

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

January 11, 2021 7:00 PM

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 11, 2021 via virtual teleconference and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Alternates: *Claire Learn, absent; Stephanie Shay, present and was identified as a voting member.

****C. Kauffman, C. Peechatka and C. Learn were recorded as present after meeting started.***

IN ATTENDANCE

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

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

M. Velardi made a motion, seconded by D. Purcell, to approve the minutes of the December 14, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

Former Becker Roofing – Zitro & Roni Investments. Land development plan submission proposing change of use for retail. (Action Item)

Jason Ulrich, attorney for applicant, presented with client, Maria Ortiz. Property is under agreement of sale for purchase. Applicant plans to convert existing commercial building into four retail spaces and, while there are no specific tenants yet, they presented plans that show the most intensive use of the property for planning purposes. Applicant is waiting to hear back from PennDot regarding traffic patterns at SR 314 & SR 611. J. Tresslar explained that the applicant will need to provide more detailed plans, including topographical maps, for a detailed review to occur. Stated the project must go through a land development review, per the Township SALDO, due to change in use. J. Acosta also stated that a land development is also triggered when a building's interior space is subdivided. Applicant clarified for J. Tresslar that the project will be for leaseholds, not a condominium, and ownership will be in a single name.

J. Folsom made a motion to formally accept the plan for review, seconded by M. Guidry. All in favor. Motion carried.

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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.**

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

2. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. **Deadline for P.C. consideration is 1/25/2021.**

- J. Tresslar clarified that the 90-day review timeline is for the Board of Commissioners to act. Since the initial 90-day review ends on February 8, 2021, it was recommended that the Planning Commission vote to deny the plan unless an extension request is received from the applicant.

M. Velardi made a motion, seconded by M. Guidry, to deny the plan unless an extension request is received from the applicant. All in favor, motion carried.

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

PRIORITY LIST/ORDINANCES

1. Sign Ordinance Amendment
 - J. Acosta and L. Pereira will work on a final ordinance draft for submission to the County and to the Board of Commissioners for adoption at a hearing in March.
2. Potential Amendment to SALDO – Rain Gardens. No report.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – January 14, 2021 – Zoning Hearing Board to render verdict as to whether the ZHB has jurisdiction to hear the appeal of Ryan Possinger regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

NEW BUSINESS

M. Guidry asked for an update regarding a short-term rental on SR 715.

M. Guidry suggested that a dilapidated trailer on SR 715, just past the House of Candles, be considered for the possibility of a Land Bank acquisition.

PUBLIC COMMENT - None

ADJOURNMENT – M.V. made a motion, seconded by J.F. to adjourn the meeting at 8:00 p.m. All in favor.