

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 27, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 27, 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, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, absent.

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

C. Learn recognized as voting member.

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. Peechatka made a motion, seconded by M. Guidry, to approve the minutes of the August 23, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- 173 Camelback Road (Riccobono) Sketch Plan – Brick Linder, Linder Engineering. Applicant proposes a restaurant on Camelback Road. Applicant is utilizing some elements of a previous plan for a proposed restaurant. M. Guidry asked about sight distance and fire concerns. A new HOP will be required for the project. Discussed parking for 150 total seats in the restaurant. Addressed questions including road improvements, variance(s) needed, steep slopes, sidewalks, sewage proposals and parking/landscaping design.

NEW PLANS

- Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Donald Bara of JHA Companies provided a summary of the scope of the campground project and asked for administrative acceptance.

M. Guidry made a motion, seconded by J. Folsom, to administratively accept the land development plan. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Learn, to table the Pocono Creek Preliminary Land Development Plan. All in favor. Motion carried.

- Northridge/Serenite Holly Court Plan – Attorney Jeff Durney presented on behalf of the applicant to discuss next steps with the Northridge project. The applicant is going to phase the development, beginning with the

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Holly Court phase previously approved as part of the planned residential development (PRD). The applicant and Township engineers have been reviewing technical comments to ensure plans are complete and ready to proceed with building permits. No action required.

- Dianora Minor Subdivision Plan – Representative from Frank Smith Surveyors presented plans for a two-lot subdivision of an approximately five-acre parcel owned by the Dianora family.

C. Peechatka made a motion, seconded by M. Guidry, to administratively accept the Dianora Minor Subdivision Plan. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to table the Dinaora Minor Subdivision Plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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.**

M. Guidry made a motion, seconded by C. Peechatka, to recommend denial of the Swiftwater Solar Land Development Plan unless an extension is received prior to October 6, 2021. All in favor. Motion carried.

- 2) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. Extension request received with approval deadline of October 23, 2021. **Deadline for P.C. consideration is 10/11/2021. (Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to recommend denial of the Warner Road Warehouse Land Development Plan unless an extension is received prior to October 11, 2021. All in favor. Motion carried.

- 3) 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. (Action Item)**

C. Peechatka made a motion, seconded by D. Purcell, to table the Northridge at Camelback Land Development Plan. All in favor. Motion carried.

- 4) 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. (Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to table the Sanofi Pasteur Loading Dock Land Development Plan. All in favor. Motion carried.

- 5) 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 12/13/21.**

The applicant recapped project details, including the proposed waterpark addition, hotel expansion and new villa units. Provided details regarding the project's stormwater controls. Waiver requests were presented.

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M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-48.W(1) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-50.D(4) of the Pocono Township Stormwater and Land Development Ordinance. M. Guidry asked a question regarding stormwater basins. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Sections 390-50.D(5) and 390-55.E(3) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

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

J. Folsom made a motion, seconded by C. Learn, to recommend the Township agree with the applicant's proposed change in the species of plantings allowed under Section 390-55.C(2)(h) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend a waiver of Section 390-55.I(1)(a) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

C. Kauffman made a motion, seconded by J. Folsom, to recommend a waiver of Section 365-11.A(2)(c) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

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

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

Further discussion regarding parking lot buffers. One area of property on east side proposes parking lot against the property line, with approximately 10 feet between the parking lot and trees.

C. Peechatka made a motion, seconded by M. Guidry indicating the Planning Commission is satisfied that the existing woodlands satisfies the buffer requirements for the project. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to table the Great Wolf Lodge Expansion 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 – None

NEW BUSINESS – None

PUBLIC COMMENT – None

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ADJOURNMENT

M. Guidry made a motion, seconded by C. Peechatka, to adjourn the meeting at 8:12 p.m. All in favor. Motion carried.

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