

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES

JULY 13th, 2015

7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on July 13th, 2015, 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, present.

Leo DeVito, Broughal & DeVito LLP, Township Solicitor; Tim Edinger, T&M Associates, Township Engineer; and Pamela Finkbeiner, Township Secretary.

MINUTES: M. Guidry made a motion, seconded by J. Sawicki, to approve the minutes of the 06/22/2015 regular meeting. All in favor. Motion carried.

CORRESPONDENCE: A time extension letter until 08/30/2015 from Matergia & Dunn, Attorney for the Wen-Tann Partners (Wendy's).

MANAGER'S REPORT: Gregg Schuster, Township Manager, reported on the joint meeting with Monroe County Planning Commission. Key points discussed: a) Review of the draft sign ordinance; b) Rt. 611 & Rt. 715 improvements; c) Recreation Plan update; d) Resources available for planning; and e) Creation of an official map.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. A time extension has been received until 12/31/2015. The configuration of the minor subdivision is dependent on the Route 715 realignment. Plan was tabled at the 06/22/15 meeting.

Wendy's Wenn-Tan Land Development Plan - Plan was accepted at the 03/23/2015 meeting. Plan fees paid. Date for action by the P.C. is 8/10/2015. Pending submission of additional information including the PennDOT review.

J. Sawicki made a motion, seconded by B. Demarest, to table the Sheldon Kopelson Commercial Development (Lot 3) and Wendy's Wenn-Tan Land Development Plan. All in favor. Motion carried.

PRESENTATION OF SKETCH PLAN: Running Lane Hotel (Pocono Brew Pub) - Chuck Niclaus, Niclaus Engineer Corp., represented the plan and gave an update of the project. The plan was original submitted in 2007. Discussion followed on the truck parking/loading area, stormwater, traffic study, pedestrian traffic through the property, and sewer usage. A portion of the frontage belongs to the Butz estate and a portion to the Township. The applicant will request the Township vacate their portion. No action taken.

39 Learn Road - Francis Sloane addressed the Board concerning an additional apartment to be added to a previously approved Land Development Plan. Discussion followed. The board concurred the project was a zoning issue and not land development. No action taken.

PRESENTATION OF VARIANCE, SPECIAL EXCEPTION, CONDITIONAL USE, ET AL, APPLICATIONS:

UNFINISH BUSINESS: Zoning workshop - T. Edinger presented the suggested steps for review of Draft Zoning Ordinance. The board concurred to review the draft by sections with the additions to be added. Discussion followed on maps, 'uses' conditional/special exceptions, property maintenance, and junk yards. B. Demarest made a motion, seconded by J. Sawicki, to cancel the 07/13/2015 Workshop for Ordinances. All in favor. Motion carried.

Discussion of the overlay district as supported by the Township Manager - no action taken.

Discussion of replacing the Conservation District Article in the PRD section of the Draft Zoning Ordinance.

NEW BUSINESS: 611 Corridor Study - Discussion followed on Traffic problems along Rt. 611. J. Sawicki made a motion, seconded by M. Guidry, to investigate working with MCPC for a Rt. 611 Traffic study for roadway improvements. All in favor. Motion carried.

Streetscape overlay district - T. Edinger suggested the Board take a tour of a streetscape district in Bethlehem Township. Discussion followed to areas where an overlay district can be located, future development, benefits of overlay zones for developers, etc. T. Edinger will coordinate with Lisa Pereira, Twp. Solicitor, for dates. The Board suggested Thursday afternoon.

COMMENTS BY AUDIENCE: None

ADJOURNMENT: M. Guidry made a motion, seconded by B. DeYoung, to adjourn the meeting at 8:50 p.m. until 7/27/2015 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Respectfully submitted:
Pamela Finkbeiner
Township Secretary