

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
February 13, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, February 13, 2023 and was opened at 6:02 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, absent; Mike Velardi, present.

Planning Commission Alternate: Claire Learn, present.

**IN ATTENDANCE**

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

**PUBLIC COMMENT**

Joshua Knapp (Township Resident) – Urged the Planning Commission to protect the community.

**CORRESPONDENCE – None**

**OLD BUSINESS**

D. Purcell made a motion, seconded by C. Learn, to approve the minutes of the January 23, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

Great Wolf Lodge Employee Housing Project – Discussion regarding proposal for employee housing located adjacent to Great Wolf Lodge on Great Wolf Drive.

Nate Oiler, RKR Hess, provided a description of the proposed project for employee housing. Stated project site is a wooded area and there are no steep slopes, wetlands or PNDI issues. Proposal for a three-story building with 54 rooms estimated to cover approximately 200 employees. Parking is already provided onsite. Traffic study was conducted as part of the hotel expansion project, so any potential increase in volume is already accounted for within the existing HOP. Water capacity has already been purchased that will cover this project and they are working to secure a sewer reservation.

Discussion regarding a business owner's interest in splitting a tenant space at The Crossings currently occupied by a Pool & Spa location. The business owner did not attend.

**NEW PLANS – None**

**FINAL PLANS UNDER CONSIDERATION – None**

## PRELIMINARY PLANS UNDER CONSIDERATION

Tannersville Plaza, Tannersville Realty L.P. – Plans were administratively accepted at the 12/12/22 P.C. meeting. Approval deadline of 3/12/23. **Deadline for P.C. consideration is 2/13/23.**

C. Peechatka made a motion, seconded by C. Kauffman, to recommend conditional approval of the Tannersville Plaza, Tannersville Realty L.P. plan subject to satisfying outstanding comments from the January 4, 2023 township engineer's review letter. All in favor. Motion carried.

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. **Deadline for P.C. consideration is 4/10/23.**

Sal Ciazzo, Hanover Engineering, provided an update regarding the Cranberry Creek Apartments Plan. Stated they have submitted to the MCCD; they are working through the HOP and traffic study process; and have reserved water capacity with BCRA and are completing sewer reservation process. Discussion regarding proposed waivers. No formal action taken. Waiver requests will include request to not have to show a semi-tractor trailer entrance onto the property. Applicant will attend next meeting to present waiver requests.

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

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 21, 2023. **Deadline for P.C. consideration is 3/13/23.**

Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Extension request received with approval deadline of March 23, 2023. **Deadline for P.C. consideration is 3/13/23.**

1328 Golden Slipper Road Minor Subdivision – Plans were administratively accepted at the 1/9/23 P.C. meeting. Approval deadline of April 9, 2023. **Deadline for P.C. consideration is 3/13/23. (Action Item)**

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 May 1, 2023. **Deadline for P.C. consideration is 4/10/23.**

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of April 21, 2023. **Deadline for P.C. consideration is 4/10/23.**

Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/10/23.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of May 5, 2023. **Deadline for P.C. consideration is 4/10/23.**

Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Extension request received with approval deadline of 6/30/23. **Deadline for P.C. consideration is 6/12/23.**

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

### PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments

- Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4<sup>th</sup> Monday of each month.

#### **UNFINISHED BUSINESS – None**

#### **ZONING HEARING BOARD SCHEDULE**

- Five Below (Crossings) – Hearing scheduled for February 16, 2023 at 5:00 p.m. to consider a variance request pertaining to signage.

#### **NEW BUSINESS**

M. Guidry stated she and Claire Learn met with other members of Grace Church regarding the proposed PennDOT SR 715 project and were told the project would include a roundabout. T. Munoz clarified that he spoke with PennDOT's project manager who stated there are no plans for any roundabouts as part of the project.

#### **PUBLIC COMMENT – None**

#### **ADJOURNMENT**

J. Folsom made a motion, seconded by C. Peechatka, to adjourn the meeting at 6:47 p.m. All in favor. Motion carried.

DRAFT