

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 23, 2017
7:00 p.m.

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The Pocono Township Planning Commission Regular Meeting was held on October 23, 2017 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: Dennis Purcell, present; Robert DeYoung, present; Scott Gilliland, present; Ron Swink, present; Marie Guidry, present; Bob Demarest, present; and Jeremy Sawicki, present. Lisa Pereira, Solicitor; Jon Tresslar, Engineer; and Michael Tripus, Zoning Officer, were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The Board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on the matter.

CORRESPONDENCE:

- 1) Time extension request from Running Lane, LLC for Running Lane, Preliminary/Final Land Development & Subdivision Plan until 1/23/2018.
- 2) Time extension request from R.J. Fisher & Assoc. for Poconos Hospitality, LLC until 12/5/2017.

MANAGER'S REPORT: None

MINUTES: Jeremy Sawicki made a motion, seconded by Marie Guidry, to approve the minutes of 9/25/2017. All in favor. Motion Carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

- 1) Final LDP of Auto Sales Lot for Homes of the Poconos, LLC - Sarah Bue-Morris, Bue-Morris Associates, Inc., represented the plan. The original plan received preliminary approval, ten years ago as an Auto Sales Lot. Sarah Bue-Morris noted the owners are seeking final plan approval. Previous waivers granted by the P.C. are documented on page C-1 of the plans. Michael Tripus, Zoning Officer, noted unauthorized alterations were made to the interior and exterior of the building. Discussion followed. Mike Tripus, Zoning Officer, and Lisa Pereira, Solicitor, will review old files for this property.

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Bob Demarest made a motion, seconded by Bob DeYoung, to accept the final LDP of Auto Sales lot for Homes of the Poconos, LLC for review. All in favor. Motion Carried.

- 1) Minor Subdivision Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso - Nate Oiler, RKR Hess Associates, represented the plan.

Bob Demarest made a motion, seconded by Jeremy Sawicki, to accept the Minor Subdivision Lands of Brookdale Enterprises LLC and Lands of Vincent & Charlie Lynn Trapasso for review. All in favor. Motion Carried.

Steve Larson, Township Resident, inquired what the difference between a minor subdivision and a major subdivision was, indicating understanding that a minor subdivision was five lots or fewer. Jon Tresslar, Township Engineer, informed Mr. Larson of the differences. Discussion followed.

- 2) Best Auto amending use of parking spaces - Tom Sforza, Owner, represented the plan.

Marie Guidry made a motion, seconded by Bob Demarest, to accept the Best Auto amending use of parking spaces for review. All in favor. Motion Carried.

Jon Tresslar, Twp. Engineer, reviewed his comment letter dated 10/20/2017. Discussion followed on using seven existing parking spots for used cars.

Bob Demarest made a motion, seconded by Scott Gilliland, to recommend conditional approval based upon the plan correction to show the proper number of parking spaces so they can be seen as documented. All in favor. Motion Carried.

FINAL PLANS UNDER CONSIDERATION: None

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

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the Rt. 715 realignment. Tabled at the 9/25/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.

Bob Demarest made a motion, seconded by Bob DeYoung, to table 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 9/25/2017 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/8/2018.

Dennis Purcell made a motion, seconded by Marie Guidry, to table Spa Castle Land Development. All in favor. Motion Carried.

3. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. Mtg. Review No. 1 was distributed 3/10/2017. Review No. 2 was distributed 9/8/2017. Tabled at the 9/25/2017 P.C. Mtg. Time extension requested until 12/4/2017. Deadline for P.C. consideration extended to 11/27/2017.

Jeremy Sawicki made a motion, seconded by Dennis Purcell, to table Day Star Holiness Bible Church. All in favor. Motion Carried.

4. Poconos Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1 was distributed 6/7/2017. Review No. 2 was distributed 9/21/2017. Tabled at the 9/25/2017 P.C. Mtg. Time extension requested until 12/5/2017. Deadline for P.C. consideration extended to 11/28/2017.

Bob Demarest made a motion, seconded by Jeremy Sawicki, to table the Pocono Hospitality Land Development Plan. All in favor. Motion Carried.

5. Belanger Minor Subdivision- The plans were administratively accepted at the 6/12/2017 P.C. Mtg. Review No. 1 was distributed 6/23/2017. Review No. 2 was distributed

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9/8/2017. Tabled at the 9/25/2017 P.C. Mtg. Time extension requested until 2/1/2018. Deadline for P.C. consideration extended to 1/8/2018.

Bob DeYoung made a motion, seconded by Dennis Purcell, to table the Belanger Minor Subdivision plans. All in favor. Motion Carried.

6. Running Lane Land Development Plan and Minor Subdivision / Lot Combination Plan - The plans were administratively accepted at the 8/14/2017 P.C. Mtg. Plans were tabled at the 9/25/2017 P.C. Mtg. Time extension requested until 1/23/2018. Deadline for P.C. consideration is 1/8/2018.

Marie Guidry made a motion, seconded by Dennis Purcell, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion Carried.

SKETCH PLANS: None

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

ORDINANCE: The Sign Ordinance Sections 106 and 202 were discussed.

Jeremy Sawicki made a motion, seconded by Bob DeYoung, to recommend recommend the BOC set a hearing and proceed to act on the ordinance. All in favor. Motion Carried.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

Bob Demarest thanked Donna Asure and Christine Brodsky for submitting the agenda package in a manner that he could open, print, and read at home.

Discussion followed on availability of information and documents for B.O.C. Meetings and P.C. Meetings.

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ADJOURNMENT:

Bob DeYoung made a motion, seconded by Jeremy Sawicki, to adjourn the meeting at 8:17 p.m. until 11/13/2017 at 7:00 p.m. All in favor. Motion Carried.