

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

November 22, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, November 22, 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, present.

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

**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**

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the October 12, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS**

Sanofi Pasteur B-83 Cold Storage Building – Aaron Sisler, Borton-Lawson Engineering. Presented plans proposing a building addition with loading dock for cold storage use. Acceptance review letter completed by Township engineer.

D. Purcell made a motion, seconded by C. Peechatka, to administratively accept the Sanofi Pasteur B-83 Cold Storage Building land development 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 received with approval deadline of March 11, 2022. Deadline for P.C. consideration is 2/28/2022.

M. Guidry made a motion, seconded by C. Peechatka, to table the Swiftwater Solar Land Development Plan. All in favor. Motion carried.

2) Great Wolf Lodge Expansion Land Development Plan – Plans were administratively accepted at the 6/28/21 P.C. meeting. Extension request received on 8/20/21 with approval deadline of 12/20/21. **Deadline for P.C. consideration is 12/13/21. (Action Item)**

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M. Guidry made a motion, seconded by C. Kauffman, to recommend denial unless extension request received prior to deadline of 12/13/21 on the Great Wolf Lodge Expansion Land Development Plan. 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.

3) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Approval deadline of December 26, 2021. ***Deadline for P.C. consideration is 12/13/21. (Action Item)***

M. Velardi made a motion, seconded by M. Guidry, to recommend denial unless extension request received prior to deadline of 12/13/21 for the Stadden Group, LLC Land Development Plan. All in favor. Motion carried.

4) Dianora Minor Subdivision Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Approval deadline of December 26, 2021. ***Deadline for P.C. consideration is 12/13/21. (Action Item)***

M. Guidry made a motion, seconded by D. Purcell, to recommend denial unless extension request received prior to deadline of 12/13/21 on the Dianora Minor Subdivision Plan. All in favor. Motion carried.

5) Vassallo Minor Subdivision & Lot Consolidation – Plans were administratively accepted at the 10/12/21 P.C. meeting. Approval Deadline of January 10, 2022. ***Deadline for P.C. consideration is 12/27/21. (Action Item)***

M. Guidry made a motion, seconded by C. Peechatka, to table the Vassallo Plan. 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 January 21, 2022. ***Deadline for P.C. consideration is 01/10/2022. (Action Item)***

J. Folsom made a motion, seconded by C. Kauffman, to table the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. All in favor. Motion carried.

7) Sanofi Pasteur B-55 VDL2 Loading Dock Addition Land Development Plan – Plans were administratively accepted at the 8/9/21 P.C. meeting. Extension request received with approval deadline of January 23, 2022. ***Deadline for P.C. consideration is 01/10/2022. (Action Item)***

Township Engineer Review Letter No. 2 was issued to the applicant. Applicant presented Stormwater & Land Development and Stormwater Management Ordinance waiver requests.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390 -19.M of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390 -29.G.(7) of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390 -29.J.(6) of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend a waiver of Sections 390-32.B and 390-35 of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

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J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Section 390-41 of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-55.F.(3) of the Pocono Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of Section 365-8.L of the Pocono Township Stormwater Management 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 Management Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of Section 365-27 of the Pocono Township Stormwater Management Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry to recommend approval of for recommendation to approve the Sanofi Pasteur B-55 VDL2 Loading Dock Addition Land Development Plan conditioned on meeting the comments in the Township engineer's review letter No. 2. All in favor. Motion carried.

8) Northridge at Camelback Phases 11-16 – Plans were administratively accepted at the 5/10/21 P.C. meeting. Extension request received extending deadline to 2/04/22. ***Deadline for P.C. consideration is 1/10/2022.***  
**(Action Item)**

Applicant submitted a modification request letter asking for approval to modifications to the originally approved planned residential development (PRD) for Northridge at Camelback. The applicant presented the following modification requests related to a previously approved planned residential development (PRD).

Discussion regarding Section 470-34.A. Section pertains to parking required for specific uses. Clarified that the clubhouse and pool are accessory uses and not standalone uses. The amenities are limited to members staying at the facility, where parking is already provided. No action needed.

M. Guidry made a motion, seconded by C. Peechatka to recommend approval of a modification under Section 470-96.E of the Pocono Township Zoning Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Kauffman to recommend approval of a modification under Section 470-96.M of the Pocono Township Zoning Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by J. Folsom, to recommend approval of a modification under Section 470-98.B.(2)(b)[2][i] of the Pocono Township Zoning Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by C. Peechatka, to recommend approval of a modification under Section 470-98.B.(2)(b)[2][y] of the Pocono Township Zoning Ordinance. All in favor. Motion carried.

Discussion regarding Section 470-101.E(6) pertaining to ROW for Holly Court and Hunter Circle. It was discussed that roads and access drives have already been constructed and are under common ownership, so they will not be dedicated to the Township. No action needed.

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Discussion regarding Section 470-1201.G(1) & (4) pertaining to a wetland study. PRD was already approved and no further changes will have a material impact on the wetlands. No action needed.

M. Guidry made a motion, seconded by J. Folsom, to recommend approval of a modification under Section 470-104.D of the Pocono Township Zoning Ordinance, allowing for a reduction of multifamily unit spacing by 10 feet. 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**

Ellen Gndt asked a question regarding in land development “in lieu of” fees and requested clarification regarding the definitions of tiny houses versus a campground.

**ADJOURNMENT**

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 7:33 p.m. All in favor. Motion carried.