

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 24, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 24, 2021 via virtual teleconference and was opened at 7:15 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Alternates: Claire Learn, present; Stephanie Shay, present.

IN ATTENDANCE

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

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the May 24, 2021 regular meeting of the Pocono Township Planning Commission with corrections. All in favor. Motion carried.

SKETCH PLANS

- Stadden Group LLC – Pocono Creek Campground Project – Discussion regarding a proposed campground located on a 45.75 acre Commercial parcel on Stadden Road in Tannersville.

George White of J&J Companies presented a sketch plan on behalf of Stadden Group LLC with development plans for a 45-acre tract bordered by Route 80, Pocono Creek and Stadden Rd. An existing gravel road goes through the center of the commercial property. Proposed campground development includes 33 tiny houses, seven glamping sites and a bathhouse. Current plan indicates there will be impacts to the riparian buffer and riparian plantings are proposed. Applicant would like site served by public sewer. Planning Commission members asked questions related to occupancy, year-round occupation, onsite management, flood plains and environmental concerns.

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. **Deadline for P.C. consideration is 7/12/2021.**

D. Purcell made a motion, seconded by J. Folsom, to table plans for the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. All in favor. Motion carried.

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- 2) Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. 90-day extension request received on 4/19/21 extending to 8/8/21. **Deadline for P.C. consideration is 7/26/2021.**

M. Guidry made a motion, seconded by C. Kauffman, to table plans for the Camp Lindenmere Land Development Plan. All in favor. Motion carried.

- 3) Northridge at Camelback Phases 11-16 – Plans were administratively accepted at the 5/10/21 P.C. meeting. **Deadline for P.C. consideration is 7/26/2021.**

The applicant and engineer were present to discuss the plan and answer any questions ask if the Planning Commission has any questions.

J. Folsom made a motion, seconded by M. Guidry, to table plans for the Northridge at Camelback Phases 11-16 land development plan. All in favor. Motion carried.

- 4) 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. Velardi made a motion, seconded by J. Folsom, to deny an extension for the Sheldon Kopelson Commercial Development (Lot 3) project based on the applicant's failure to address engineering review comments contained in the last engineering review letter. All in favor. Motion carried.

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

PRIORITY LIST/ORDINANCES – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

- 332 Butz Lane – Taveras & Rodriguez – Zoning Hearing Board to meet to render a verdict at 5:00 p.m. on Tuesday, May 25, 2021 concerning a Short Term Rental operated by the Appellants.

NEW BUSINESS – None

PUBLIC COMMENT – None

ADJOURNMENT

C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 8:23 p.m. All in favor.