

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

August 23, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 23, 2021 and was opened at 7:00 p.m. by Chairman, Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, absent; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

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

C. Learn and S. Shay recognized as voting members.

IN ATTENDANCE

Amy Montgomery, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

D. Purcell made a motion, seconded by C. Kauffman, to approve the minutes of the July 26, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Great Wolf Lodge Expansion Land Development Plan – Plans were administratively accepted at the 6/28/21 P.C. meeting. ***Deadline for P.C. consideration is 9/13/21.***

L. Pereira stated the Commission should recommend a denial unless the applicant files an extension before the next Commissioners meeting on 9/7.

M. Guidry made a motion, seconded by MV, to recommend denial of the Great Wolf Lodge Expansion Land Development Plan unless an extension is received prior to September 7, 2021. All in favor. Motion carried.

- 2) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension request received. ***Deadline for P.C. consideration is 10/6/2021.***

D. Purcell made a motion, seconded by M. Guidry, to table plans for the Swiftwater Solar land development plan. D. Purcell voiced his concerns regarding possible heat produced by the solar panels and how it would affect migratory birds along with global warming. All in favor. Motion carried.

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- Jonathan Ritchie of the Timmons Group and Jeff Hammond of Apex Clean Energy presented SALDO waiver requests on behalf of the Swiftwater Solar project.

M. Guidry made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-48.K.(2) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend a waiver of Section 390-50.D.(4) of the Pocono 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 390-50.D.(5) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-50.D.(8) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

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

C. Kauffman made a motion, seconded by M. Guidry, to recommend a waiver of Section 365-13.B., 365-13.D, & appendix (A) Design Criteria of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by M. Velardi, to recommend a waiver of Section 390-50.D.(7) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

- 3) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. Extension request received. **Deadline for P.C. consideration is 10/11/2021.**

M. Guidry made a motion, seconded by S. Shay, to table the plans for Core5 Industrial Partners. All in favor. Motion carried.

- 4) Northridge at Camelback Phases 11-16 – Plans were administratively accepted at the 5/10/21 P.C. meeting. Extension request received extending deadline to 11/6/21. **Deadline for P.C. consideration is 10/25/2021.**

M. Guidry made a motion, seconded by C. Kauffman, to table the plans for Northridge at Camelback. All in favor, motion carried.

- 5) Sanofi Pasteur B-55 VDL2 Loading Dock Addition Land Development Plan – Plans were administratively accepted at the 8/9/21 P.C. meeting. **Deadline for P.C. consideration is 10/25/2021.**

D. Purcell made a motion, seconded by M. Guidry, to table the Sanofi Pasteur B-55 plans. 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 – None

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NEW BUSINESS

- M. Guidry inquired about the ordinance that controls high grass in Pocono Township.

PUBLIC COMMENT – None

ADJOURNMENT

M. Velardi made a motion, seconded by D. Purcell, to adjourn the meeting at 8:10 p.m. All in favor. Motion carried.