

POCONO TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
May 8, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 8, 2023 and was opened at 6:03 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 and recognized as voting member until C. Peechatka arrived.

**IN ATTENDANCE**

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

**PUBLIC COMMENT – None**

**CORRESPONDENCE – None**

**OLD BUSINESS**

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the April 10, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

M. Guidry made a motion, seconded by M. Velardi, to open the agenda for discussion of two sketch plans. All in favor. Motion carried.

Tannersville Point Luxury Apartments – Attorney for applicant summarized history of the project. Previous plan proposed for the project site is now being altered due to plan for public water and sewer utilities. The original plan was from 2018 and has been in a holding pattern due to uncertainty for public utilities. Applicant has presented a new sketch plan for 304 apartments between seven buildings, a community center and pool.

M. Velardi asked question regarding emergency access and ability of fire apparatus to navigate the site. M. Guidry asked about school bus access to the site. The applicant stated the target market is “high end luxury apartments.” D. Purcell asked about traffic generated by the project and the need for an HOP or traffic signal. Applicant indicated they will pursue the project regardless of whether they receive state grant funds for the cost of the public utilities.

2808 Route 611 – Proposal to construct a new mixed-use building with offices and apartments. Planning to bring nonconformities into conformance. Asking for a variance to allow 1.5 parking spots per unit. Discussion regarding size of the apartments (two bedroom); potential areas for expanded parking if there became an issue; whether there are existing flooding concerns; timeline for the project; and zoning relief needed.

## NEW PLANS

- Fellins & BAD Properties Abeel Road Lot Line Adjustment – Motion for administrative acceptance. CK, MG.

C. Kauffman made a motion, seconded by M. Guidry, to accept the Fellins & BAD Properties Abeel Road Lot Line Adjustment for engineering review. All in favor. Motion carried.

## FINAL PLANS UNDER CONSIDERATION – None

## PRELIMINARY PLANS UNDER CONSIDERATION

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.**

Applicant discussed revised plans. Plans include a proposed restaurant and hotel. Discussion regarding parking space widths; floodplain considerations; waivers for disturbance of wetland buffer, landscaped islands, and other landscaping features. Will pursue a 1.85 parking spaces per unit variance request with the ZHB. Planning to re-align the intersection of Bartonville Avenue and SR 611. The plan will necessitate a dedicated righthand turn lane (no traffic light). Further discussion regarding school bus pickup.

M. Guidry made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Approval deadline of July 9, 2023. **Deadline for P.C. consideration is 6/12/23.**

Applicant provided update on the project and stated many of the comments have been addressed in the review letter. Discussion regarding whether sidewalks should be considered. Applicant may request a deferral for sidewalk installation. The following waivers were discussed for recommendation.

M. Velardi made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390-55.C(2)(a) & (b) pertaining to planting islands. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390-55.F(3) pertaining to relief from a property line buffer. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend a sidewalk deferral be placed on the applicant's plans. All in favor. Motion carried.

M. Guidry made a motion, seconded by D. Purcell, to table the plan. All in favor. Motion carried.

Great Wolf Lodge Employee Housing Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Approval deadline of July 9, 2023. **Deadline for P.C. consideration is 6/12/23.**

Applicant stated they have formally submitted their land development plan. Discussion regarding employee housing limited to employees of Great Wolf; clarified use as “dormitory use”; proposed use will not require parking for cars, as the dormitory will be for J-1 Visa international students; have designed accommodations for county transit for bus use; questions regarding WB50 size trucks navigating the parcel; and whether a wider driveway would be required.

M. Guidry made a motion, seconded by M. Velardi, to recommend denial of the following plans if an extension letter is not received. 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 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.**

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

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.**

It was noted that the following plan has been withdrawn and requires no further action:

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)**

**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 – None**

**NEW BUSINESS – None**

#### **PUBLIC COMMENT**

Ellen Gndt (Township Resident) – Asked whether there is a risk that any current projects could be considered deemed approvals.

#### **ADJOURNMENT**

J. Folsom made a motion, seconded by C. Kauffman, to adjourn the meeting at 7:19 p.m. All in favor. Motion carried.