

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

November 9, 2020 7:00 PM

The regular meeting of the Pocono Township Planning Commission was held on Monday, November 9, 2020 at the Pocono Township Municipal Building (112 Township Drive, Tannersville, PA) and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, absent; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission alternates Claire Learn and Stephanie Shay were also present and identified as voting members.

IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Twp. Manager; and Krisann Wean, Township Administrative Assistant.

PUBLIC COMMENT - None

CORRESPONDENCE – None

MINUTES

M. Guidry made a motion, seconded by C. Kauffman, to approve the minutes of the September 28, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

330 Learn Road - Pennsylvania Properties LLC.

- Developer presented a proposed sketch plan for developing a parcel on Learn Road with ten long-term rentals and a clubhouse. This plan differs from an original proposal to construct short-term rentals. The developer plans to preserve the rural character of the property. The lot size is approximately 10 acres. Property will be served by central water and sewer. J. Tresslar stated that, without lot lines, the property will be considered as a PRD.
- Further discussion was held regarding potential challenges with the intersection of Fish Hill and Learn Road and potential road improvements needed. Developer will discuss with their engineer the possibility of pushing their driveway further from intersection. New plans and drawings will be presented by developer after they further define the project.

NEW PLANS

Camp Lindenmere Land Development Plan - Expansion of existing camp facilities. Motion for administrative acceptance.

- M.Guidry requested clarification regarding the number of units included in the submissions.

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D. Purcell made a motion, seconded by M. Guidry to accept the camp expansion plans. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION - None

PRELIMINARY PLANS UNDER CONSIDERATION

1. Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. **Deadline for P.C. consideration extended to 06/30/2021.**

M. Guidry made a motion, seconded by D. Purcell, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES

1. Property Maintenance Ordinance. Passed at 10/19 Board of Commissioners Meeting.
2. Sign Ordinance Amendment. Board of Commissioners voted at their 11/2 meeting to forward copy to the Monroe County Planning Commission for their review and comments. If the County returns the amendment with changes, Township Planning Commission will need to review again.
3. Potential Amendment to SALDO – Rain Gardens. No report.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – November 24, 2020. Hearing to consider the appeal of Ryan Possinger (Appellant) regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

NEW BUSINESS – None

PUBLIC COMMENT

- D. Purcell asked for clarification regarding the minimum land parcel size required for constructing homes, as the Learn Road project proposed ten units being constructed on less than ten acres.
- M.Guidry asked about the proposed apartment complex next to Route 80 on Warner Road. J. Tresslar stated the developer may be working together with the proposed warehouse developer on a neighboring property to enable them to hook into the public water and sewer.

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ADJOURNMENT

D. Purcell made a motion, seconded by M. Velardi, to adjourn the meeting at 7:48 p.m. All in favor. Motion carried.