

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 12, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 12, 2021 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, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

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

IN ATTENDANCE

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

PUBLIC COMMENT

- Commissioner Ellen Gndt stated she had questions regarding the Core5 land development plan and would ask later on the agenda.

CORRESPONDENCE

- Stadden Group, LLC sketch plan review letter provided by Township Engineer on June 29, 2021.

MINUTES

M. Guidry made a motion, seconded by D. Purcell, to approve the minutes of the June 28, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

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.***

Applicant provided a 90-day extension letter.

J. Tresslar gave an overview of the waivers requested at the last meeting. Additional waivers requested tonight address the steep slopes in the middle of the property, which the Commission had asked for more information prior to recommendations for approval.

Aaron Sisler, Borton Lawson, stated that the current plans propose disturbance of 72% of steep slopes, versus 65% limitation in the Township's SALDO. Protection of steep slopes is typically to reduce runoff. Developer would first build basins to collect stormwater during the project, with diversion berms to direct stormwater. J. Sawicki stated one of the concerns was the height of the building behind the existing residential properties.

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M. Guidry asked question about the location of the driveway entrance and exit. J. Tresslar stated, from an engineering perspective, he does not have an issue with the steep slope disturbance, as the science and construction controls are there to mitigate effects of building on a steep slope.

Applicant stated that a smaller building would not work on the site, economically speaking, with all the site work required to put a building on the property. Size of the proposed building is consistent with the trend among ecommerce facilities.

E. Gndt asked for clarification on the location of drainage basins, where the stormwater will discharge and whether a traffic study is required. J. Tresslar stated the waivers considered tonight do not relate to water quality specifically, as those waivers were granted at the last meeting, including allowing for a flat-bottomed basin which improves the water quality and promotes infiltration. A. Sisler clarified that the rate and volume of water leaving the site post-development will be less than what exists today.

D. Purcell made a motion, seconded by M. Velardi, to recommend a waiver of Section 390-43.A(6)(e)(2)(a) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-43.A(6)(e)(2)(e) of the Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Kauffman, to table plans for the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. 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. 90-day extension request received on 4/19/21 extending to 8/8/21. **Deadline for P.C. consideration is 7/26/2021.**

Township manager will request an extension letter before next meeting.

J. Folsom made a motion, seconded by M. Guidry, 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.**

Township manager will request an extension letter before next meeting.

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

4) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. **Deadline for P.C. consideration is 8/23/2021.**

J. Folsom made a motion, seconded by C. Peechatka, to table plans for the Swiftwater Solar land development plan. All in favor. Motion carried.

5) Great Wolf Lodge Expansion Land Development Plan – Plans were administratively accepted at the 6/28/21 P.C. meeting. **Deadline for P.C. consideration is 9/13/21.**

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M. Velardi made a motion, seconded by J. Folsom, to table plans for the Swiftwater Solar land development plan. 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 – None

NEW BUSINESS

- T. Munoz stated the joint task force is nearing completion of a draft Hamilton-Stroud-Pocono-Stroudsburg (HSPS) Multi-Municipal Comprehensive Plan. The draft document will be available for anticipated Planning Commission Review in August 2021.
- D. Purcell asked a question regarding the Stadden Road campground sketch plan.
- M. Guidry asked a question regarding short-term rental activity on S.R. 715.

PUBLIC COMMENT – None

ADJOURNMENT

C. Peechatka made a motion, seconded by M. Guidry, to adjourn the meeting at 8:12 p.m. All in favor. Motion carried.