

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 14, 2020

The regular meeting of the Pocono Township Planning Commission was held remotely on Monday, September 14, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL: Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

IN ATTENDANCE:

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Leo DeVito, Broughal & DeVito, Twp. Solicitor; and Taylor Munoz, Twp. Manager.

ELECTION OF SECRETARY:

M. Guidry made a motion, seconded by C. Peechatka, to nominate M. Vilardi as Secretary of the Planning Commission. All in favor. Motion carried.

PUBLIC COMMENT - None

CORRESPONDENCE - None

MINUTES:

M. Velardi made a motion, seconded by D. Purcell, to approve the minutes of the August 10, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS:

1) Lindenmere Sports Arts Center, LLC

- James Kelley, Barry Isett & Associates, presented a sketch plan in advance of a formal Land Development Plan submission and provided further details on the proposed Lindenmere project. Proposed project includes construction of ten new bunkhouses, an assembly hall with housing on the second floor, new staff housing, a health center, and an addition on the recreation and theater building. New parking has been provided to meet the requirements of the ordinance, including gravel parking utilizing existing parking areas. Overflow parking would be provided on stabilized grass areas to minimize runoff from site. This is a phased project with bunkhouses in first phase and the health center, assembly hall and recreation center in phase two. The first project will disturb less than one acre. Overall project will be a disturbance greater than

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one acre, so a NPDES permit is required. A sewage planning module has already been submitted to the township. Sewage facilities planning module has been reviewed by the township engineer.

- M. Guidry asked whether there is a projected timeline. Estimated timeline includes six to 12 months for the first phase, rolling right into next phase. Lindenmere anticipates a rough timeline of three years to complete all improvements. M. Guidry asked how many children attend. The camp hosts 430 children over seven weeks and the project will help eliminate crowding in the bunkhouses.
- J. Tresslar requested further clarification as to when the applicant will complete their NPDES permit application.

2) 204 Stadden Road - Short Term Rental Tiny Homes

- Don Bara, JHA Companies, presented a proposed plan for a tiny house cluster development off Stadden Road. Asked for input as to a preliminary plan submission and how the Planning Commission will be reviewing the plan. Stated the tiny homes will be approximately 600 sq/ft apiece for the purpose of short-term vacation rentals. His client can provide rental histories from the area if needed. Proposal includes 24 cottage-style buildings built in phases. The third phase would be complete within the 5th year. The units would be two bedrooms, one bath. There is one existing residential structure on the property currently that would potentially be converted to welcome/check-in.
- L. DeVito stated the applicant should talk to the zoning officer for a zoning determination as to how the property will be classified moving forward. M. Guidry asked for a projected timeline for the project. Applicant looks to submit preliminary plan in the next 90-120 days and start with first phase shortly thereafter. It was confirmed they would be four-season rentals. J. Tresslar said the applicant may want to check the ordinance as to length of a cul-de-sac and the number of units served on a cul-de-sac. Applicant stated they are looking to be environmentally conscious and propose minimal wetland disturbance with identified areas where mitigation will be plausible. Also stated they would plan a public non-transient water supply. They plan to test an existing well on the property. J. Tresslar cautioned the applicant to be aware of the Township's requirements for these water systems. L. DeVito stated they may want to talk to the fire department regarding plans for emergency access and fire suppression. The Applicant will need to execute a professional services agreement and provide escrow.

NEW PLANS: None

FINAL PLANS UNDER CONSIDERATION: None

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PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. ***Deadline for P.C. consideration extended to 06/30/2020.***

D. Purcell made a motion, seconded by C. Peechatka, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. 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. meeting. ***Deadline for P.C. consideration is 09/28/2020.***

The Township has been unsuccessful in getting any response from the applicant for an extension request and J. Tresslar believes the existing plan cannot be completed as shown and would require a resubmission.

M. Guidry made a motion, seconded by J. Folsom, to deny the Spa Castle Land Development Plan based upon the last review letters dated September 9, 2016 and November 8, 2016 performed by Boucher & James. All in favor. Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

PRIORITY LIST/ORDINANCES: No update.

UNFINISHED BUSINESS: None

ZONING HEARING BOARD SCHEDULE: No upcoming hearings.

NEW BUSINESS:

- The Board of Commissioners will review the Property Maintenance Ordinance at their next meeting on September 21. M. Guidry will attend to discuss the changes on behalf of the Planning Commission.
- T. Munoz was asked to send out any new information regarding entering properties into the Monroe County Land Bank.
- T. Munoz was also asked to reach out to the Brodhead Creek Regional Authority regarding the poor condition of the asphalt at the bottom of S.R. 715 at the S.R. 611 intersection.

PUBLIC COMMENT: None.

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ADJOURNMENT:

M. Vilardi made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:52 p.m. All in favor. Motion carried.