

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES

May 8, 2017

7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on May 8, 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; Marie Guidry, present; Robert Demarest, present; Dennis Purcell, present; Jeremy Sawicki, present; Scott Gilliland, present; and Robert DeYoung, present.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, Charles Vogt, Township Manager, and Michael Tripus, Zoning Officer 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 five (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: NONE

MINUTES: J. Sawicki made a motion, seconded by Scott Gilliland, to approve the minutes of 04/24/2017. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
Pocono Hospitality Land Development Plan - R. Demarest made a motion, seconded by J. Sawicki, to accept the plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION: NONE

PRELIMINARY PLANS UNDER CONSIDERATION:
Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. Last P.C. meeting is 06/12/2017. D. Purcell made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Module was rejected by the Commissioners. Last P.C. meeting is 10/09/2017. B. Demarest

questioned what the developer was doing at this time with respect to the project. J. Tresslar explained what was being done. He had spoken with the Project Engineer a few weeks ago to discuss the on-lot sewage plant. He indicated that DEP has very stringent effluent criteria, and the permitting process is very prolonged. S. Gilliland indicated that the principals of the organization were indicted for tax violations. R. DeYoung made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. Last P.C. meeting is 06/12/2017. D. Purcell made a motion, seconded by J. Sawicki, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Sanofi Pasteur Discovery Drive Widening Land Development Plan - Plan was accepted at the 12/12/2016 mtg. Last P.C. meeting is 05/22/2017. Aaron Sisler represented the plan. Mr. Sisler explained the proposal to widen Discovery Drive to prevent back-ups within the site during certain shifts. Mr. Sisler discussed certain items contained in the Township Engineer's review letter. Item #14 indicated that a title search is required. Mr. Sisler explained that he provided the latest copy of the deed but not a title search. The property was consolidated in 2010. He is very familiar with the site and specifically the area of the widening contains an existing water line, and the site electric lines. Mr. Sisler is requesting a RFM from having to provide title search. J. Tresslar indicated that a title search may be more important for a new project; however, in this case Sanofi has done their diligence and confirmed the existence of applicable easements in the development area. Mr. Sisler indicated that it was a matter of time before they receive their major modification of permit from DEP. Item #29 pertains to trees. The initial calculation had this project requiring 18 trees. Mr. Sisler indicated that the applicant is intending to use the riparian buffer which includes 45 trees and 95 shrubs south of Discovery Drive. J. Tresslar stated that the Township can determine that existing trees (or riparian buffer in this case) would be adequate to meet the tree requirement. Item #30 pertains to street trees. Mr. Sisler indicates that the applicant is not proposing any street trees where the work is being completed. The area is being taken up by a rain garden

and they are proposing and additional 45 trees in riparian buffer. Mr. Sisler feels they are meeting requirement with their proposal. In addition there are also easements located in the area where the street trees would have to be planted. Item #32 pertains to buffer requirements. Mr. Sisler stated that existing riparian buffers and healthy trees meet the required buffer. There exists at least a 100' buffer of trees on the east and south.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the request for modification of SALDO Section 406.6.F to not require a title search be produced. All in favor. Motion carried. S. Gilliland abstained.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the request for modification of SALDO Section 615.2 to allow the existing riparian buffer, including 45 trees and 95 shrubs satisfy the requirement to place 18 trees on the site. All in favor. Motion carried. S. Gilliland abstained.

M. Guidry made a motion, seconded by J. Sawicki, to recommend approval of the request for modification of SALDO Section 615.4.A to allow the existing riparian buffer, including 45 trees and 95 shrubs satisfy the requirement to place 18 trees on the site. All in favor. Motion carried. S. Gilliland abstained.

J. Sawicki made a motion, seconded by R. Demarest, to recommend that the existing riparian buffer and healthy trees be accepted as a substitute to the required buffer set forth in SALDO Section 615.5.C.7. All in favor. Motion carried. S. Gilliland abstained.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the Sanofi Pasteur Discovery Drive Widening Land Development Plan, conditioned upon applicant satisfactorily addressing all of the comments contained in the Township Engineer's review letter. All in favor. Motion carried. S. Gilliland abstained.

Summit Health Campus Land Development Plan - Plan was accepted at the 01/09/2017 mtg. Last P.C. meeting is 06/12/2017. B. Demarest asked about PennDOT. J. Tresslar indicated that PennDOT had two minor comments to Summit's preliminary traffic impact study. Summit is in the process of submitting their formal TIS.

B. Demarest questioned sign along Rt. 715 indicating additional development. The Township has not received any new submissions for other phases. S. Gilliland wanted to thank P. Tripus and the office staff for doing a great job with the meeting binders. S. Gilliland made a motion, seconded by M. Guidry, to table the Summit Health Campus Land Development Plan. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. Last P.C. meeting is 06/12/2017. Boucher & James review letter of 03/10/2017 received. M. Guidry made a motion, seconded by R. Demarest, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

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

ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION

The applicant has provided a time extension and has requested this application be tabled. J. Sawicki made a motion, seconded by R. Demarest, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

UNFINISHED BUSINESS:

M. Guidry asked for an update on the Pocono Logistics property. L. Pereira indicated that the BOC has authorized the Zoning Officer and Township Solicitor to commence legal action to have the property owner bring the property into compliance with the Township's ordinances.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

POCONO TOWNSHIP PLANNING COMMISSION REGULAR MEETING, 05/08/2017
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ADJOURNMENT:

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting until 05/22/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.