

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 25, 2017
7:00 p.m.

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The Pocono Township Planning Commission Regular Meeting was held on September 25, 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 for Spa Castle Grand Pocono Resort until October 20, 2018.
- 2) Time extension request for Poconos Hospitality LLC until November 14, 2017.

MANAGER'S REPORT: None

MINUTES: Jeremy Sawicki made a motion, seconded by Dennis Purcell, to approve the minutes of 9/11/2017 with changes. All in favor. Motion Carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION:

1. Desaki Hotel Revised Final Plan - Plans were administratively accepted at the 8/14/2017 P.C. Mtg. Tabled at the 9/11/2017 P.C. Mtg. Revised plans were received 9/11/2017. Twp. Engineer's Review No. 2 distributed 9/22/2017. Deadline for P.C. consideration is 10/23/2017. Revised plans were received 9/11/2017.

Vincent Trapasso represented the Plan. Township Engineer recommends conditional approval of the Desaki Hotel Revised Final Plan.

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Bob Demarest made a motion, seconded by Scott Gilliland, to recommend conditional approval of the Desaki Hotel Revised Final Plan conditioned upon: 1) All comments of the Twp. Engineer's letter Review No. 2 be satisfied; 2) MCCD review received; and 3) Penn Dot HOP received. All in favor. Motion Carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

2. 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 9/11/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.

Marie Guidry made a motion, seconded by Dennis Purcell, to table Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion Carried.

3. 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 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 10/20/2017.

Bob Demarest made a motion, seconded by Scott Gilliland, to table Spa Castle Land Development. All in favor. Motion Carried.

4. 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 distributed 3/10/2017. Tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 11/27/2017.

Sal Caiazzo, Hanover Engineering, represented the plan. He reviewed comments of Twp. Engineer's letter of 9/8/2017. Discussion followed.

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

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5. Pocono Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1 was distributed 6/23/2017. Review No. 2 distributed 9/21/2017. Tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 11/14/2017.

Alex Kinzey, R. J. Fisher & Associates, represented the plan. Update was given on the progress of the project and an extension letter was received. Discussion followed on having an emergency access road; storm water drainage; naming of MCTA owned Flute Road; landscaping; whether highway would be a divided highway; the traffic study being presented for review by the Board; and the open space dedication fee-in-lieu-of would be paid.

Marie Guidry made a motion, seconded by Scott Gilliland, to table the Pocono Hospitality Land Development Plan. All in favor. Motion Carried.

6. Belanger Minor Subdivision - The plans were administratively accepted at the 6/12/2017 P.C. Mtg. Review No. 1 was distributed 6/7/2017. Tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 1/8/2018.

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

7. 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 9/11/2017 P.C. Mtg. Deadline for P.C. consideration is 10/23/2017.

Bob Demarest 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

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UNFINISHED BUSINESS: None

NEW BUSINESS: Next Planning Commission meeting is scheduled for Tuesday, October 10, 2017 due to the Columbus Day Holiday.

COMMENTS BY AUDIENCE:

Ramona Shupp, Twp. Resident, inquired about the work being done on the land by The Loft. Mike Tripus, Zoning Officer, indicated it as being electrical service for sign elimination.

ADJOURNMENT:

Bob Demarest made a motion, seconded by Dennis Purcell, to adjourn the meeting at 8:20 p.m. until 10/10/2017 at 7:00 p.m. All in favor. Motion Carried.