

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 26, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 26, 2021 and was opened at 7:00 p.m. by Vice Chairwoman Marie Guidry 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, absent; Mike Velardi, present.

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

C. Learn and S. Shay recognized as voting members.

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 – None

CORRESPONDENCE – None

MINUTES

C. Peechatka made a motion, seconded by D. Purcell, to approve the minutes of the July 12, 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) 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.***

D. Purcell made a motion, seconded by J. Folsom, to table plans for the Great Wolf Lodge Land Development Plan. All in favor. Motion carried.

- 2) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension request received. ***Deadline for P.C. consideration is 10/6/2021.***

J. Tresslar had a call with the applicant to discuss waiver requests.

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

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- 3) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. Extension request received. **Deadline for P.C. consideration is 10/11/2021.**

M. Guidry asked for further clarification regarding the need for a traffic study.

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

- 4) 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 extending to 11/6/21. **Deadline for P.C. consideration is 10/25/2021.**

Applicant provided history of the property and discussed future for the camp. The current land development plan provides for more camp and group facilities for guests. Applicant requested several waivers.

D. Purcell made a motion, seconded by J. Folsom, to recommend a waiver of Section 390-50.D.(5) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

C. Peechatka made a motion, seconded by M. Velardi, to recommend a waiver of Section 390-50.D.(7) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-50.D.(11)(a) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend a waiver of Section 390-50.D.(11)(c) of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by D. Purcell, to recommend a waiver of Section 390-57.A & C of the Pocono 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 365-14.A of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend a waiver of Section 390-60.A of the Pocono Township Stormwater and Land Development Ordinance. All in favor. Motion carried.

M. Velardi made a motion, seconded by J. Folsom, to recommend approval of the Camp Lindenmere Land Development Plan conditioned on the applicant addressing all the comments contained in the Boucher & James July 19, 2021 review letter prior to appearing before the Board of Commissioners. All in favor. Motion carried.

- 5) Northridge at Camelback Phases 11-16 – Plans were administratively accepted at the 5/10/21 P.C. meeting. Extension request received extending deadline to 11/6/21. **Deadline for P.C. consideration is 10/25/2021.**

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

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

PRIORITY LIST/ORDINANCES – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE – None

NEW BUSINESS

- M. Guidry inquired about the status of the Kopelson Lot 3 project. T. Munoz confirmed that the Board of Commissioners voted to deny approval of the land development plan in June, following the recommendation of the Planning Commission.

PUBLIC COMMENT

- E. Gndt asked about Camp Lindenmere's status as a non-conforming use.
- A representative of Policelli Associates asked a question regarding their client's project, the Eudora Hilliard subdivision. It was indicated that the Board of Commissioners already granted conditional approval of the subdivision.
- M. Guidry asked questions regarding the tiny house project on Stadden Road and expressed concerns regarding a beaver dam in the area.

ADJOURNMENT

M. Velardi made a motion, seconded by C. Peechatka, to adjourn the meeting at 7:54 p.m. All in favor. Motion carried.