

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
May 9, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 9, 2022 and was opened at 6:00 p.m. by Vice Chair Marie Guidry, 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 via Zoom; Mike Velardi, present.

Planning Commission Alternate: Claire Learn, present.

**IN ATTENDANCE**

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

**PUBLIC COMMENT – None**

**CORRESPONDENCE – None**

**OLD BUSINESS**

- C. Kauffman made a motion, seconded by C. Peechatka, to approve the minutes of the April 25, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS – None**

**NEW PLANS**

J. Folsom made a motion, seconded by C. Peechatka, to administratively accept the Coover Subdivision – 135 Candlestick Henryville plan for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION – None**

**PRELIMINARY PLANS UNDER CONSIDERATION**

- 1) 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 June 24, 2022. **Deadline for P.C. consideration is 6/13/22. (Action Item)**

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

- 2) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. **Deadline for P.C. consideration is 6/13/22. (Action Item)**

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

- 3) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of July 23, 2022. **Deadline for P.C. consideration is 7/11/22. (Action Item)**

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

- 4) 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 August 21, 2022. **Deadline for P.C. consideration is 8/8/2022. (Action Item)**

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

- 5) The Re-Subdivision of Brookdale Road – Larson Property – Plans were administratively accepted at the 2/28/22 P.C. meeting. Extension letter received with approval deadline of 8/27/22. **Deadline for P.C. consideration is 8/8/2022. (Action Item)**

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

## **PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None**

### **PRIORITY LIST**

- Discussion regarding proposed Zoning Ordinance changes. L. Pereira, T. Munoz and A. Montgomery outlined ordinance changes.

- Timber Harvest Ordinance

*The PA Attorney General's office advised that Pocono Township's ordinance and accompanying permit fees are not in line with state law that protects agricultural activity. We were advised to review and adopt a model Timber Harvest Ordinance provided by Penn State Extension, providing for a review framework in compliance with state law.*

L. Pereira explained that Penn State developed a model timber harvesting ordinance to comply with revisions in the state Municipalities Planning Code. Outlined various provisions of the ordinance, including bonding requirement to protect township roads. M. Velardi asked whether the timelines listed in Section 4 would require Commission feedback.

- Unit density for Planned Residential Developments (PRD)

*PRDs in Pocono Township are currently limited to 3 units per acre. Proposed changes would allow for up to 5 units per acre for multi-family housing, which is a common standard among other municipalities (multi-family housing is not permitted in R-1 zones). This would allow for housing to be built on a smaller acreage footprint where central sewer and water allows, preserving more open space.*

M. Velardi asked for clarification regarding the definition of multi-family. It was confirmed that the definition of "multi-family" is 3 or more units.

- Maximum impervious surface allowed for residential uses in a Recreation District (RD) zone.

*The Zoning Ordinance currently allows for 20% impervious coverage for residential uses and 80% for "other uses" (including amusement parks, resorts, water parks, retail establishments, etc.) The proposed change would allow for a maximum impervious coverage for residential uses*

*of 35%, which is consistent with the existing provisions of the Township's R-2 and Commercial zones.*

No questions.

- Modifying the definition of a “minor access street” to conform with the Stormwater & Land Development Ordinance (SALDO).

A Montgomery stated that the definitions of “private access street” and “minor access street” differ between the Zoning ordinance and SALDO, which creates challenges for applicants attempting to interpret the conflicting standards. Suggested that the Township adopt a zoning definition of minor access street that aligns with the SALDO definition.

## **UNFINISHED BUSINESS**

### **ZONING HEARING BOARD SCHEDULE**

- 202 Babbling Brook Road, Parker Argot – 5:00 p.m. on May 31, 2022.
  - Variance request from front-yard setback requirements for a proposed detached garage.

## **NEW BUSINESS**

Discussion regarding enforcement action against short term rental on S.R. 715.

## **PUBLIC COMMENT**

Teri Martin (524 Recreation Drive, Effort) – Stated she is not a Pocono Township taxpayer, but a lifelong resident of Monroe County. Stated she respects the work that the Pocono Township has done tonight and said Pocono is a model for other municipalities to follow. Stated she was impressed with the Township’s process for vetting the Timber Harvest Ordinance.

## **ADJOURNMENT**

D. Purcell made a motion, seconded by J. Folsom, to adjourn the meeting at 6:45 p.m. All in favor. Motion carried.