

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 25, 2021 7:00 PM

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 25, 2021 via virtual teleconference and was opened at 7:03 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.

Planning Commission Alternates: Claire Learn, present; Stephanie Shay, present.

IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Township Manager; and Krisann Wean, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE

- Extension request for Board of Commissioners review period from Tannersville Point Luxury Apartments – Received January 14, 2021
- Extension request for LDP review period from Camp Lindenmere – Received January 19, 2021

MINUTES

M. Velardi made a motion, seconded by C. Peechatka, to approve the minutes of the January 11, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS – None

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. 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 06/30/2021.**

D. Purcell made a motion, seconded by M. Velardi, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor, Motion carried.

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2. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. ***Deadline for P.C. consideration is 4/26/2021.***

- J. Tresslar stated a comprehensive review letter was provided for the project and indicated some zoning questions need to be addressed by the applicant. While the plans show Lindenmere is over their 50% allowable area for expansion, the applicant's engineer explained that was an error in the submission and was corrected with revised plans. There are a number of comments under the that need to be addressed. Discussed various aspects of plan including handicapped parking requirements.
- Jim Kelly, the applicant's engineer, stated they plan to provide stabilized paved areas for handicapped and loading areas and will provide stabilized gravel parking area for the rest of the parking. Several waivers were requested for action by the Planning Commission. Applicant indicated that studies of the property show that there are no wetlands within 300 feet of the project area and therefore no wetland delineation is required.
- Applicant stated several items indicated in the engineering review have been addressed with the Conservation District and will be shared with the Township. Applicant was also asked to submit a copy of their plans to the Township Fire Chief for review.

M. Velardi made a motion, seconded by J. Folsom, to grant the applicant a waiver of Section 390-59.A.(3) of the Subdivision and Land Development Ordinance (SALDO), waiving the requirement for an internal road system with landscaped islands. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to grant the applicant a waiver of Section 390-59.A.(6) of the SALDO, recognizing that the applicant will provide directional signage and gravel parking areas will not allow for pavement markings. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to grant the applicant a waiver of Section 390-59.C.(1) of the SALDO, waiving the requirement that all parking areas be paved, with the exception of designated handicapped parking areas. Under discussion, it was indicated that there are no issues with slope, runoff or dust in the areas designated for gravel parking areas. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to grant the applicant a waiver of Section 390-59.D with the exception of handicapped spaces and loading/unloading access areas. All in favor. Motion carried.

Under Section 390-60.A, the applicant will be required to provide traffic impact study data to the Township.

J. Folsom made a motion, seconded by C. Kauffman, to table plans for the Camp Lindenmere Land Development Plan. All in favor. Motion carried.

3. Former Becker Roofing – Zitro & Roni Investments. Plans were administratively accepted at the 1/11/21 P.C. meeting. ***Deadline for P.C. consideration is 4/22/2021.***

J. Tresslar indicated he had a conference call with the applicant last week and it appears the applicant is getting a new engineer. He explained there is still a lot of information needed to complete the land development plan submission, but he is proceeding with an engineering review. While many of the changes proposed are internal, the applicant will still need to satisfy Township and PennDOT requirements regarding access concerns.

C. Kauffman made a motion, seconded by J. Folsom, to table the Former Becker Roofing – Zitro & Roni Investments plan. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES

1. Sign Ordinance Amendment

- Sign ordinance will be on the agenda for the Monday night Commissioners' meeting to authorize forwarding the ordinance to the Monroe County Planning Commission and Township Planning Commission for final review, setting an ordinance hearing for March 15.

2. Potential Amendment to SALDO – Rain Gardens. No report.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – January 27, 2021 – Continuation of the appeal of Ryan Possinger regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

NEW BUSINESS – None

PUBLIC COMMENT - None

ADJOURNMENT – C. Peechatka made a motion, seconded by M. Velardi, to adjourn the meeting at 7:53 p.m. All in favor.