

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 13, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, December 13, 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, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

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

S. Shay 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.

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the November 22, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

3101 Route 611, Joe Ronco Sketch Plan – Discussion regarding proposal to create three leasable office units at the location referenced. Review Letter No. 1 provided by Township Engineer.

Applicant discussed property, a vacant jewelry shop, under agreement located at 3101 Route 611 and proposal to subdivide into three leased spaces. Looking to move office as of July 1, 2022. Confirmed he would connect to sewer when lateral is available. Stated he would need clarification regarding any Township requirements to install curbing and sidewalk. Questions were asked regarding ADA access and the internal layout. Property currently has 19 parking spaces, which exceeds the minimum of 12 spaces required. Township engineer's recommendation is to remove four spots in the front that would encourage vehicles to back out onto SR 611.

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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)**

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 13, 2021

M. Guidry made a motion, seconded by M. Velardi, to deny he plans unless an extension is received prior to the next meeting. All in favor. Motion carried.

S. Shay made a motion, seconded by M. Guidry, to table the Vasallo Minor Subdivision plans. 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 12/10/21 granting extension until January 17, 2022. **Deadline for P.C. consideration is 1/10/22. (Action Item)**

Applicant provided update regarding that status of permitting from PennDOT. Sewage capacity has already been reserved from Pocono Township and DEP approval is forthcoming. Water capacity is already in place for the expansion. Review has been completed by the Conservation District for the required NPDES permit. Many of the remaining engineering comments pertain to outside agency approvals. Clarified that all drainage basins will be fenced. A waiver request was presented.

J. Folsom made a motion, seconded by C. Kauffman to recommend a waiver of Section 390-50.D(17) of the Township Stormwater & Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to recommend conditional approval of the Great Wolf Lodge Expansion Land Development Plan subject to meeting the technical comments outlined in the December 13, 2021 review letter provided by Boucher & James. 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 with approval deadline of January 21, 2022. **Deadline for P.C. consideration is 1/10/2022. (Action Item)**

M. Guidry made a motion, seconded by M. Velardi, to table the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. 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 2/4/22. **Deadline for P.C. consideration is 1/10/2022. (Action Item)**

A final review letter was issued from Township Engineer. A. Montgomery discussed comment regarding multifamily dwelling unit limitations. Further clarification will be added to the plans. The final review was separated into planning issues, which have been addressed, and technical issues that remain.

C. Kauffman made a motion, seconded by M. Guidry, to recommend conditional approval of the Northridge at Camelback Phases 11-16 land development plan subject to meeting the engineer's outstanding technical comments and outside agency approvals. All in favor. Motion carried.

- 5) 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)**

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

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 13, 2021

- 6) 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)**

M. Guidry made a motion, seconded by J. Folsom, to table the plans. M. Guidry asked question about timing of the plan. All in favor. Motion carried.

- 7) 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)**

M. Guidry asked about how the project is defined from a review perspective and sewage planning for the project.

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

- 8) 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)**

J. Folsom 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

NEW BUSINESS – None

PUBLIC COMMENT

Stephanie Shay shared that she will be resigning her position on the Planning Commission and moving back to New York in preparation for having her first baby. The Planning Commission thanked Stephanie for her service and gave their well-wishes.

ADJOURNMENT

S. Shay made a motion, seconded by M. Guidry, to adjourn the meeting at 7:35 p.m. All in favor. Motion carried.