

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 08, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, February 08, 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 - None

MINUTES

C. Peechatka made a motion, seconded by M. Velardi, to approve the minutes of the January 25, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – 218 Shine Hill Rd, Warehouse Expansion – Steven Marchand, Owner. Proposal to expand existing warehouse with a 60'x30'. Representatives of Steele's hardware presented a sketch plan for expansion of their existing warehouse storage facility. J. Tresslar stated that, as a commercial facility, the applicant will need to go through the land development process. Reviewed aspects of plan and identified that the proximity of the expansion to a neighboring septic line could be a concern. Discussion was had regarding possible waiver of SALDO requirements. L. Pereira advised that further review would be necessary to identify applicable areas of the SALDO that would require waivers and have the zoning officer review to ensure all zoning ordinance requirements are met. Also recommended review of the existing property file.

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.**

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

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 08, 2021

2. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. 90- day extension request received on 1/19/21 extending to 5/10/21. ***Deadline for P.C. consideration is 4/26/2021.***

J. Folsom made a motion, seconded by M. Guidry, 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's attorney and it appears they may be withdrawing the plan. The Township was instructed to stop review.

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

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

PRIORITY LIST/ORDINANCES

1. Potential Amendment to SALDO – Rain Gardens.

J. Tresslar stated a report may be prepared for the next meeting.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – February 11, 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

J. Folsom made a motion, seconded by C. Kauffman, to adjourn the meeting at 7:26 p.m. All in favor.