

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
April 10, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, April 10, 2023 and was opened at 6:05 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 Alternates: Claire Learn, present; Kyle VanFleet, present.

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

Ellen Gndt (Resident) – Asked about the timing of plans being tabled and whether any are in jeopardy of a “deemed approval.”

Lisa Bucholz (Jackson Township) – Commented on plans provided by Stadden Group LLC. Expressed concerns about possible violations on an existing short term rental property. Feels the area is not appropriate for glamping or a campground.

**CORRESPONDENCE – None**

**OLD BUSINESS**

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the February 13, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

- The Ridge Land Development – Presentation regarding current proposed planned residential development (PRD) multifamily housing project in Swiftwater.

Applicant presented PRD plan previously presented to the Board of Commissioners. Identified waivers needed on the project. Proposed PRD to meet environmental concerns through tightly clustered development to avoid impact to steep slopes. Coordinating with the school district regarding bus stop locations. Reviewed design features including sidewalks, curbing, storm sewer, and road widths. Questions regarding bus stops; public water and sewer; review of modifications;. K. VanFleet raised concerns regarding width and distance of driveways and the impact on larger vehicles or company trucks. Further questions regarding mail delivery and trash pickup as it pertains to driveway length/width.

## NEW PLANS

- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan – Motion for administrative acceptance.

C. Peechatka made a motion, seconded by J. Folsom, to accept the Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan for administrative acceptance. All in favor. Motion carried.

- Great Wolf Lodge Employee Housing Land Development Plan – Motion for administrative acceptance.

D. Purcell made a motion, seconded by M. Guidry, to accept the Great Wolf Lodge Employee Housing Land Development Plan for administrative acceptance. All in favor. Motion carried.

## SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

- Cold River Properties LLC – Conditional use application for proposed daycare located at 2936 Route 611, Tannersville, PA. Discussion regarding recommendation for approval to Board of Commissioners. **(Action Item)**

John Besser present on behalf of the applicant to discuss proposed daycare location. Discussion regarding the daycare as permitted in the Commercial zone, but subject to conditional use. Discussion regarding number and ages of children served and playground provided in rear of property. Review of parking lot safety considerations for children. Applicant will provide pavement markings for child walkway and child drop-off and have a security system.

E. Gndt asked if licensure is handled by the state and asked questions pertaining to the playground area and setbacks.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of the daycare conditional use for 2936 Route 611 subject to providing the appropriate pavement markings for the children's crosswalk and drop-off area. All in favor. Motion carried.

## FINAL PLANS UNDER CONSIDERATION – None

## PRELIMINARY PLANS UNDER CONSIDERATION

C. Pechatka made a motion, seconded by Marie Guidry to table the following plans. All in favor. Motion carried.

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of July 20, 2023. **Deadline for P.C. consideration is 7/10/23.**

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 19, 2023. **Deadline for P.C. consideration is 6/12/23.**

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 June 30, 2023. **Deadline for P.C. consideration is 6/12/23.**

1328 Golden Slipper Road Minor Subdivision – Plans were administratively accepted at the 1/9/23 P.C. meeting. Extension letter received with approval deadline of June 30, 2023. **Deadline for P.C. consideration is 6/12/23. (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 July 30, 2023. **Deadline for P.C. consideration is 7/10/23.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of August 3, 2023. **Deadline for P.C. consideration is 7/10/23.**

Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Extension request received with approval deadline of July 21, 2023. **Deadline for P.C. consideration is 7/10/23.**

Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of August 3, 2023. **Deadline for P.C. consideration is 7/10/23.**

## **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.
  - Discussion regarding proposed zoning map changes on Learn Road for Talon Drive and the property owned by TL Realty adjacent to the PPL easement.

C. Peechatka made a motion, seconded by M. Guidry, to recommend approval to the Board of Commissioners for the re-zoning of Talon Drive properties from C to R-1 and the TL Realty property on Learn Road from R-1 to C. All in favor. Motion carried.

## **UNFINISHED BUSINESS – None**

## **ZONING HEARING BOARD SCHEDULE**

- Lehigh Valley Health Network Realty Holding Company (1328 Golden Slipper Road) – Request for dimensional variance to provide one (1) off-street truck loading/unloading area where four (4) are required.

## **NEW BUSINESS – None**

## **PUBLIC COMMENT**

Elizabeth Casciano (Resident) – Stated she has been attending township meetings consistently since August of 2022. Expressed concerns regarding Stadden Road Core 5 project.

## **ADJOURNMENT**

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 7:26 p.m. All in favor. Motion carried.