

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
June 12, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, June 12, 2023 and was opened at 6:00 p.m. by Vice Chairwoman Marie Guidry, followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, present; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, absent; Mike Velardi, present.

Planning Commission Alternates: Claire Learn, present and recognized as voting member; Kyle VanFleet, present.

IN ATTENDANCE

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

PUBLIC COMMENT

Lisa Buccholz (Jackson Resident) – Thanked the Planning Commission for its support of the community. Acknowledged the withdrawal of the Stadden Road Core5 project. Expressed concerns about waivers given for wetlands.

Elizabeth Casciano (Resident) – Thanked the Planning Commission for patience over the last year and listening to the concerns of residents. Expressed concerns about the Air BnB adjacent to her property.

CORRESPONDENCE – None

OLD BUSINESS

M. Velardi made a motion, seconded by C. Peechatka, to approve the minutes of the May 8, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

Tannersville Point Luxury Apartments – Township Engineer issued Review No. 1 for the applicant's revised apartment project plans.

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

Fellins & BAD Properties Abeel Road Lot Line Adjustment – Plans were administratively accepted at the 5/8/23 P.C. meeting. Approval deadline of August 6, 2023. **Deadline for P.C. consideration is 7/10/23.**

J. Folsom made a motion, seconded by C. Kauffman, to recommend waiver of the following SALDO sections: SALDO Section 390-27.B(19), SALDO Section 390-27.B(22), SALDO Section 390-27.B(23), and SALDO Section 390-27.B(24). All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Kauffman, to recommend conditional approval of the Fellins & BAD Properties Abeel Road Lot Line Adjustment, subject to addressing any outstanding technical issues identified in the Township engineer's last review letter. All in favor. Motion carried.

Great Wolf Lodge Employee Housing Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of September 18, 2023. **Deadline for P.C. consideration is 9/11/23.**

D. Purcell made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

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 June 30, 2023. **Deadline for P.C. consideration is 6/12/23.**

Extension letter was received.

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

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

Cranberry Creek Apartments Land Development Plan – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of July 20, 2023. **Deadline for P.C. consideration is 7/10/23.**

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 July 30, 2023. **Deadline for P.C. consideration is 7/10/23.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of August 3, 2023. **Deadline for P.C. consideration is 7/10/23.**

Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Extension request received with approval deadline of July 21, 2023. **Deadline for P.C. consideration is 7/10/23.**

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 September 17, 2023. **Deadline for P.C. consideration is 8/14/23.**

Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2023. **Deadline for P.C. consideration is 12/11/23.**

It was noted that the following plan was withdrawn and requires no further Township consideration:

Core5 Stadden Road Warehouse – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of August 3, 2023. **Deadline for P.C. consideration is 7/10/23.**

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

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - Review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE – None

NEW BUSINESS – None

PUBLIC COMMENT

ADJOURNMENT

C. Peechatka made a motion, seconded by M. Velardi, to adjourn the meeting at 6:29 p.m. All in favor. Motion carried.