

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 29th 2018 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on May 29, 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, absent; Marie Guidry, present; Jeremy Sawicki, absent; and Chad Kilby, present.

Leo DeVito, Twp. Solicitor; Jon Tresslar, Twp. Engineer; DonnaASURE, Twp. Manager; and Pamela Tripus, Twp. Secretary/Recording Secretary were present.

PUBLIC COMMENT:

CORRESPONDENCE:

1. GTRP Grant Application, request for letter of support - Ron Swink questioned the cost of the repair and the status of the PennDOT realignment of Rt. 715. Jon Tresslar, Twp. Engineer, explained the quote included prevailing wage and extensive controls to protect the stream during repairs. He noted the Township is only required to match it by 15% of the total cost. J. Tresslar noted the latest information from PennDOT's realignment will not impact the foot bridge. Discussion followed on the PennDOT project. C. Kilby made a motion, seconded by S. Gilliland, to authorize the Chairman to execute a letter of support for the GTRP Grant Application for the repair of the TLC Bridge. All in favor. Motion carried. S. Gilliland expressed his appreciation for the Township applying for the grant.
2. A time extension until 12/31/2018 was received for Kopelson - Commercial Development (Lot 3).
3. A time extension until 07/31/2018 was received for Pocono Logistics LDP.

R. Swink questioned the status of the Quaker Ridge Preliminary LDP extension. P. Tripus explained the plan was an older plan that did not move forward due to economic reasons. Discussion followed. L. DeVito will review the plan history.

MINUTES: M. Guidry made a motion, seconded by D. Purcell, to approve the minutes of the 05/14/2018 PC meeting. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

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 05/14/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 12/10/2018. C. Kilby made a motion, seconded by D. Purcell, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

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 05/14/2018 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 M. Guidry, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

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 05/14/2018 P.C. Mtg. Time extension requested until 07/30/2018. Deadline for P.C. consideration is extended to 07/09/2018. C. Kilby noted he spoke to the Fire Chief and the Fire Company recommends the spaces by the rear retaining wall be parallel to the wall. S. Gilliland made a motion, seconded by M. Guidry, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination. All in favor. Motion carried.

Pocono Logistics LDP - Plan fees paid. Plans were accepted at the 03/26/2018 P.C. Mtg. Plan was tabled at the 05/14/2018 P.C. Mtg. Deadline for P.C. consideration is 07/09/2018. Twp. Engineer's review letter dated 04/19/2018 was received. D. Purcell made a motion, seconded by M. Guidry, to table the Pocono Logistics LDP. All in favor. Motion carried.

SKETCH PLANS: None

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

ORDINANCES:

Medical Marijuana - L. DeVito, Twp. Solicitor, explained the Ordinance provides for the various medical marijuana uses and zones, the uses are allowed. L. DeVito noted it includes supplemental requirements for each of the various use. R. Swink referred to a property, previously inquired about for medical marijuana. M. Tripus, Twp. ZO, commented on a people that have contacted his office. L. DeVito explained the draft was sent to MCPC for review. Discussion followed.

MEDICAL MARIJUANA ORDINANCE CONT:

S. Gilliland noted the Ordinance included the required state requirements. S. Gilliland questioned the limit of industrial zones in the Township. Discussion followed.

S. Gilliland made a motion, seconded by C. Kilby, to recommend the Medical Marijuana Ordinance to the Board of Commissioners for approval. All in favor. Motion carried.

UNFINISHED BUSINESS:

Wagner Millwork - Forestry Permit - J. Tresslar, Twp. Engineer, in his letter dated 04/12/2018 recommended a \$100,000 bond for roadway repairs along Back Mountain Road and videotaping of roads prior to hauling activities. D. Purcell made a motion, seconded by M. Guidry, to authorize the Twp. Zoning Officer to require a \$100,000 bond for the Wagner Millwork, LLC/Brookdale Enterprises Forestry Permit. All in favor. Motion carried.

NEW BUSINESS:

For Discussion:

Regional Comprehensive Plan - C. Kilby suggested the Board consider updating the Township's Comprehensive plan, noting the increase in commercial development. Discussion followed.

C. Kilby made a motion, seconded by S. Gilliland, to send a request to the Board of Commissioners to review the Regional Comprehensive Plan and determine if it should be updated as a Pocono Township Comprehensive Plan or update the Regional Comprehensive Plan. All in favor. Motion carried.

Yard Sales Ordinance - M. Tripus, ZO Officer, explained he is working with Lisa Pereira, Twp. Solicitor, to complete the changes to the draft.

M. Guidry commented on the parking lot of Weis Markets. She noted people are parking in the fire lane and buses have difficulty making the turns. M. Tripus, Zoning Officer, explained the Police do have the ability to cite cars parked in the fire lane but it is a constant problem. Discussion followed on the traffic problems in the Township.

R. Swink questioned if Turkey Hill has submitted. M. Tripus, ZO, noted no submission has been made. Discussion followed.

COMMENTS BY AUDIENCE:

Ellen Gndt, Twp. resident, questioned the time limit for two Land Development Plans. P. Tripus noted the time extensions were received and listed under correspondence.

Ellen Gndt, Twp. resident, questioned the procedure for sending the Medical Marijuana ordinance to MCPC.

ADJOURNMENT: C. Kilby made a motion, seconded by M. Guidry, to adjourn the meeting at 7:55 p.m., until June 11th, 2018, at the Pocono Township Municipal Building, Tannersville, PA. All in favor. Motion carried.

Respectfully Submitted: Pamela Tripus, Twp. Secretary