

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 28, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, February 28, 2022 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

**ROLL CALL**

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, absent; Chris Peechatka, present; Dennis Purcell, present; 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.

**PUBLIC COMMENT**

William M. Johnson (420 North Essex Ave, Montgomery County) – Spoke as a member of the Brodhead Watershed Association (BWA) regarding concerns with the proposed Swiftwater Solar project. Shared concerns regarding its impact on the adjoining Swiftwater Preserve and other concerns that mirror the letter sent by the BWA to the Planning Commission. Stated that the Swiftwater Preserve looks after lands above and below Swiftwater and he believes the design of the project, specifically the detention basins and their proximity to high quality waterways in the vicinity, is a concern.

**CORRESPONDENCE – None**

**OLD BUSINESS**

D. Purcell made a motion, seconded by M. Velardi, to approve the minutes of the January 24, 2022 regular meeting of the Pocono Township Planning Commission. Motion amended to correct date error identified. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS**

The Re-Subdivision of Brookdale Road – Larson Property – Motion for administrative acceptance.

The applicant’s surveyor stated this plan is a re-subdivision of a plan that was previously subdivided in 2016, which proposes the creation of a new buildable parcel.

M. Guidry made a motion, seconded by J. Folsom, to administratively accept the plans for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION – None**

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**PRELIMINARY PLANS UNDER CONSIDERATION**

- 1) 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)**

T. Munoz clarified that an extension request was received.

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

- 2) 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. Peechatka made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

T. Munoz will request an extension from the applicant.

- 3) 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)**

- Engineering Review Letter No. 2 Issued

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

- 4) Steele's Warehouse Addition Land Development Plan – Plans were administratively accepted at the 1/10/22 P.C. meeting. Approval deadline of April 10, 2022. **Deadline for P.C. consideration is 3/28/22. (Action Item)**

C. Peechatka made a motion, seconded by D. Purcell, to table the plans. M. Guidry asked if Steeles is the owner of record for the property on Shine Hill. All in favor. Motion carried.

- 5) 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)**

- Engineering Review Letter No. 2 Issued
- Discussion and possible action regarding conditional approval of the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. **(Action Item)**

Applicant's engineer provided an update on the project. Stated that the Conservation District has completed review of E&S and stormwater design and it is now under DEP review. Meetings have been held with PennDOT to discuss transportation improvements. M. Guidry asked for clarification regarding turn lane design. Discussion was held regarding transportation improvements. J. Sawicki asked whether the Planning Commission would send notification to PennDOT to ask that they look at a dedicated turn arrow off SR 611.

M. Guidry made a motion, seconded by J. Folsom, to send a letter to PennDOT requesting a dedicated turn arrow be installed at S.R. 611 and Warner Road. Under discussion, resident Ellen Gndt expressed concern

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regarding whether a dedicated turn lane arrow on S.R. 611 would incentivize additional tractor trailers to use that intersection. All in favor. Motion carried.

M. Velardi made a motion, seconded by C. Peechatka, to recommend conditional approval of the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan to the Pocono Township Board of Commissioners. All in favor. Motion carried.

6) Trapasso Hotel Land Development – Plans were administratively accepted at the 1/24/22 P.C. meeting. Approval deadline of April 24, 2022. **Deadline for P.C. consideration is 4/11/22. (Action Item)**

- Engineering Review Letter No. 1 Issued

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

7) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Approval deadline of April 24, 2022. **Deadline for P.C. consideration is 4/11/22. (Action Item)**

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

8) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Extension letter received with approval deadline of May 23, 2022. **Deadline for P.C. consideration is 5/9/2022. (Action Item)**

Applicant's engineer stated further activity on the Sanofi plan will likely occur in March.

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**

- Act 537 Plan Expansion Update – A support letter is needed from the Planning Commission for the Act 537 Plan Special Study.

M. Velardi made a motion, seconded by M. Guidry, to issue a letter of support for the Act 537 Plan Special Study. All in favor. Motion carried.

- HSPS Regional Comprehensive Plan Update- T. Munoz indicated the Planning Commission will need to formally recommend approval of the new regional comprehensive plan at their next meeting, kicking off a 45-day public comment period before Board of Commissioners consideration.

**M. Guidry asked for an update on the Tannersville Inn property and asked for confirmation of the Township's knowledge of the BCRA acquisition of the PJJWA.**

**J. Folsom asked for an update regarding Birchwood.**

**M. Guidry stated she has seen activity at the S.R. 715 short term rental. T. Munoz said he would alert the zoning officer.**

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**UNFINISHED BUSINESS – None**

**ZONING HEARING BOARD SCHEDULE**

Upcoming zoning hearing on March 1, 2022 regarding the unauthorized operation of a short-term rental in a residential zone.

**NEW BUSINESS**

**PUBLIC COMMENT – None**

**ADJOURNMENT**

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 6:43 p.m. All in favor. Motion carried.

DRAFT