

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

August 14, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, August 14, 2023 and was opened at 6:03 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

### ROLL CALL

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

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

### IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Lisa Pereira, Township Solicitor; Krisann MacDougall, Township Asst. Secretary.

### PUBLIC COMMENT

Lisa Bucholz (Jackson Resident) – Spoke regarding the Stadden tiny homes project. Stated the project is in a high quality watershed and asked that the Commissioner take special consideration before granting the project any waivers.

Elizabeth Casciano (Township Resident) – Lives next door to the Stadden project site. Expressed concerns regarding existing short term rental adjacent to her property, owned by the same entity, and has concerns with proposed land development with additional rental activity from the proposed cabins.

Dawn Eilber (Township Resident) – Spoke regarding proposed SBA cell tower. Claimed the road is privately owned by the property owners and that SBA does not have right to access the project site. Claimed the applicant's plans are not correct.

Cynthia Greger (Township Resident) – Identified herself as a resident and nurse. Expressed concerns regarding research she has done on the proposed cell tower and the company that has proposed the plan. Expressed concerns regarding health impact of wireless facilities.

Susan Alloway (Township Resident) – Expressed opposition to a cell tower being constructed on property adjacent to her home. Claimed that the SBA tower is being "rushed."

Ellen Gndt (Township Resident) – Referenced township engineer review letter received today. Stated there are a number of items that the applicant has not completed and requested that the Planning Commission review the letter point by point prior to taking any actions.

Beata Jacwec (Township Resident) – Stated she sent an email to the Township in 2020 regarding whether new cell towers would be approved in the Township. Stated concerns about 5G wireless.

Roman Cristani (Township Resident) – Stated he believes the community at Crescent Lake does not want a cell tower and cited health concerns.

**CORRESPONDENCE – None**

**OLD BUSINESS**

J. Folsom made a motion seconded by C. Kauffman to approve the minutes of the July 7, 2023 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

Monroe Career & Technical Institute (MCTI) Conference Center Addition. Sketch plan received for discussion.

Applicant representative presented regarding proposed project to add a conference center to the MCTI complex to provide a space for all students to gather at once.

M. Velardi asked question pertaining to the overhang design and whether it would be enclosed or open. M. Guidry asked about ADA accessible ramp design. T. Munoz asked about whether additional programs or students would be accommodated by the expansion and advised that a meeting should occur with the Township regarding connecting the school to public sewer.

Springhill Suites SR 611 & Frantz Road – 611 Land Development, LLC. Sketch plan received for proposed hotel in Bartonsville.

Applicant representative provided overview of site of proposed hotel fronting on SR 611 and Frantz Road. Proposing a four-story hotel. Original plans for the property were modified to downscale the project to minimize disturbance on the property and existing wetlands. Application for a low volume driveway HOP has been submitted to PennDOT. Working through environmental approvals.

M. Guidry asked whether there is any concern about the proximity of the SR 611 driveway to the adjoining signalized intersection.

**NEW PLANS – None**

**FINAL PLANS UNDER CONSIDERATION**

**PRELIMINARY PLANS UNDER CONSIDERATION**

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 August 31, 2023. **Deadline for P.C. consideration is 8/14/23.**

Extension letter received.

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

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 16, 2023. **Deadline for P.C. consideration is 11/13/23.**

Applicant representative discussed proposal for 33 cabins and seven glamping sites. It was previously determined the plan would be reviewed as a campground within the land development

process. The proposed use is permitted by right. Discussion regarding waivers. Applicant stated their priority is to retain as many natural features with the property as possible.

J. Folsom made a motion, seconded by M. Velardi, to recommend approval of a waiver for Stormwater Management Ordinance Section 365-10.I.6(B)1. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka, to recommend approval of a waiver for Stormwater Management Ordinance Section 365-10.I.7. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of a waiver for Stormwater Management Ordinance Section 365-10.I.8(B). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend approval of a waiver for Stormwater Management Ordinance Section 365-13.B. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend approval of a waiver for SALDO Section 390-47.J. All in favor. Motion carried.

