

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

August 9, 2021

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 9, 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, present via Zoom; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, absent.

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

IN ATTENDANCE

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

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

M. Guidry made a motion, seconded by D. Purcell, to approve the minutes of the July 26, 2021 regular meeting of the Pocono Township Planning Commission with a correction. All in favor. Motion carried.

SKETCH PLANS

- A review letter was issued for the 2808 Route 611 Apartments land development sketch plan. The existing property contains an 8-unit apartment building and a vehicle service/repair building. Deanna Schmoyer of D&D Engineering presented the sketch plan on behalf of the applicant. The vehicle service and repair building will be razed and replaced with a 13-unit apartment building. M. Guidry asked about access to Route 611. D. Schmoyer confirmed that easements between properties allow for two access areas. Further discussion was held regarding parking needs on the parcel. Applicant stated they may be submitting a waiver request regarding curbing on commercial property. E. Gndt made public comment questioning the conformity vs nonconformity changes on the property for clarification.

NEW PLANS

- Aaron Sisler of Borton-Lawson presented plans on behalf of Sanofi Pasteur for a proposed 400 square foot addition to the B-55 VDL2 Loading Dock. Plan also includes a small nitrogen tank. Existing parking will be maintained.

M. Guidry made a motion, seconded by C. Peechatka, to administratively accept the Sanofi Pasteur B-55 VDL2 Loading Dock Addition land development plan for review. All in favor. Motion carried.

- J. Tresslar presented a plan on behalf of Pocono Township for the subdivision of the Pocono Township Bartonsville Avenue Pump Station 5 lot. 1.01 acres will be subdivided off the 1.8-acre parcel for the purpose of putting the parcel out for public bid.

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M. Guidry made a motion, seconded by J. Folsom, to accept the plan and recommend approval of the Pocono Township Bartonsville Avenue Pump Station 5 subdivision to the Board of Commissioners. All in favor. Motion carried.

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.**

Nate Oiler of RKR Hess provided an update on the Great Wolf plan. The NPDES application has been submitted to DEP. Stated the applicant would seek ability to substitute different landscaping requirements to match current landscaping. Applicant is also working to conserve wooded areas and green space. M. Guidry inquired as to the timeframe once expansion starts. L. Pereira requested the applicant submit a time extension.

M. Guidry made a motion, seconded by C. Peechatka, to table the Great Wolf Lodge Expansion 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 indicated the applicant's engineer will submit an application for consideration of slope and grading waivers at the next meeting. D. Purcell made a motion, seconded by M. Guidry, to table the Swiftwater Solar Land Development Plan. All in favor. Motion carried.

- 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.**

J. Folsom made a motion, seconded by C. Peechatka, to table the Core5 Land Development Plan. All in favor. Motion carried.

- 4) 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.**

J. Folsom made a motion, seconded by M. Guidry, to table the Northridge 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

- Volunteers were requested to help with Pocono Township Community Day.

PUBLIC COMMENT

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ADJOURNMENT – C. Peechatka made a motion, seconded by J. Folsom, to adjourn the meeting at 8:02 p.m. All in favor. Motion carried.