

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 27, 2017 – 7:00 p.m.

- A. CALL TO ORDER** (followed by the Pledge of Allegiance)
- B. ROLL CALL**
- C. NOTIFICATIONS OF COMMENTS**
- D. CORRESPONDENCE**
- E. MANAGER'S REPORT – TBD**
- F. MINUTES:** Minutes of the Pocono Township Planning Commission Meeting-2/13/2017.
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**
- H. FINAL PLANS UNDER CONSIDERATION:**
 - 1. Farda Minor Subdivision - Plan was accepted at the 2/13/17 P.C. Meeting. Proposal for the consolidation and subdivision of five (5) existing parcels for the Summit Health Campus and existing gas station. Deadline for consideration is 5/14/17.
- I. PRELIMINARY PLANS UNDER CONSIDERATION:**
 - 2. Sheldon Kopelson, Commercial Development (Lot 3)- Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 2/13/17 mtg. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.
 - 3. Spa Castle Land Development – Plan was accepted at the 12/14/2015 Meeting. The Planning Module for this project was rejected by the Commissioners. Deadline for consideration is April 17, 2017. Planning Review distributed 9/9/16. Technical Review distributed 11/9/16. Tabled at the 2/13/17 mtg.
 - 4. Camelback Lot 13 and Hotel – Plan was accepted at the 06/13/2016 PC Meeting. Review letter distributed 07/21/16. Tabled at the 2/13/17 mtg. Deadline for consideration extended to April 17, 2017.
 - 5. Sanofi Pasteur Tier One Parking Deck – Plan was accepted at the 07/11/2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is May 7, 2017. Tabled at the 2/13/17 mtg. Review No. 2 distributed January 5, 2017.
 - 6. Sanofi Pasteur Discovery Drive Turn Lane Land Development – Plan was accepted at the 10/24/16 P.C. meeting. Final Plan approval contingent on approval of waiver

request. Deadline for consideration is April 22, 2017. Tabled at the 2/13/17 mtg. Review No. 2 distributed 1/4/17.

7. Discovery Drive Widening - The plans were administratively accepted at the December 12, 2016 P.C. Meeting. Final Plan approval contingent on approval of waiver request. Deadline for consideration is June 8, 2017. Review No. 2 distributed 1/9/17. Tabled at the 2/13/17 mtg.
8. Summit Health Campus – Land Development- The plans were administratively accepted at the January 9, 2017 P.C. Meeting. Deadline for consideration is April 9, 2017. Review No. 1 distributed 2/10/17. Request for Modifications recommended for approval to the BOC at the 2/13/17 P.C. Meeting.
9. Day Star Holiness Bible Church – Land Development on Learn Road. The plans were administratively accepted at the February 13, 2017 P.C. Meeting. Deadline for consideration is 5/14/17.

J. SKETCH PLANS

K. PERMITS

L. PLANNING MODULE

M. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

1. Conditional Use Application for Adams/Casciano

N. UNFINISHED BUSINESS

O. NEW BUSINESS:

P. COMMENTS BY AUDIENCE

Q. ADJOURNMENT:

POCONO TOWNSHIP PLAN STATUS

Project Name (acceptance date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Larson on Brookdale Rd (12/12/16)	Minor Subdivision	Final	4/19/2017	4/10/2017	4/17/2017	2/10/2017	1/9/2017	Recommended denial of RFM- steep slopes; Recommended approval of plan to BOC at 2/13/17 meeting	RFM-Steep Slopes was tabled at 2/21/17 BOC Mtg.
Farida Minor Subdivision (2/13/17)	Minor Subdivision	Final	5/14/2017	4/24/2017	5/1/2017				
Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	6/30/2017	6/12/2017	6/19/2017	unknown date	2/13/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Devt	Prelim	4/17/2017	4/3/2017	4/10/2017	Planning Rev 9/9/16 Technical Rev 1/9/16	2/13/2017		
Camelback Lot 13 and Hotel (05/13/16)	Commercial Land Devt	Prelim	4/17/2017	4/10/2017	4/17/2017	7/21/2016	2/13/2017		
Sanofi Tier One Parking Deck (7/1/16)	Commercial Land Devt	Prelim*	5/7/2017	4/24/2017	5/1/2017	1/5/2017	2/13/2017		
Sanofi Pasteur Discovery Drive Turn Lane (10/24/16)	Land Devt	Prelim*	4/22/2017	4/10/2017	4/17/2017	1/4/2017	2/13/2017		
Weiss Market Gas N Go (12/12/16)	Land Devt	Prelim*	3/10/2017	2/27/2017	3/6/2017	2/10/2017	1/9/2017	Recommended approval of RFMs and Plan Approval to BOC at 2/13/17 mtg.	
Discovery Drive Widening (12/12/16)	Land Devt	Prelim*	6/8/2017	5/22/2017	6/5/2017	1/9/2017	2/13/2017		
Summit Health Center Land Development (1/9/17)	Land Devt	Prelim	4/9/2017	3/27/2017	4/3/2017	2/10/2017	2/13/2017	Prelim/Final Plan Waiver recommended to BOC at 2/13/17 meeting	
Day Star Holiness Bible Church (2/13/17)	Land Devt	Prelim	5/14/2017	4/24/2017	5/1/2017				

