

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
JANUARY 22, 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on January 22nd, 2018 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; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; and Jeremy Sawicki, present;

Lisa Pereira, Twp. Solicitor; Jon Tresslar, Twp. Engineer; Donna Asure, Twp. Manager; and Pamela Tripus, Twp. Secretary/Recording Secretary were present.

MOTION TO RATIFICATION OF MEETING TIMES AND DATES D. Purcell made a motion, seconded by M. Guidry, to ratify the Planning Commission Meeting times and dates as the 2nd and 4th Mondays, excepting holidays when the meeting will be moved to Tuesday, at 7:00 p.m. All in favor. Motion carried.

NOTIFICATIONS OF COMMENTS - None

CORRESPONDENCE: None

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of the 01/08/2018 PC meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

- 1) Crossings Outlets Storage Building Final - Deanna Schmoyer, Borton Lawson, Inc. represented the plan. The land development plan was the storage shed was previously approved. D. Schmoyer explained that changes were made to the landscaping and parking space. Due to the minor changes to the plan, she requested the plan be considered as a Final and reviewed as per the previous SALDO. J. Tresslar, Twp. Engineer, noted it was acceptable if the Board approved. J. Sawicki made a motion, seconded by S. Gilliland to accept the Crossing Outlets Storage Building Final and to authorize the Twp. Engineer to review the plan under the requirements of the previous SALDO. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

- 1) Auto Sales Lot for Homes of the Poconos, LLC - The original plan received preliminary approval approximately ten years ago as an Auto Sales Lot. The Applicants have resubmitted the the original plan as the final LDP. J. Tresslar reviewed his letter of 01/18/2018.
D. Purcell made a motion, seconded by M. Guidry, to recommend approval of the Auto Sales Lot for Homes of the Poconos, LLC, conditioned upon satisfying the Township Engineer's letter dated 01/18/2018. 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 01/08/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. B. DeYoung made a motion, seconded by D. Purcell, to table the 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 01/08/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018.
D. Purcell made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.
3. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 01/08/2018 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018.
J. Sawicki made a motion, seconded by D. Purcell, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

SKETCH PLANS: R. Swink questioned the status of the Ertle Sketch plan and if it will comply with the Twp. Engineer's letter. P. Tripus noted the Township had not received the land development plan and application.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

ORDINANCES:

- a) SALDO Revisions - L. Pereira, Twp. Solicitor, explained the amendment to the SALDO. J. Sawicki made a motion, seconded by D. Purcell, to recommend for approval the amendment to SALDO Ordinance 77, Section 1, Article IV, Section 408.9 - Master Sign Plan. All in favor. Motion carried.
- b) Sign Ordinance - L. Pereira, Twp. Solicitor, reviewed the proposed changes to Ordinance No. 110:
 - 1) Article VII, Section 701.A.6 - "No sign shall be illuminated between the hours of 10:00 p.m. and 6:00 p.m." S. Gilliland noted all signs externally lighted at night must be shielded. Discussion followed on businesses opened passed 10 p.m. J. Sawicki made a motion, seconded by S. Gilliland, to remove Section 701.A.6 from the amendment. All in favor. Motion carried.
 - 2) Article VII, Section 704.B.3 - To change the limit of facades which signs can be placed to state "A single non-residential building shall be limited to having a sign or signs on no more than four (4) building facades". Discussion followed. The board concurred to maintain Section 704.B.3 at three (3) facades.
 - 3) Article VII, Section 704.C.2 - "Billboards height" Discussion followed on the height of billboards. The board recommended the average height for a Billboard's viewable surface be 30' from the roadway surface.
 - 4) Article VII, Section 704.C.3 - The minimum spacing between Billboards. S. Gilliland noted the board had addressed this in a previous draft to be 300'. The Board recommended the minimum spacing be set at 300' between signs.
 - 5) Article VII, Section 704.E.1 - "One (1) Monument Sign identifying each main entrance location, displayed toward a street to which it has permitted access." Michael Tripus, Zoning Officer explained a business may have more than one main entrance such as the Crossings Outlets and currently only one monument sign is allowed. The Board agreed to recommend adding of the word "each".

6) Ordinance No.110 - "Use Schedule" - amended to add "Billboards" as a conditional use in R-D, C, and I zoning district. The Board agreed to the change.

7) Section 902.C - L. Pereira explained the Section was unenforceable and will be deleted. The Board agreed.

L. Pereira, Twp. Solicitor, will revise the draft.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT: J. Sawicki made a motion, seconded by D. Purcell, to adjourn the meeting at 8:05 p.m. until 02/12/2018. All in favor. Motion carried.

Respectfully submitted
Pamela Tripus
Township Secretary