

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 27th, 2015
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on July 27th, 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.

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

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: P. Finkbeiner read an email from Eric Koopman concerning previous 611 Corridor Studies. Two studies were done - a Congested Corridor Improvement Plan was performed by PennDOT in 2003 and a 1980 study that should be updated. MCPC will provide the Board with information to start new 611 Corridor Study.

P. Finkbeiner noted she spoke to Nate Staruch, MCPC, and the Traffic Counts for Pocono Township should be completed by mid-August. Completed to date: Gravett's Way, Brookdale Road, Summit Road, Shine Hill Road, Cranberry Road and Back Mt. (Completed by PennDOT in 2014). Learn Road and Bartonsville Ave. will be started next week.

MINUTES: T. Edinger noted an addition to the minutes: 1) Discussion of the overlay Districts as supported by the Township Manager but no action taken; 2) Replace the Conservation District Article in the draft ZO Ordinance in the PRD section. J. Sawicki made a motion, seconded by S. Gilliland, to approve the minutes of the 07/13/2015 regular meeting. All in favor. Motion carried.

MANAGER'S REPORT:

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

Wendys - Wen-Tann Land Development Plan - Preliminary Plans have been submitted and were accepted at the 03/23/2015 meeting. Plan fees paid. **Tabled at the 07/13/2015 meeting. Deadline for action is 08/31/2015.** Ralph Matergia, Solicitor, noted the issues of the Twp. engineer's letter were addressed, the entrance was revised as per PennDOT, and the MCPC review was received. The MCPC letter of 07/24/2015 was reviewed - Comment 2) Drainage easement 2.200 and 3.207.B. Peter Terry, Benchmark Engineering, noted they are requesting an RFM since drainage has been addressed with onsite infiltration. Discussion followed.

WENDYS LDP CONT:

3) Waiver from 3.608 & 3.612 - SALDO - The board concurred to defer these requirements. Discussion followed on overlay district to include streetscapes and sidewalks. B. Demarest noted older business will be impacted by requiring sidewalks and streetscapes. R. Swink spoke in favor of sidewalk installation. R. Matergia noted the deferral will be placed on the plan and included in the Development agreement. J. Coover, Twp. resident, questioned the justification of sidewalks due to the limited residential uses located on Rt. 611. J. Sawicki stated the deferral will allow the Township options in the future.

4) Landscaping - B. Demarest raised concern over the use of White Pine trees for landscaping. He suggested a change to a lower growing tree.

6 & 7) HOP - The plan was resubmitted to PennDOT and the driveway revised as per their comments. Trip Generation Report estimates 1,961 trips per weekday. Discussion followed on the truck turning radius when entering and leaving the property and limiting delivery times until evening hours. P. Terry noted the entrance was changed per PennDOT requirements.

Discussion on the remaining comments. P. Terry noted they received approval from Monroe County Conservation District.

R. Matergia noted the gas line will be relocated as per Twp. Engineer's comment.

T. Edinger noted the majority of his comments have been addressed.

Request for Modifications:

SALDO 3.207.B - J. Sawicki made a motion, seconded by S. Gilliland to recommend approval of SALDO 3.207.B - 10' Drainage easement. All in favor. Motion carried.

SALDO 2.200 - B. Demarest made a motion, seconded by J. Sawicki, to recommend approval of SALDO 2.200 - Preliminary/Final. All in favor. Motion carried.

SALDO 3.612 - J. Sawicki made a motion, seconded by B. Demarest, to recommend deferral of SALDO 3.612 - Landscaping. All in favor. Motion carried.

SALDO 3.608 - B. Demarest made a motion, seconded by B. DeYoung, to recommend deferral of SALDO Sec. 3.608 - sidewalks. All in favor. Motion carried.

J. Sawicki made a motion, seconded by B. DeYoung, to recommend the Wendy's Wen-Tann Land Development Plan to be approved with conditions:

- 1) White pines changed to Arborvitaes, etc.
- 2) Howell's Lane to be labeled correctly.
- 3) Fire Company review of the revised front entrance plan.
- 4) Conditions of the MCPC's letter of 07/24/2015 addressed.
- 5) Conditions of Twp. Engineer's letter of 07/23/2015 addressed.

All in favor. Motion carried.

T. Edinger noted the plan should go before the Board of Commissioner at their meeting on 08/17/2015.

Sheldon Kopelson Commercial Development (Lot 3) - Plan was accepted at the 08/13/2013 P.C. meeting. Plan fees paid. The configuration of the minor subdivision is dependent on the Route 715 realignment. **Tabled at the 07/13/2015 meeting. Deadline for consideration extended to December 31th, 2015.** J.

Sawicki made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

**PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL,
APPLICATIONS -**

Pocono Manor Investors L.P. Sign Plaza, Conditional Use Hearing - Ralph Matergia, Solicitor, represented the application and explained the realignment of Rt. 314, has changed the entrance of Manor Drive. The new signs will include two businesses and conform to the historic aspects of Pocono Manor. The Twp. Engineer's letter of 07/23/2015 was reviewed. T. Edinger noted sign #2 appeared to be located close to the utility easement. B. Demarest made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the Pocono Manor Investors L.P. Sign Plazas Conditional Use application. All in favor. Motion carried.

UNFINISHED BUSINESS - S. Gilliland discussed the draft sign ordinance review letter from Monroe County Planning Commission. Judi Coover, Twp. resident, commented on the term 'future' right-of-way. S. Gilliland noted the Township is conducting traffic studies to identify the roadways and delineate the right-of-ways. Once a road is identified, the future right-of-way will be determined for those roadways. L. Pereira noted if an existing sign is located in a right-of-way, the Township or PennDOT may be required to compensate the owner for the removal. T. Edinger noted the future right-of-way prevents signs being placed in those right-of-ways.

Robert Fisk, Twp. resident, questions concerning replacement of non-conforming signage.

Discussion followed on traffic problems in the Township and what actions the Township can take to improve the problems. J. Coover and B. Fisk spoke concerning future development's impact on the present traffic problems.

The next Draft Zoning Ordinance workshop on 08/20/2015 and will review first three articles of the draft.

NEW BUSINESS - none

PUBLIC COMMENT - none

AJDOURNMENT: M. Guidry made a motion, seconded by S. Gilliland, to adjourn the meeting at 8:45 p.m. until 08/10/2015 at 7:00 p.m., at the Pocono Township Municipal building. All in favor. Motion carried.

Respectfully submitted
Pamela Finkbeiner
Township Secretary