*Final Plan contingent on approval of waiver request

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 13th, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on February 13th, 2017 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; and Jeremy Sawicki, absent.

Lisa Pereira, Planning Commission Solicitor; and Melissa Pruger, Township Engineer; Charles Vogt, Township Manager; and Pamela Tripus, Township Secretary; were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address 5 comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

CORRESPONDENCE:

- 1) A time extension letter was received for Sanofi Discovery Drive Widening for ninety (90) days.
- 2) A time extension letter was received for Larson Minor until 04/19/2017.

MINUTES: S. Gilliland noted a correction to the minutes. D. Purcell made a motion, seconded by M. Guidry, to approve the 01/09/2017 as corrected. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS:

Farda Minor Subdivision - Nate Oiler, RKR Hess, represented the plan. Plan fees paid. Twp. Engineer's acceptance review letter of 02/10/2017 received. The plan proposes to consolidate and subdivide five existing parcels for the Summit Health Campus and existing gas station. S. Gilliland made a motion, seconded by B. DeYoung, to accept the Farda Minor Subdivision Plan. All in favor. Motion carried.

Day Star Holiness Bible Church - Plan fees paid. Twp. Engineer's acceptance review letter of 02/10/2017 received. Property is located on Learn Road. D. Purcell made a motion, seconded by S. Gilliland, to accept the Day Star Holiness Bible Church LDP. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Larson Minor Subdivision on Brookdale Road - Plan fees paid. The plan was accepted at the 12/12/2016 P.C. mtg. Twp. Engineer review letter #2 was received 02/10/2017. Chuck Niclaus, Niclaus Engineering Corp., represented the plan. A Request for Modification (RFM) from SALDO 3.209.B.4 &

3.209.B.5 was requested. C. Niclaus suggested a note could be added to the plan reserving 65% of the lots from future development. Discussion followed. B. Demarest made a motion, seconded by M. Guidry, to deny the RFM for 3.209.B.4 & 3.209.B.5 - Steep slopes based on the Twp. Engineer's unfavorable recommendation. Roll call vote: D. Purcell, yes; B. DeYoung, no; S. Gilliland, no; R. Swink, yes; M. Guidry, yes; and B. Demarest, yes. Motion carried.

S. Gilliland made a motion, seconded by B. Demarest, to recommend approval of the Larson Minor Subdivision Plan on Brookdale Road conditioned the requirement of the 02/10/2017 Twp. Engineer review #2 letter are met. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2013 P.C. mtg. Tabled at the 01/09/2017 mtg. Deadline for consideration is 06/30/2017. B. Demarest made a motion, seconded by B. DeYoung, to table the Sheldon Kopelson - Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development - Plan accepted at the 12/14/2015 P.C. mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 01/09/2017 mtg. A time extension letter was received until 04/17/2017. Discussion followed on the status of the plan. B. Demarest made a motion, seconded by B. DeYoung, to table Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 07/25/2016 mtg. The plan was tabled at the 01/09/2017 P.C. mtg. B. Demarest made a motion, seconded by B. DeYoung, to table the Camelback Lot 13 and Hotel. All in favor. Motion carried.

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. The Plan was accepted at the 07/11/2016 P.C. mtg. The plan was tabled at the 01/09/2017 P.C. mtg. Deadline for consideration is 05/07/2017. SEE MOTION BELOW FOR TABLING.

Sanofi Pasteur Discovery Drive Turn Lane Land Development - Plan was accepted at the 10/24/2016 P.C. mtg. Deadline for consideration is 4/22/2017. The plan was tabled at the 01/09/2017 P.C. mtg. Revised Plans received. SEE MOTION BELOW FOR TABLING.

