



POCONO TOWNSHIP PLANNING COMMISSION
AGENDA

August 8, 2022 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].

CORRESPONDENCE – None

OLD BUSINESS

- Motion to approve the minutes of the July 25, 2022 regular meeting of the Pocono Township Planning Commission. **(Action Item)**

SKETCH PLANS

173 Camelback Road Restaurant – Discussion regarding proposed plans for a 7,055 square foot restaurant located in the Commercial (C) zoning district.

- Engineering Sketch Plan Review Letter No. 2

NEW PLANS

Blessing (Munz) Minor Subdivision Plan – Motion to administratively accept the plan for engineering review. **(Action Item)**

- Proposal for subdivision of a 4.822 acre lot into Lot 1A and Lot 1B, both of which would be 2.41 acres. Single-family residential dwellings are proposed for each lot.

Cherry Lane Development Partners – 2977 Route 611 – Motion to administratively accept the plan for engineering review. **(Action Item)**

- Proposal for demolition of the Tannersville Inn and existing single-family dwelling, and the construction of a 5,585 square foot Wawa convenience store with fueling stations. Section 470-20 of the Pocono Township zoning ordinance allows retail business and fueling stations within the C, Commercial Zoning District.

Core5 Stadden Road Warehouse – Motion to administratively accept the plan for engineering review. **(Action Item)**

- Proposal for a 302,400 square foot warehouse. Access to the property is proposed via the approved Core5 Warner Road development, with an emergency access located on Stadden Road. The property is located in the Commercial Zoning District.

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 September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**
- 2) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. Extension request received with approval deadline of September 24, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**
- 3) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Approval deadline of 9/25/22. **Deadline for P.C. consideration is 9/12/22. (Action Item)**
- 4) 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 October 21, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**
- 5) Coover Subdivision – 135 Candlestick Henryville – Plans were administratively accepted at the 5/9/22 P.C. meeting. Extension letter received with approval deadline of 11/5/22. **Deadline for P.C. consideration is 10/10/22. (Action Item)**
- 6) Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of October 23, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**
- 7) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of October 23, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

- 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 November 19, 2022. **Deadline for P.C. consideration is 10/24/2022. (Action Item)**

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

PRIORITY LIST – None

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

- CMBK Resort Holdings LLC – 213 & 238 Evergreen Court; 142 & 145 Ridge Drive 5:00 p.m. on August 30, 2022.
 - Hearing regarding Camelback’s use of properties for employee housing.

NEW BUSINESS

PUBLIC COMMENT

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ADJOURNMENT