

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
November 14, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, November 14, 2022 and was opened at 6:00 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 Alternate: Claire Learn, present and recognized as voting member.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT

Mary McIsaac (Jackson Resident) – Urged Planning Commission to visit 204 Stadden Road site to view how proposed campground could impact the area.

Joshua Knapp (Township Resident) – Cited provisions of the Pocono Township zoning ordinance and expressed concerns about decline in property values from various proposed projects.

Elizabeth Casciano (Township Resident) – Expressed concerns about the impact of the Stadden Road campground/tiny home project. Shared negative experiences with neighboring Air BnB.

Mark Love (Township Resident) – Discussed re-zoning request submitted from the six residents on Talon Drive. Area is currently zoned Commercial, but abuts a Residential Zone. The residents are asking that the same protections for the neighboring Residential Zone be applied to their properties.

Lisa Bucholz (Jackson Resident) – Expressed concerns about the proposed campground and Air BnB uses on Stadden Road. Urged the Planning Commission to exercise caution with any plans proposed.

Dr. Alexander Jackson (BWA Director) – Provided comment on the proposed curative amendment language for the Enterprise Park overlay district. Provided recommendations to further substantiate the environmental impact provisions of the proposed curative amendment language.

Abigail Jones (PennFuture) – Provided comment on the proposed curative amendment language for the Enterprise Park overlay district. Commended Township for proposing the overlay approach for limiting the impact of warehouse-type activity and inclusion of green building practices. Urged inclusion of specific criteria in conditional use process to objectively measure impact of proposed warehouse activities and shift the burden of proof onto the applicant.

Tom Lovito (Owner of Pocono Farmstand) – Discussed request to rezone a property along Learn Road. The purpose would be to have property at higher elevation outside the floodway. The property has a setback from PPL and an easement. Would seek to construct a pole barn for storage of additional farmstand items.

CORRESPONDENCE – None

OLD BUSINESS

J. Folsom made a motion, seconded by M. Guidry, to approve the minutes of the August 29 and October 11, 2022 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) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of December 21, 2022. **Deadline for P.C. consideration is 12/12/22.**

A. Montgomery stated plan is entering its seventh round of review and has recently been submitted to the Conservation District. Applicant is seeking waivers this evening. There are numerous environmental waivers being requested by the applicant that may be impacted by the regulatory agency reviews.

Applicant discussed waiver requests, including environmental waivers in regards to NPDES permit and comments received back.

Discussion regarding cul de sac waiver request. The Ordinance states 18 single family residences on length of 1,200 feet. Applicant does not feel that 1-2 bedroom units are in the same category. Proposing a 3,300 foot cul de sac. Discussion regarding emergency access to the end of a cul de sac and potential flooding.

M. Guidry made a motion, seconded by C. Learn, to deny the plans unless an extension is received. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to table the plans. All in favor. Motion carried.

M. Guidry made a motion, second by C. Learn, to recommend denial unless an extension letter is received. All in favor. Motion carried.

Discussion regarding need for an extension letter. Need for fire company to conduct review.

- 2) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. Extension request received with approval deadline of December 23, 2022. **Deadline for P.C. consideration is 12/12/22.**

J. Folsom made a motion, seconded by C. Peechatka, to deny the plans unless an extension is received. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to table the plans. All in favor. Motion carried.

- 3) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Extension request received with approval deadline of 12/31/22. **Deadline for P.C. consideration is 12/12/22.**

C. Peechatka made a motion, seconded by J. Folsom, to deny the plans unless an extension is received. All in favor. Motion carried.

D. Purcell made a motion, seconded by M. Guidry, to table the plans. All in favor. Motion carried.

- 4) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of January 31, 2023. **Deadline for P.C. consideration is 1/9/23.**

Darrin Heckman, Keystone Consulting Engineers, discussed project at 330 Learn Road. Looking for direction from the Planning Commission. Transient housing proposed entailing 11 villas with onsite office and amenities. Applicant proposes a more rural road and would prefer not to add sidewalks and curbing. Discussion regarding input on sidewalks, curbing, tree buffers and proposed walking trail. Commission suggested the applicant speak directly with the Board of Commissioners.

M. Guidry made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

- 5) Cranberry Creek Apartments Land Development Plan (Tannersville Wawa) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2022. **Deadline for P.C. consideration is 1/9/23.**

Motion to table plan. **(Action Item) CP, MG. All in favor.**

- 6) Sanofi Pasteur B-87 Line 10 Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Approval deadline of January 21, 2023. **Deadline for P.C. consideration is 1/9/23.**

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

- 7) Cherry Lane Development Partners – 2977 Route 611 – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

J. Folsom made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

- 8) Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

M. Guidry made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

- 9) The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 4, 2023. **Deadline for P.C. consideration is 1/9/23.**

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

- 10) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Extension letter received with approval deadline of February 17, 2023. **Deadline for P.C. consideration is 1/23/23.**

C. Peechatka made a motion, seconded by M. Guidry, to table the plans. All in favor. Motion carried.

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

PRIORITY LIST – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

- Rezoning petition request of TL Realty pertaining to a property located on Learn Road, Tax Parcel No. 12.94172. **(Possible Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to recommend approval of the TL Realty rezoning request for Tax Parcel No. 12.94172. All in favor. Motion carried.

- Rezoning petition request submitted by residents of Talon Drive to rezone their six properties from commercial to residential. The properties, located on the east side of Learn Road, are immediately bordered by properties zoned R-1. **(Possible Action Item)**

M. Guidry made a motion, seconded by C. Learn, to approve the rezoning request submitted by residents of Talon Drive to rezone their six properties from commercial to residential. All in favor. Motion carried.

- Discussion was held regarding proposed draft Curative Amendment language addressing warehouse, distribution and truck terminal uses in Pocono Township.

PUBLIC COMMENT

Joshua Knapp (Township Resident) – Expressed concerns about short-term rental activity and whether changes would be necessary in zoning.

ADJOURNMENT

J. Folsom made a motion, seconded by C. Peechatka, to adjourn the meeting at 8:11 p.m. All in favor. Motion carried.