

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 28, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, June 28, 2021 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, absent; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

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

Stephanie Shay recognized as a voting member.

**IN ATTENDANCE**

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

**PUBLIC COMMENT – None**

**CORRESPONDENCE**

- Swiftwater Solar Preliminary Land Development Plan completeness review letter provided by Township Engineer on June 9, 2021.

**MINUTES**

M. Velardi made a motion, seconded by M. Guidry, to approve the minutes of the June 14, 2021 regular meeting of the Pocono Township Planning Commission. J. Sawicki abstained. 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. Applicant requested a waiver of the formal land development process and requested recommendation to the Board of Commissioners for support of a revised final plan. L. Pereira indicated that a formal recorded plan would still be required. J. Folsom asked about fire truck access.

M. Guidry made a motion, seconded by J. Folsom, to recommend that the Board of Commissioners waive the formal land development process with the condition that the applicant provide a revised final record plan depicting the food truck corral and modifying any notes on the plan as necessary. All in favor. Motion carried.

- Cranberry Creek Apartments Sketch Plan – Maula Real Estate, Inc. Hanover Engineering presented a plan on behalf of Maula Real Estate, Inc. for the construction of 150 apartments along S.R. 611 in Bartonsville. Planning Commission members asked questions regarding parking requirements, plans for the existing strip mall, PennDOT permitting requirements, construction timelines, floodplain issues and the size of the proposed units. Further discussion regarding parking islands and impacts on snow removal.

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**NEW PLANS**

- J. Folsom made a motion, seconded by M. Guidry, to administratively accept lot line adjustment plans for the Estate of Eudora Hilliard Minor Subdivision. All in favor. Motion carried.
- Great Wolf Lodge Expansion Land Development Plan – Nate Oiler, RKR Hess Engineering, presented expansion plans on behalf of Great Wolf Lodge and reviewed the documents submitted as part of the land development package. Waiver will be requested for the plan. Indicated there are no major changes from what was submitted in the original sketch plan and expansion will occur under the existing PennDOT HOP. Project will include expanded waterpark, restaurant and hotel facilities. Proposal also includes 30 villa units.

D. Purcell made a motion, seconded by M. Velardi, to administratively accept the Great Wolf Lodge Expansion 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.

Discussion was held and action taken on Core5 waiver requests.

D. Purcell made a motion, seconded by M. Velardi, to recommend a waiver of Sections 390-43.A(6)(e)(2)(a) and 390-43.A(6)(e)(2)(e) of the Township Stormwater and Land Development Ordinance. Roll call: J. Folsom, no; M. Guidry, no; D. Purcell, yes; J. Sawicki, yes; M. Velardi, yes; S. Shay, no. Motion failed.

M. Velardi made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-50.D(5) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to recommend a waiver of Section 390-50.D(8) of the Township Stormwater and Land Development Ordinance. Roll call: J. Folsom, yes; M. Guidry, yes; D. Purcell, yes; J. Sawicki, yes; M. Velardi, yes; S. Shay, no. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Sections 390-55.C.(2)(a), 390-55.C.(2)(d), 390-55.C.(2)(f) and 390-59.A.(3) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Section 390-59.B of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-60.C.(4) of the Township Stormwater and Land Development Ordinance. Roll call: J. Folsom, yes; M. Guidry, no; D. Purcell, yes; J. Sawicki, yes; M. Velardi, yes; S. Shay, yes. Motion carried.

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D. Purcell made a motion, seconded by M. Velardi, to recommend a waiver of Section 365-8.L of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to recommend a waiver of Section 365-10.I.(6)(b)(1) & (2) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend a waiver of Section 365-10.I.(8)(b) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend a waiver of Section 365-10.I.(8)(c) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Section 365-11.A.(3) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to recommend a waiver of Sections 365-13.B, 365-13.D and Appendix A Design Criteria of the Township Stormwater and Land Development Ordinance, allowing NOAA Atlas 14 rainfall data to be utilized as part of the stormwater management analysis to be consistent with the NPDES Application calculations. 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. Folsom made a motion, seconded by M. Guidry, 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 M. Guidry, to table plans for the Northridge at Camelback Phases 11-16 land development plan. All in favor. Motion carried.

- 4) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. **Deadline for P.C. consideration is 8/23/2021.**

M. Guidry made a motion, seconded by J. Folsom, to table plans for the Swiftwater Solar 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 – None**

**PUBLIC COMMENT – None**

**ADJOURNMENT**

J. Folsom made a motion, seconded by M. Velardi, to adjourn the meeting at 8:58 p.m. All in favor. Motion carried.