

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 10, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 10, 2022 and was opened at 7:00 p.m. by Solicitor Lisa Pereira followed by the Pledge of Allegiance.

**ROLL CALL**

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

Planning Commission Alternate: Claire Learn, present.

C. Learn recognized as a voting member.

**IN ATTENDANCE**

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

**ELECTION OF A CHAIRPERSON – Township Solicitor**

M. Guidry made a motion, seconded by C. Kaufman, to nominate Jeremy Sawicki as Chairperson for the Planning Commission. All in favor. Motion carried.

**ELECTION OF A VICE CHAIRPERSON**

M. Velardi made a motion, seconded by C. Learn, to nominate Marie Guidry as Vice Chairperson for the Planning Commission. All in favor. Motion carried.

**ELECTION OF A SECRETARY**

M. Guidry made a motion, seconded by C. Peechatka, to nominate Mie Velardi as Secretary for the Planning Commission. All in favor. Motion carried.

**PUBLIC COMMENT – None**

**CORRESPONDENCE – None**

**OLD BUSINESS**

M. Velardi made a motion, seconded by M. Guidry, to approve the minutes of the December 13, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS**

Steele's Warehouse Addition Land Development Plan – Applicant stated they own an existing building on Shine Hill Road being used for storage for Steele's Hardware. Proposing a new building addition on existing impervious surface. The new building addition is approximately 1,600 square feet.

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C. Peechatka made a motion, seconded by M. Guidry, to administratively accept the Steele's Warehouse Addition Land Development Plan. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION – None**

**PRELIMINARY PLANS UNDER CONSIDERATION**

1) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Approval deadline of February 22, 2022. **Deadline for P.C. consideration is 2/14/2022. (Action Item)**

M. Guidry made a motion, seconded by C. Kauffman, to table the plans. All in favor. Motion carried.

2) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension letter received with approval deadline of March 11, 2022. **Deadline for P.C. consideration is 2/28/2022. (Action Item)**

C. Peechatka made a motion, seconded by M. Guidry, to table the plans. All in favor. Motion carried.

3) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of March 26, 2022. **Deadline for P.C. consideration is 3/14/22. (Action Item)**

C. Kaufman made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

4) Dianora Minor Subdivision Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of March 26, 2022. **Deadline for P.C. consideration is 3/14/22. (Action Item)**

M. Guidry made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

5) Vassallo Minor Subdivision & Lot Consolidation – Plans were administratively accepted at the 10/12/21 P.C. meeting. Extension request received with approval deadline of April 10, 2022.. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

M. Guidry made a motion, seconded by M. Velardi, to table the plans. All in favor. Motion carried.

6) 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 April 21, 2022. **Deadline for P.C. consideration is 4/11/2022. (Action Item)**

C. Peechatka made a motion, seconded by M. Guidry, to table the 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**

Amy Montgomery presented on the special study completed as part of the Township's Act 537 Plan. Reviewed a summary of the updates proposed for the Township's current Act 537 Plan. Purpose of the special study is to look at expansion of the sewer service area in several growth areas within the Township. The purpose is to address growth needs, failing septic systems and upgrades of pump stations. Four service areas of focus include Bartonsville Avenue, Stadden Road, Warner Road and Sullivan Trail. Some small properties along Shine Hill Road and 715/611 are included as minor service area expansions.

The special study will be reviewed by the public for 30 days. The Planning Commission and County Planning Commission will also provide comments as part of the process. All questions must be submitted to the Township in writing, responded to by the Township and may result in revisions or clarification included with the plan.

The plan will be included on the agenda for first Planning Commission meeting in February.

**PUBLIC COMMENT – None**

**ADJOURNMENT**

C. Peechatka made a motion, seconded by M. Guidry, to adjourn the meeting at 7:40 p.m. All in favor. Motion carried.