

**POCONO TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**APRIL 22<sup>nd</sup>, 2019 - 7:00 p.m.**

The Pocono Township Planning Commission Regular meeting was held on April 22<sup>nd</sup>, 2019 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Keith Meeker, present; Jeremy Sawicki, present; and Bruce Kilby, present.

**IN ATTENDANCE:**

Jon Tresslar, Boucher & James, Inc. Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary.

**PUBLIC COMMENT:** None

**CORRESPONDENCE:** None

**MINUTES:** S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 04/8/2019 Planning Commission meeting minutes. All in favor. Motion carried.

**SKETCH PLAN:**

BCRA Rt.715 Water tank - J. Tresslar, Twp. Engineer, explained he is working on a full review of the sketch plan. R. Swink noted several members of the Board toured the site with Melissa Prugar, Twp. Engineer. S. Gilliland commented on the benefit of the site visit. Discussion followed.

**NEW PLANS:**

Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - B. Kilby and S. Gilliland noted due to conflicts with previous/family connections with Sanofi, they would abstain from commenting or voting all Sanofi projects.

Aaron Sisler, Borton-Lawson, Inc. represented the plan and explained the plan is to separate the parking areas from the buildings by fencing and turn stiles; a new contractor road; and utility upgrade. Discussion followed on time line for the project and permitting process.

J. Sawicki Made a motion, seconded by M. Guidry, to accept the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II Land Development Plan. Roll call vote: R. Swink, yes; S. Gilliland, abstained; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; J. Sawicki, yes; and B. Kilby, abstained. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

1. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 04/08/2019 P.C. Mtg. Revised plans received 03/19/2019. **Deadline for P.C. consideration is 06/24/2019. (60 Day Time extension received)**. Richard McMasters, Steeles Hardware, addressed the

**TURKEY HILL CONT:**

board with concerns on loss of U-Haul-it parking adjacent to Rt. 611. J. Tresslar, Twp. Engineer, explained there is concern with the site distance of the intersection when box trucks are parked in the front. P. Tripus, Twp. Secretary, explained Matthew Mack, Turkey Hill's engineer, had cancelled attending tonight's meeting, due to a letter received from Steeles. S. Gilliland noted concern with the impact of existing business and outstanding issues with the plan. Rich McMaster presented a parking agreement dated 05/11/2018 between Turkey Hill and Steeles. J. Tresslar questioned if Mr. McMasters felt the parking was adequate during busy times. R. McMaster noted there was issues on the weekends with parking. Discussion followed on the remaining issues with the plan. J. Tresslar will reach out to the engineer for Turkey Hill to discuss the Boards concern. J. Sawicki made a motion, seconded by D. Purcell, to table the Turkey Hill Minit Market, Store #274 Prelim/Final LDP. All in favor.  
Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 04/08/2019 P.C. Mtg. A resubmission has not occurred. **Deadline for P.C. consideration extended to 12/09/2019.**  
D. Purcell made a motion, seconded by M. Guidry, to table Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 04/08/2019 P.C. Mtg. Time extension requested until 10/20/2018. **Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.**  
J. Sawicki made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:****ORDINANCES:**

Property Maintenance Ordinance - The Board of Commissioners have requested the Planning Commission review the draft Property Maintenance Ordinance. D. Purcell noted he was opposed to the Ordinance. J. Sawicki felt the requirements were not feasible to enforce. R. Swink noted the cost to residents to hire someone to maintain their properties, if they were unable too. J. Sawicki noted the Township currently has a Junk Vehicle and Dangerous Structure Ordinance and questioned the need to include grass and trees. Discussion followed on the lack of staff to enforce. The Board requested to review the current Junk Vehicle and Dangerous Structure Ordinance before making comment.

**NEW BUSINESS:**

- 1) Priority list - D. Asure, Twp. Manager, explained the Board of Commissioner met earlier and suggested three priorities - 1) Sign Ordinance; 2) Short-term Rental Ordinance; and 3) Soil & Erosion Ordinance. Discussion followed. L. Pereira, Twp. Solicitor, explained the recent court rulings have an impact on the Township's Short-Term Rental Ordinance and updates to the Ordinance should be made. D. Asure, Twp. Manager, noted the Board of Commissioners had concerns with the Sign Ordinance. J. Tresslar, Twp. Engineer, explained the grading/erosion Ordinance was removed in the new Ordinance and he is working to draft a new Soil & Erosion Ordinance to address problems of other drainage issues. Discussion followed.  
S. Gilliland read a list of priorities for the Board to consider.
  - 1) Official Map showing zoning, roads projects, etc.
  - 2) Capital Improvement planning - S. Gilliland note under Planning Series 2 the Planning Commission should review the Capital Improvement Plan.
  - 3) Comprehensive Plan - D. Asure, Twp. Manager, explained the committees have not been defined for the regional plan committee, yet.
  - 4) Property Maintenance Ordinance - P. Tripus, Twp. Secretary, explained the draft Ordinance is on the P.C.'s agenda currently. The Board concurred to remove it from the priority list as it is a current agenda item.
  - 5) Open Burning Ordinance - S. Gilliland requested it be reviewed.
  - 6) Fireworks Ordinance - D. Asure, Twp. Manager, explained the BOC had recently amended and adopted a Fireworks Ordinance in 2018. The Board concurred to remove it from the list.
  - 7/8) Dangerous Structures and Junk Vehicles Ordinance - The Board agreed to review the Ordinance under the Property Maintenance Ordinance.
  - 9) Emergency Responses and Alarms
  - 10) Short Term Rental Ordinance
  - 11) Outdoor woodburning Furnaces
  - 12) Yard Sale Ordinance
  - 13) Sign OrdinanceDiscussion followed. The Board requested P. Tripus provide the list to the Board for ranking. Once completed the Board will suggest the top three items as a priority items to discuss at the next work session with the BOC.
- 2) Work Session - The Board suggested May 13<sup>th</sup>, 2019 at 6:00 p.m. for the next work session. D. Asure, Twp. Manager, will confirm.

**OPEN DISCUSSION:****COMMENTS BY AUDIENCE:** None**ADJOURNMENT:** D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:30 p.m. All in favor. Motion carried.

Respectfully submitted

Pamela Tripus

Township Secretary

