

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 7, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 7, 2023 and was opened at 6:00 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, absent.

IN ATTENDANCE

Jon Tresslar, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

C. Peechatka made a motion seconded by M. Guidry to approve the minutes of the June 12, 2023 regular meeting of the Pocono Township Planning Commission. All in favor, Motion carried.

SKETCH PLANS

Springhill Suites SR 611 & Frantz Road – 611 Land Development, LLC. Sketch plan received for proposed hotel in Bartonsville.

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Great Wolf Lodge Employee Housing Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of September 18, 2023. **Deadline for P.C. consideration is 9/11/23.**

Discussion and action regarding the following waiver requests:

C. Peechatka made a motion, seconded by M. Guidry, to recommend approval of a waiver of Stormwater Management Ordinance Section 365-8.L pertaining to roof drains. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to recommend approval of a waiver of SALDO Section 390-29.J(7)(C). All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to recommend approval of waivers for SALDO Sections 390-48.s & 390-55.B(6). All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to recommend approval of a waiver of SALDO Section 390-50.D(4). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend conditional approval of the Great Wolf Employee Housing Land Development Plan pursuant to the Township Engineer's letter dated 6/23/23. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to sign Component 4A of the Great Wolf Lodge Employee Housing Sewage Planning Module Application for submission to the PA DEP. All in favor. Motion carried.

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.**

M. Velardi made a motion, seconded by J. Folsom, to recommend approval of a waiver for Stormwater Management Ordinance Section 365-10.1.6(b). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend approval of a waiver of SALDO Section 390-25.G(13). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend approval of a waiver of SALDO Section 390-55.D. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend approval of a waiver of SALDO Section 390-55.F. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend approval of a waiver of SALDO Section 360-13.D. All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to recommend conditional approval of the Grossi Major Subdivision Plan pursuant to the Township Engineer's letter dated July 10, 2023. All in favor. Motion carried.

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

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 August 31, 2023. **Deadline for P.C. consideration is 8/14/23.**

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 September 17, 2023. **Deadline for P.C. consideration is 8/14/23.**

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 October 18, 2023. **Deadline for P.C. consideration is 10/9/23.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of November 1, 2023. **Deadline for P.C. consideration is 10/9/23.**

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 31, 2023. **Deadline for P.C. consideration is 10/9/23.**

Alaska Pete’s Roadhouse Grille (173 Camelback Road) Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2023. **Deadline for P.C. consideration is 12/11/23.**

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 4th Monday of each month.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

- SBA Towers X, LLC – Special exception hearing scheduled for July 20, 2023 for construction of a new cell tower.

NEW BUSINESS – None

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.

ADJOURNMENT

D. Purcell made a motion, seconded by C. Peechatka, to adjourn the meeting. All in favor. Motion carried.