAIVERS:

SALDO SEC. 390-29.F - Site Context Map - Aerial map proved. Partial waiver requested.

SALDO SEC. 390-29.G.(2) - Existing Resources and Site Analysis Plan. Partial waiver requested.

SALDO SEC. 390-31.E - Four-step design process -

D. Purcell made a motion, seconded by M. Guidry, to recommend approval of the above waiver requests. All in favor. Motion carried.

S. Gilliland made a motion, seconded by M. Guidry, to recommend the Board of Commissioners approve the Ardent Mill Grain Storage LDP conditioned upon addressing the Township Engineer's letter dated 11/08/2018. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 10/22/2018 P.C. Mtg. ***Deadline for P.C. consideration is 01/28/2019.***
S. Gilliland made a motion, seconded by D. Purcell, to table the Turkey Hill Minit Market Store #274 Prelim/Final LDP. All in favor. Motion carried.
2. Tannersville Point Apartments Final LDP - Plan fees paid. Township's Engineer's review letter #1 dated 11/06/2018 received. Plan was accepted at the 10/22/2018 P.C. Meeting. D. Purcell made a motion, seconded by M. Guidry, to table the Tannersville Point Apartments Final LDP for review. 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 10/22/2018 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/10/2018.***
S. Gilliland made a motion, seconded by D. Purcell, 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 10/22/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.***
M. Guidry made a motion, seconded by C. Kilby, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

SKETCH PLANS:**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:****UNFINISHED BUSINESS:****ZONING HEARING BOARD SCHEDULE:**

- 1) Pocono Logistics - continued until 11/27/2018 - Michael Tripus, Zoning Officer, explained the plan was approved by the BOC and they have been given permission to start the waterline and paving.
- 2) Camelback Northridge - continued until 11/27/2018

NEW BUSINESS:

Change of Meeting date:

C. Kilby made a motion, seconded by S. Gilliland, to reschedule the 11/26/2018 PC Meeting until Tuesday, 11/27/2018, due to a Township Holiday. All in favor. Motion carried.

NEW BUSINESS CONT:

Cancellation of 12/24/2018 meeting due to Holiday:

M. Guidry made a motion, seconded by S. Gilliland, to cancel the 12/24/2018 P.C. Meeting due to the Holiday. All in favor. Motion carried.

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 7:30 p.m. All in favor. Motion carried.

Respectfully submitted

Pamela Tripus

Township Secretary