

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 12, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 12, 2021 via virtual teleconference and was opened at 7:04 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 and identified as a voting member; 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**

J. Folsom made a motion, seconded by D. Purcell, to approve the minutes of the February 8, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

- Proposed Restaurant Project, Corner of Warner Rd & S.R. 611 – Peter Panczak, Owner of App Realty. Applicant presented proposal to renovate two existing buildings for restaurant use (directly across from Bagel Heaven) on a seven-acre property. Extensive discussion was had regarding a stream present on the property and required buffers and setbacks. J. Tresslar indicated the most significant issues to address are environmental. Also stated the plan will need to be reviewed against the Township’s floodplain ordinance; DEP will likely want a hydraulic engineered floodplain analysis; and the applicant should document their hardships and request a zoning determination. S. Shay asked a clarification question regarding parking. C. Learn asked how the applicant plans to connect the existing structures into one building. Commission indicated they will need more information regarding the wetland and/or stream buffers.
- Incline Village Townhome Project – JLS Surveying & Viktor Kolesnyk, Pennsylvania Properties LLC. Applicant presented proposal to construct four townhomes as part of original approved Mountain’s Edge development from 1977. The original plan proposed three (3) sets of four (4) townhomes and only two were constructed. The applicant is now proposing a plan to construct the third set. Plans were presented showing what was originally approved for construction, what exists today and the proposal for additional townhomes. Applicant stated they would like confirmation that they will only be required to improve the access road and add the new proposed units, without being required to upgrade what was completed prior. Plans also showed that the original construction under a previous owner occurred in a different section of the property than what was

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 12, 2021

approved on the land development plan. Questions were asked regarding the intended use for the property and whether the units would be owner-occupied, as the parking requirements would change if they operated short-term rentals. L. Pereira stated the Township would need to see the existing legal documents that show how ownership is structured with the existing owners and whether there is a Homeowners Association plan, which outlines certain rights to the land.

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

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 recommend denial of the Camp Lindenmere Land Development Plan based off the most recent engineering review letter unless the applicant provides a 90-day extension prior to the next Board of Commissioners meeting on April 19, 2021. 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.***

M. Guidry made a motion, seconded by M. Velardi, to deny the Former Becker Roofing – Zitro & Roni Investments land development plan based on failure to address the comments of the most recent engineering review letter unless a 90-day extension is provided by the applicant. All in favor. Motion carried.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS**

- Trap Enterprises Lot Line Adjustment (for information only) – Application received for a lot line adjustment of two parcels owned by Trap Enterprises, LLC. The application is currently under review by the Township Engineer. J. Tresslar explained the lot line adjustment process to the Planning Commission members.

**PRIORITY LIST/ORDINANCES**

- 1) Sign Ordinance Amendment. Passed at March 15, 2021 Board of Commissioners meeting.
- 2) Amendment to Short Term Rental Ordinance. Passed at March 15, 2021 Board of Commissioners meeting.

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 12, 2021

3) Potential Amendment to SALDO – Rain Gardens. Still in progress.

**UNFINISHED BUSINESS – None**

**ZONING HEARING BOARD SCHEDULE**

332 Butz Lane Short-Term Rental Appeal – April 27, 2021. Owners of 332 Butz Lane have appealed the Zoning Officer's enforcement notice for operating a short-term rental on their property. The property is located in a Residential Zone and did not receive a Certificate of Occupancy.

**NEW BUSINESS**

Discussion regarding concerns with Wilke Road bridge and the heavy loads crossing the bridge.

**PUBLIC COMMENT – None**

**ADJOURNMENT**

M. Velardi made a motion, seconded by J. Folsom, to adjourn the meeting at 8:27 p.m. All in favor.

DRAFT