

**POCONO TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**OCTOBER 22<sup>nd</sup>, 2018 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on October 22<sup>nd</sup>, 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, present; and Chad Kilby, absent.

**IN ATTENDANCE:**

Leo DeVito, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer, Boucher & James, Inc.; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

**MOMENT OF SILENCE:** In memory of Robert M. DeYoung, member of the Planning Commission and Board of Commissioners who passed away on October 12<sup>th</sup>, 2018.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:**

**MINUTES:** J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the Pocono Township Planning Commission Meeting - 10/09/2018. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

1. Ardent Mill Grain Storage - Plan fees paid. Township Engineer's Completeness review dated 10/18/2018 was received. Robert McShane, Plant Manager, represented the plan. The plan is for three grain storage units. M. Guidry made a motion, seconded by D. Purcell, to accept Ardent Mill Grain Storage LDP for review. 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 #1 dated 08/23/2018 was received. Plan was tabled at the 10/09/2018 P.C. Mtg. **Deadline for P.C. consideration is 01/28/2019.** Mathew Mack, Ludgate Engineering Corp. represented the plan and explained the current store is being rearranged to allow for beer sales. Additional parking spaces will be located over the former septic area. S. Gilliland questioned the PennDOT HOP for the site. Discussion followed on traffic patterns for the site. R. Swink questioned if sidewalks could be installed. M. Mack noted sidewalks may be possible in front the Turkey Hill store but would impact the parking in front of Steele's Hardware.

C. Kilby made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve Waiver Requests:

SALDO SEC. 350-55.F.(3) (a) - buffers

SALDO SEC. 365-10.I(8) (b) - Stream Buffer Delineation

SALDO SEC. 390-29.D.(1) and 390-29.F - Site Content Map - partial Waiver to show an Aerial Plan with Lidar Contours.

SALDO SEC. 390-29.D.(2) and 390-29.G - Existing Resources and Site Analysis

SALDO SEC. 390-29.D(3) and 390-29.H.1 - Resource Impact and Conservation Analysis

SALDO SEC. 390-55.D(1) and 390-55D(3) (d) - Street Trees

SALDO SEC. 390-43.A.(6) (f) - Required PNDI

M. Mack explained the site is currently development with no changes buildings is proposed.

All in favor. Motion carried.

Discussion followed on sidewalks. J. Tresslar noted if sidewalks can be installed they may require a PennDOT permit if in the right-of-way. M. Mack will review the plan for possible placement of sidewalks. S. Gilliland explained the Township's position to require sidewalks for development. Discussion followed.

Title search - J. Tresslar, Twp. Engineer, request they provide a title search of the property. L. DeVito, Twp. Solicitor, spoke in favor of requiring the title search. M. Mack will provide.

J. Sawicki made a motion, seconded by M. Guidry, 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 Completeness review dated 10/03/2018 received. Plan was accepted at the 10/19/2018 P.C. Meeting. C. Kilby made a motion, seconded by D. Purcell, 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 10/09/2018 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 M. Guidry, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

**PRELIM PLANS CONT:**

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 10/09/2018 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019.***

D. Purcell 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 10/23/2018.
- 2) Camelback Northridge - continued until 10/23/2018.
- 3) Donald Simpson setback - 10/23/2018.

L. DeVito, Twp. Solicitor, explained both Northridge and Pocono Logistics will be postponed until November 27<sup>nd</sup>.

**NEW BUSINESS:**

R. Swink suggested a work session with the Board of Commissioners to discuss sidewalks and other items. R. Swink commented the status of the Rt. 611/715 realignment.

M. Guidry spoke concerning PennDOT's plan to utilize the Church's parking lot for the realignment.

**COMMENTS BY AUDIENCE:** None

**ADJOURNMENT:**

M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting at 8:10 p.m. All in favor. Motion carried.

Respectfully submitted  
Pamela Tripus  
Township Secretary