Sanofi Discovery Drive Widening - The plans were administratively accepted at the 12/12/2016 P.C. Mtg. The plan was tabled at the 01/09/2017 P.C. mtg. Final plan approval contingent on approval of waiver request. SEE MOTION BELOW FOR TABLING.

M. Guidry made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Tier One Parking Deck LDP, Sanofi Pasteur Discovery Drive Turn LDP, and Sanofi Pasteur Discovery Drive Widening LDP. S. Gilliland abstained from voting. All in favor. Motion carried.

Weis Market Gas 'N' Go - Gas 'N' Go facility at existing Weis Market. The plans were administratively accepted at the 12/12/2016 P.C. Meeting. Boucher & James review No. 2 was distributed 01/05/2017. Revised plans received on 02/03/2017. William Swanick, P.E. Herbert, Rowland, & Grubic, Inc., and Alexander G. Ororbia represented the plan. Discussion followed. RFMs requested:

SALDO 3.209.B.7 - New Deed - S. Gilliland made a motion, seconded by B. DeYoung, to recommend approval of SALDO 3.209.B.7 - New Deed for Weis Market Gas "N" Go. All in favor. Motion carried.

SALDO 2.106 - Preliminary/Final - D. Purcell made a motion, seconded by M. Guidry to recommend approval of SALDO 2.106 - Preliminary Final. All in favor. Motion carried.

SWM 301.L - Roof Drains - B. DeYoung made a motion, seconded by S. Gilliland, to recommend approval of SWM 301.L - Roof drains. All in favor. Motion carried.

SWM 307.C and 307.D - storm water conveyance facility - M. Guidry made a motion, seconded by D. Purcell, to recommend approval of SWM 307.C and 307.D - storm water conveyance facility. All in favor. Motion carried.

D. Purcell made a motion, seconded by B. DeYoung, to recommend approval of the Weis Market Gas 'N' Go LDP conditioned upon the requirements of the Twp. Engineer's 2/10/2017 letter are satisfied. All in favor. Motion carried.

Summit Health Campus Land Development Plan - Plan fees paid. Plan was accepted at the 01/09/2017 P.C. mtg. Twp. Engineer's review letter of 02/10/2017 was received. Nate Oiler, RKR Hess Associates, represented the plan. Discussion followed on traffic improvements to Rt. 715, runoff from neighboring property and BCRA waterline expansion. RFM's requested:

- 1) 2.106 - preliminary/final - B. Demarest made a motion, seconded by S. Gilliland, to recommend approval of SALDO 2.106 - Preliminary/Final. All in favor. Motion carried.
- 2) SALDO 2.302.A & SMO 403B (pg. 35) - Plan size - S. Gilliland made a motion, seconded by B. Demarest, to recommend approval of SALDO 2.302.A & SMO 403B (pg. 35) - Plan size to 30" x 42". All in favor. Motion carried.
- 3) SMO 306 D (pg. 31) 1986 rainfall intensity curves. - B. Demarest made a motion, seconded by M. Guidry, to recommend approval of SMO 306 D (pg. 31) 1986 rainfall intensity curves. All in favor. Motion carried.

B. Demarest made a motion, seconded by M. Guidry, to table the Summit Health Campus Land Development Plan. All in favor. Motion carried.

SKETCH PLANS: Tannersville Point Apartment Complex-Revised Sketch Plan - Application fee and Escrow replenished. Deanna Schmoyer, Borton-Lawson, Inc. represented the plan. The revised plan is for a 4 story, 80 unit apartment complex. Sewer and water will be permitted by DEP. Discussion followed on traffic, screening and buffers zones.

PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

Conditional Use Application for Adams/Casciano - Discussion followed. No action taken.

UNFINISHED BUSINESS:

NEW BUSINESS:

Yard Sale Ordinance - Mike Tripus, Township Zoning Officer, noted the Zoning Ordinance does not define yard sales. He requested the Board consider drafting an ordinance to address the problems. Discussion followed. S. Gilliland requested M. Tripus to submit a summary for the Board to review. No action taken.

Short Term Rental Ordinance - No action taken.

PUBLIC COMMENT:

S. Gilliland questioned the Brookdale project overlay zone. C. Vogt noted a public work session will be held 02/16/2017, 9:00 a.m., at the St. Luke's Ambulance building. Discussion followed.

ADJOURNMENT: M. Guidry made a motion, seconded by B. Demarest, to adjourn the meeting at 9:20 p.m. All in favor. Motion carried.

*A recording of the entire meeting will be kept on file at the Township for perpetuity and will be made available to anyone who may wish to obtain the verbatim meeting.