

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

April 26, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 26, 2021 via virtual teleconference 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.

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 letter was received from Barry Isett & Associates, Inc. granting a 90-day extension for the Camp Lindenmere Land Development Plan.

**MINUTES**

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the April 12, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

- Great Wolf Lodge Expansion Sketch Plan – Applicant’s engineer, Nate Oiler of RKR Hess, presented overview of property and Great Wolf’s proposed expansion plans. The expansion will include 202 additional hotel rooms and villa style hotel units. Additional employee parking is planned, and the waterpark will be expanded to handle additional guests. Proposed work will shift existing locations for the pool and high ropes course. S. Shay asked business impetus for the proposed expansion. Great Wolf has found increased demand for villa style units, including at their other locations. Additional questions were addressed regarding traffic impact, tax impact to the municipality, and utilities serving the location.

**NEW PLANS**

- Core5 Industrial Partners – Warner Road Warehouse – Aaron Sisler of Borton-Lawson presented on behalf of Core5 and their proposed 700,000 square foot warehouse on Warner Road. Reviewed general facets of the plan, including plans to address stormwater. Warehouse tenant is speculative at this point. Discussion was held regarding location of the building, runoff concerns and traffic impact. Applicant will complete permitting process with PennDOT, as Warner Road is a state road.

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D. Purcell made a motion, seconded by M. Velardi to accept the Core5 Industrial Partners – Warner Road Warehouse land development plan for review. All in favor. Motion carried.

**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.**

J. Folsom made a motion, seconded by M. Guidry, 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.**

M. Guidry made a motion, seconded by C. Peechatka, to table plans for the Camp Lindenmere Land Development Plan. All in favor. Motion carried.

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

- Convertito Lot Combination – Application received for lot combination of a 0.85-acre lot and adjoining 0.39-acre lot. Currently under review by Township Engineer.

**PRIORITY LIST/ORDINANCES**

- 1) Potential Amendment to SALDO – Rain Gardens. J. Tresslar indicated a SALDO amendment has been finalized to distribute and currently exists in memo form.

**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 – None**

**PUBLIC COMMENT – None**

**ADJOURNMENT**

J. Folsom made a motion, seconded by M. Guidry, to adjourn the meeting at 8:05 p.m. All in favor.