

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 14, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, June 14, 2021 via virtual teleconference and was opened at 7:00 p.m. by Vice Chairwoman Marie Guidry 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, absent; Mike Velardi, present.

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

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

- Scott Pollicelli presented on behalf of the family of Eudora Hilliard and submitted plans for a lot line adjustment. J. Tresslar stated that the engineer's office will review the plan and provide a copy as a courtesy to the Planning Commission. The Board of Commissioners will ultimately consider the plan for approval.

CORRESPONDENCE – None

MINUTES

M. Velardi made a motion, seconded by D. Purcell, to approve the minutes of the June 14, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- The Crossings Premium Outlets – Sketch Plan Establishing a Food Truck Corral – Discussion regarding a proposed food truck corral, establishing a dedicated area for food trucks to operate at The Crossings. Patrick Turner, Operations Director, presented on behalf of The Crossings and their plan to develop a central location for food trucks at their property. M. Velardi asked how many trucks would be provided for in the corral. It was answered that the corral will allow for three trucks with picnic tables and trash cans. M. Velardi also asked whether utilities would be provided for existing trucks. The Crossings will provide three RV-style connections for electric. Further discussion was held regarding the process for the submittal and recording a revised plan.

NEW PLANS

- Swiftwater Solar – Solar Electric Power Generation Facility Land Development Plan – Motion for administrative acceptance. Jeff Hammond, Director of Project Development for Apex Clean Energy, stated that Swiftwater Solar has completed a year of environmental and engineering studies in preparation for their land development submission. Explained that the solar panels will track with the sun and are bi-facial, so they generate electricity from both sides. 650 acres are

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being leased from Pocono Manor Investors, with 475 acres for the solar field. J. Folsom asked where the main access will be located and whether the power generated is being sold back to PPL. C. Kauffman asked a question about the clearcutting of the property. Other questions were asked including whether the facility will generate any noise and the approximate number of workers required. The solar field will be operated remotely via a SCADA system; TM asked about the Township receiving a copy of the economic impact analysis.

D. Purcell made a motion, seconded by M. Velardi, for administrative acceptance of the Swiftwater Solar Land Development Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. **Deadline for P.C. consideration is 7/12/2021.**

M. Velardi made a motion, seconded by J. Folsom, to table plans for the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. 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 4/19/21 extending to 8/8/21. **Deadline for P.C. consideration is 7/26/2021.**

J. Tresslar indicated that the applicant made a resubmission this past week addressing outstanding engineering comments, triggering another phase of review.

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

- 3) Northridge at Camelback Phases 11-16 – Plans were administratively accepted at the 5/10/21 P.C. meeting. **Deadline for P.C. consideration is 7/26/2021.**

J. Folsom made a motion, seconded by C. Peechatka, to table plans for the Northridge at Camelback Phases 11-16 land development plan. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

- Appeal of Ryan N. Possinger – ZHB to meet to render a decision at 5:00 p.m. on Wednesday, June 30, 2021 concerning the Zoning Officer's revocation of permit to enlarge an existing sign on property owned by Appellant located off Rimrock Road in Pocono Township.

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NEW BUSINESS

M. Guidry asked for an update on the status of a short-term rental located on S.R. 715 and the location of the fence near the road.

PUBLIC COMMENT – None

ADJOURNMENT

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 8:10 p.m. All in favor.

DRAFT