

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
June 27, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, June 27, 2022 and was opened at 6:06 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 Alternate: Claire Learn, present.

**IN ATTENDANCE**

Jon Tresslar, LVL Engineering, Twp. Engineer; Lisa Pereira, Broughal & DeVito via Zoom; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

**PUBLIC COMMENT – None**

**CORRESPONDENCE – None**

**OLD BUSINESS**

- M. Guidry made a motion, seconded by C. Kauffman, to approve the minutes of the May 23, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

Iroquois Ridge Major Subdivision Sketch Plan – Presentation regarding conceptual plans for 50 lot subdivision within the R-1, Low Density Residential Zoning District south and adjacent to Sullivan Trail, approximately 1,300 feet south of its intersection with Back Mountain Road.

Applicant presented sketch plan regarding Iroquois Ridge subdivision, a project north of I-80 and east of I-380. Property is approximately 200 acres, with part of the property receiving previous land development approvals years ago. The sketch incorporates new environmental regulations and the applicant may phase the project. Stated there was a 2013 approval for developing a portion of the property with NPDES approval obtained. Approximately 50 lots proposed in total.

Under discussion, M. Guidry asked if the roads in the development would be public or private. She expressed concerns about children accessing school buses. J. Tresslar clarified that all roads are required to be constructed to Township standard, regardless of whether the roads are owned by the Township. Discussion regarding the previous approvals on this project and whether those approvals stand; requirements for a traffic impact study; and cul-de-sac length.

J. Tresslar shared concerns regarding access and safety with the current plan showing one way in and one way out of the development. M. Velardi asked whether an emergency access road could be installed. Further discussion regarding open space preservation, previously approved waivers and curbing.

Ellen Gnadts, Township resident and Commissioner, asked for clarification regarding the prior approval of the original Iroquois Ridge plan and how that relates to what is being presented currently.

## NEW PLANS

M. Guidry made a motion, seconded by J. Folsom, to administratively accept the Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group land development plan for review. All in favor. Motion carried.

J. Tresslar clarified this is the old Pocono Peterbilt site. Submitted plans propose to subdivide two lots, with a one-story hospital and a three-story medical office building. Located on Golden Slipper Road just off SR 611.

## FINAL PLANS UNDER CONSIDERATION – None

## PRELIMINARY PLANS UNDER CONSIDERATION

- 1) 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)**

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

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

- 2) Coover Subdivision – 135 Candlestick Henryville – Plans were administratively accepted at the 5/9/22 P.C. meeting. Approval deadline of 8/7/22. **Deadline for P.C. consideration is 7/25/22. (Action Item)**

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

- 3) 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 C. Kauffman, to table the plans. All in favor. Motion carried.

- 4) 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 September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

- 5) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

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

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

**PRIORITY LIST – None**

**UNFINISHED BUSINESS – None**

**ZONING HEARING BOARD SCHEDULE**

- CMBK Resort Holdings LLC – 213 & 238 Evergreen Court; 142 & 145 Ridge Drive 4:00 p.m. on July 19, 2022.
  - Hearing regarding Camelback’s use of properties for employee housing.

**NEW BUSINESS**

**PUBLIC COMMENT**

Ellen Gndt, Township Resident – Asked whether the Board of Commissioners and Planning Commission could further coordinate public hearings for controversial items in the future. L. Pereira stated the Township SALDO states the Planning Commission and Commissioners can hold public hearings if they choose. No specific criteria are required.

**ADJOURNMENT**

C. Peechatka made a motion, seconded by M. Guidry, to adjourn the meeting at 6:50 p.m. All in favor. Motion carried.

DRAFT