

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 13, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 13, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Claire Learn, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present.

Planning Commission Alternates: Kyle VanFleet, present; Bruce Kilby, present.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

PUBLIC COMMENT

John Smith (Resident) – Expressed his concerns regarding the SBA Tower project. The Storm water plan they submitted and how it will directly affect the Crescent Lake Subdivision needs to be addressed.

Cindy Gregor (Resident) – Questioned the process for the special exception with conditions on the SBA Towers submission. Who determines if those conditions are met now that they have submitted land development.

CORRESPONDENCE – None

OLD BUSINESS

D. Purcell made a motion, seconded by J. Folsom, to approve the minutes of the April 8, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- Brookdale Spa – (LDP 1425) – Nordic Style Spa with year-round self-guided, thermal and hydrothermal experiences. The project consists of the Spa building, parking, outdoor spa area, employee housing & maintenance facility. Peak capacity of 525 guests per week with minimal impact on nearby roads.

NEW PLANS

- Brookstead Apartments – (LDP 1423) – 64 Unit Apartment complex in Scotrun on Route 611 at the site of the old Pangea Restaurant. Proposal for a mixed-use development with parking, stormwater management and nature trail. Access for school buses and emergency vehicles within the property.

D. Purcell made a motion, seconded by C. Learn to administratively accept the plans for consideration. All in favor, Motion carried.

FINAL PLANS UNDER CONSIDERATION

- Spirit of Swiftwater – Phase II (LDP 1287) - Plans were administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of September 6, 2024 **Deadline for P.C. consideration is 8/12/24.** 52-unit apartment complex with elevator. Discussion ensued regarding the open space requirements and the bridge

C. Kauffman made a motion, seconded by M. Guidry, to recommend the plan to the Board of Commissioners based on T&M's recent review letter dated 4/24/24. All in favor. Motion carried.

- 611 Land Development LLC (LDP 1401) – Dual Brand Hotel – Hotel by Marriot – Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of July 7, 2024 **Deadline for P.C. Consideration is 6/10/24.** This project encompasses three municipalities. The buildings and driveway will be located within Hamilton Township with a detention basin located in Pocono Township. Discussion was had as to the scope of the project.

D. Purcell made a motion seconded by J. Folsom to table the plan. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

J. Folsom made a motion, seconded by M. Guidry to deny the following plans unless an extension is received: All in favor. Motion carried.

135 Warner Road – JBAR Pocono LLC – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of July 12, 2024. **Deadline for P.C. consideration is 6/8/24.**

1124 Sky View Drive Mono-Pine Tower (LDP 1424) – Plans administratively accepted at the 4/8/24 P.C. meetings with approval deadline of July 7, 2024. **Deadline for P.C. consideration is 6/10/24.**

C. Peechatka made a motion, seconded by C. Kauffman 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 August 15, 2024. **Deadline for P.C. consideration is 7/14/24.**

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, 2024. **Deadline for P.C. consideration is 12/9/24**

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month. This month we will be meeting on the 28th due to the holiday.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

Pocono Places LLC continuance will be held May 30th at 5 P.M.

NEW BUSINESS

PUBLIC COMMENT

E. Gndt – (Resident) – expressed her concern regarding the Kennel on Ruby Lane and asked who is responsible for ensuring the conditions on the special exception are being met. E. Gndt also spoke about 1124 Sky View Drive and asked the P.C. to be diligent with their consideration to ensure the public's safety and wellbeing is forefront in the review and conditions of the Land Development Plan. E. Gndt suggested the P.C. consider a nuisance ordinance during the zoning ordinance, zoning map and SALDO Amendments work sessions.

Cindy Gregor – (Resident) Clarified her comments from the April 8th meeting regarding the SBA tower and concern that the microplastics they use will pollute our wetlands, waterways, grounds and wildlife.

ADJOURNMENT

J. Folsom made a motion, seconded by M. Guidry, to adjourn the meeting at 8:05 p.m. All in favor. Motion carried.