

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

October 10, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, October 10, 2023 and was opened at 6:01 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, absent; Chris Peechatka, present; Dennis Purcell, absent; Jeremy Sawicki, present; Mike Velardi, absent.

Planning Commission Alternates: Claire Learn, present and recognized as voting member, Kyle VanFleet, present and recognized as a voting member.

IN ATTENDANCE

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

PUBLIC COMMENT – None

CORRESPONDENCE

Stadden Group LLC (204 Stadden Road) – Presentation of sewage facilities planning module. **(Action Item)**

Sewage facilities planning module submitted to Township last week for submission to DEP. The plan has been submitted to the County as well.

M. Guidry made a motion, seconded by C. Peechatka, for the Township to execute the Planning Commission specific portion of the Stadden Group Sewage Facilities Planning Module. All in favor. Motion carried.

OLD BUSINESS

M. Guidry made a motion, seconded by D. Purcell, to approve the minutes of the September 11, 2023 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

Ertle Bartonville Wawa (3453 Route 611) – Motion for administrative acceptance. **(Action Item)**

Attorney Chris Brown presented MCTI plans on behalf of applicant.

D. Purcell made a motion, seconded by M. Guidry, to administratively accept the plans for the Ertle Bartonville Wawa Land Development Plan. All in favor. Motion carried.

MCTI Conference Center Addition – Motion for administrative acceptance. **(Action Item)**

M. Guidry made a motion, seconded by D. Purcell, to administratively accept the plans for the MCTI Conference Center Addition. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

The Spirit of Swiftwater Phase II – Plans administratively accepted at the 9/11/23 P.C. meeting. Approval deadline of December 10, 2023. **Deadline for P.C. consideration is 11/13/23.**

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

PRELIMINARY PLANS UNDER CONSIDERATION

Farda Realty Associates Minor Subdivision – Plans administratively accepted at the 9/11/23 P.C. meeting. Approval deadline of December 10, 2023. **Deadline for P.C. consideration is 11/13/23.**

Discussion regarding proposed lot line adjustment. A. Montgomery confirmed there are minimal comments remaining that only pertain to some drafting items.

C. Peechatka made a motion, seconded by M. Guidry, to recommend conditional approval subject to the October 5, 2023 Township engineer review letter. 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 November 30, 2023. **Deadline for P.C. consideration is 11/13/23.**

The Township engineer completed review of last submission. Applicant discussed proposed infiltration basin. Discussion regarding steps taken to prevent runoff from bypassing internal storm sewer and ensuring everything from their property is handled appropriately. Applicant included a trench drain in response to stormwater concerns.

Discussion and review of waiver requests from applicant. Discussion regarding a substitution request for different proposed plantings versus those required in the ordinance.

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

M. Guidry made a motion, seconded by C. Peechatka to recommend a waiver of Stormwater Management Ordinance Section 365-13.B. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Folsom to recommend a waiver of SALDO Sections 390-25.D; 390-29.D; 390-29.G and 390-31.B. to permit the use of a contextual aerial plan to satisfy the requirements for documenting and analyzing the existing resources within 500 feet of the site. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390-48.O.2. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390-48.W.1. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390-50.D.(8). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390-55.C.(2)(f). All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390-55.D.(3)(a). 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.c & Table 390-55-1. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Guidry, to recommend a waiver of SALDO Section 390-56.A.6.c. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend a waiver of SALDO Section 390-59.B. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of SALDO Section 390-59.H.(1). All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend conditional approval of the Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) Preliminary/Final Land Development Plan per the Township engineering letters dated September 29, 2023. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to table the following plans. 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. Extension request received with approval deadline of December 31, 2023. **Deadline for P.C. consideration is 12/11/23.**

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 February 15, 2024. **Deadline for P.C. consideration is 1/8/24.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 29, 2024. **Deadline for P.C. consideration is 2/12/24.**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

Camelback East/West Macrolite Telecommunication Facilities Special Exception – Review & recommendations.

No action taken.

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 – None

ZONING HEARING BOARD SCHEDULE

PUBLIC COMMENT – None

ADJOURNMENT

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 6:38 p.m. All in favor. Motion carried.