M. Velardi made a motion, seconded by M. Guidry, to recommend approval of a waiver for SALDO Section 390-48.T.(13)(b) until such time as the Township determines curbing is necessary. All in favor. Motion carried.

M. Guidry made a motion, seconded by J. Folsom, to recommend approval of a waiver for SALDO Section 390-48.T.(14) until such time as the Township determines concrete aprons and concrete sidewalks adjoining access drives are necessary. All in favor. Motion carried.

M. Guidry made a motion, seconded by C. Peechatka, to recommend approval of a waiver for SALDO Section 390-48.AA until such time as the Township may determine sidewalks and crosswalks are necessary. All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Guidry, to recommend approval of a waiver for SALDO Section 390-55.D.(1). All in favor. Motion carried.

J. Folsom made a motion, seconded by M. Velardi, to recommend approval of a waiver for SALDO Section 390-72.E.3. All in favor. Motion carried.

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

Motion to table the following plans (**Action Item**):

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 October 18, 2023. **Deadline for P.C. consideration is 10/9/23.**

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of November 1, 2023. **Deadline for P.C. consideration is 10/9/23.**

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 October 31, 2023. **Deadline for P.C. consideration is 10/9/23.**

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.**

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

## **SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS**

- SBA Towers X, LLC – Review/certification of application with proposal/plans for construction of a new cell tower located in Scotrun, as part of a Special Exception hearing before the Zoning Hearing Board. **(Action Item)**

Applicant presented information pertaining to special exception request. Township zoning ordinance requires applicant to receive recommendation from the Planning Commission as part of the Zoning Hearing process. SBA proposes a lease of a 100' by 100' pad. Stated owner has recorded, private ROW access with the County.

Discussed access to the property; requirements for FCC license to operate the tower; certification of no co-location opportunities on a tower located within a one mile radius of the proposed tower; types of carriers that will occupy lease space on the tower; height of tower; stated that health considerations are solely in the purview of and preempted by the FCC, not local jurisdictions; Visitors Bureau is in favor of the application from a safety perspective; and rights under the Federal Telecommunications Act to install a tower where gaps in coverage exist.

Applicant stated they are requesting review and recommendation from the Commission and that the Special Exception application is approved by the Planning Commission. Concerns or recommended conditions can be recommended by the Planning Commission to the Zoning Hearing Board.

K. VanFleet provided comment regarding alternative areas where this cell tower could be located.

Clarification that the Planning Commission is tasked with reviewing the criteria set forth in the zoning ordinance.

M. Guidry made a motion, seconded by J. Folsom, to provide the Zoning Hearing Board with confirmation that SBA Towers appeared before the Planning Commission on August 14, 2023 and outlined various aspects of a proposed cell tower; that a review was conducted by the Township Engineer; that the PC cannot render a formal recommendation on the plan, due to time constraints; and that consideration of any approvals on this plan should be in accordance with the items identified by the Township Engineer's review letter dated August 14, 2023. All in favor. Motion carried.

## **PRIORITY LIST**

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

## **UNFINISHED BUSINESS**

### **ZONING HEARING BOARD SCHEDULE**

August 29, 2023 – SBA Towers Continuance

August 31, 2023 – Chelsea Pocono Finance

August 31, 2023 – Tannersville Point LLC

## **NEW BUSINESS – None**

## **PUBLIC COMMENT**

Dawn Eilber (Township Resident) – Claimed the referenced road access to the proposed SBA cell tower is privately owned. Stated she is a real estate agent and has no problem with cell service in her home.

Lisa Buccholz (Jackson Resident) – Expressed concerns about outside agency approvals and waivers pertaining to land development projects.

Susan Alloway (Township Resident) – Expressed concerns pertaining to the proposed cell tower project.

## **ADJOURNMENT**

J. Folsom made a motion, seconded by M. Guidry, to adjourn the meeting at 9:18 p.m. All in favor. Motion carried.

DRAFT