

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

October 12, 2021

The regular meeting of the Pocono Township Planning Commission was held on Tuesday, October 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, absent; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

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

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

IN ATTENDANCE

Amy Montgomery, Boucher & James, Inc., Twp. Engineer; Leo DeVito, Broughal & DeVito, Township Solicitor via Zoom; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

MINUTES

M. Guidry made a motion, seconded by J. Folsom, to approve the minutes of the September 27, 2021 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

- The Ridge Land Development Plan – Trap Enterprises & Hanover Engineering. The applicant shared details regarding a proposed townhouse development planned for a portion of the former Brookdale property behind Desaki Restaurant. Various project details were discussed including scoping meetings conducted with PennDOT; entrance and egress; a traffic light required at main entrance; and whether the development would be under an HOA. The project has a letter of intent from D.R. Horton to build the homes once the project is pad ready. Meetings will begin soon with the Conservation District to discuss stormwater mitigation. The project is planned in phases over a three-year period. Further questions were asked regarding parking requirements, size of buildings and school bus stop locations

NEW PLANS

- Vassallo Minor Subdivision & Lot Consolidation – Motion for administrative acceptance. The township engineer issued an acceptance letter on 10/7/21. Brian Courtwright presented plan to subdivide an existing property among relatives. The property, originally owned by the Williams family, is located behind the Crescent Lake rest area. The subdivision is part of cleaning up the estate.

M. Guidry made a motion, seconded by Claire Learn, to accept the Vassallo Minor Subdivision & Lot Consolidation plan for administrative acceptance and to table the plan. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

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PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Core5 Industrial Partners – Warner Road Warehouse. Plans were administratively accepted at the 4/26/21 P.C. meeting. Extension request received with approval deadline of October 23, 2021. **Deadline for P.C. consideration is 10/11/2021. (Action Item)**

Extension letter was received on 10/8 prior to the Planning Commission meeting.

M. Velardi made a motion, seconded by M. Guidry, to table the Core5 Industrial Partners – Warner Road Warehouse Land Development Plan. All in favor. Motion carried.

- 2) Sanofi Pasteur B-55 VDL2 Loading Dock Addition Land Development Plan – Plans were administratively accepted at the 8/9/21 P.C. meeting. **Deadline for P.C. consideration is 10/25/2021. (Action Item)**

Extension letter was received on 10/8 prior to the Planning Commission meeting.

M. Guidry made a motion, seconded by C. Learn, to table the Sanofi Pasteur Loading Dock 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. Extension request received extending deadline to 11/6/21. **Deadline for P.C. consideration is 10/25/2021. (Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to recommend denial the Northridge at Camelback Land Development Plan unless an extension letter is received. All in favor. Motion carried.

- 4) Swiftwater Solar Land Development Plan – Plans were administratively accepted at the 6/14/21 P.C. meeting. Extension letter received with approval deadline of December 11, 2021. **Deadline for P.C. consideration is 11/22/2021. (Action Item)**

D. Purcell made a motion, seconded by M. Guidry, to table 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. Extension request received on 8/20/21 with approval deadline of 12/20/21. **Deadline for P.C. consideration is 12/13/21. (Action Item)**

J. Folsom made a motion, seconded by C. Learn, to table the Great Wolf Lodge Expansion Land Development Plan. All in favor. Motion carried.

- 6) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Approval deadline of December 26, 2021. **Deadline for P.C. consideration is 12/13/21. (Action Item)**

J. Folsom made a motion, seconded by M. Guidry, to table the Stadden Group, LLC Land Development Plan. All in favor. Motion carried.

- 7) Dianora Minor Subdivision Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Approval deadline of December 26, 2021. **Deadline for P.C. consideration is 12/13/21. (Action Item)**

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J. Folsom made a motion, seconded by C. Learn, to table the Dianora Minor Subdivision 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

M. Guidry requested that the Township look into and address the brightness levels of digital signs in the Township.

C. Learn discussed concerns with a tree along the roadway located at 5179 Woodland Road.

PUBLIC COMMENT – None

ADJOURNMENT

M. Velardi made a motion, seconded by M. Guidry, to adjourn the meeting at 7:50 p.m. All in favor. Motion carried.