

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes
September 11, 2023

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 11, 2023 and was opened at 6:07 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, absent; Dennis Purcell, present; 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

Ralph Vecchio (Resident) – Provided comment regarding the proposed hospital adjoining his property, Colonial Used Auto Sales. Detailed a traffic problem he has been having. Having issues from water drainage that emanates from the current Pocono Peterbilt property. Rocks are washing out onto the road. Slanting of the lower lot drives all stormwater directly onto Colonial's property. Would like stormwater issues being caused by the adjacent property to be addressed through the proposed hospital land development.

Elizabeth Casciano (Resident) – Spoke about the balance of development between commercial and residential development. Expressed concerns about the proposed tiny home/campground development near her property.

Ellen Gndt (Resident) – Spoke regarding Harmony Domes. Would like clarification as to the difference between being considered as a resort, versus a campground. J. Tresslar clarified that the first step that will need to be taken is a determination from the zoning officer.

CORRESPONDENCE

- Discussion regarding proposed plans for the Spirit of Swiftwater – Phase II submission.

Anthony Maula presented regarding the Phase II submission for the Spirit of Swiftwater project. Plan to develop apartments rather than original hotel proposal. Discussion regarding revised plan details. Further discussion regarding traffic impact and confirmation that the apartment use would result in about half as much traffic as the original proposed hotel.

M. Guidry made a motion, seconded by M. Velardi, to accept the Spirit of Swiftwater – Phase II submission as a final plan for review. All in favor. Motion carried.

OLD BUSINESS

J. Folsom made a motion, seconded by C. Kauffman, to approve the minutes of the August 14, 2023 regular meeting of the Pocono Township Planning Commission. Motion amended to reflect changes to three SALDO deferrals granted at last meeting. All in favor. Motion carried.

SKETCH PLANS

310 Hallet Road – Harmony Domes. Sketch plan received for discussion.

Discussion regarding a proposed “glamping” project and the need for a zoning determination to determine how the project will be reviewed against the zoning ordinance. Project proposes geodomes, log tiny homes and A-frames.

NEW PLANS

Farda Realty Associates Minor Subdivision – Motion for administrative acceptance. **(Action Item)**

M. Velardi made a motion, seconded by M. Guidry, to administratively accept the Farda Realty Associates Minor Subdivision for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

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.**

- Discussion and possible action regarding conditional approval request from the applicant. **(Possible Action Item)**

Applicant’s engineer presented. Received a comment letter from Township Engineer on August 12, 2023. Stated they have provided responses to the comments back to LVL and have received NPDES permit from DEP. Discussion regarding fee in lieu of open space. Request for conditional approval on the application subject to further discussion with the BOC regarding open space in lieu of fees.

M. Guidry made a motion, seconded by J. Folsom to recommend the applicant pay a fee in lieu of open space. All in favor. Motion carried.

Discussion regarding keeping guests of the campground onsite; sewage/water planning; waterline extension design still required. Further discussion regarding adding conditions to resolution for conditional approval to ensure water line and sewer planning/installation can continue regardless of whether the other party pulls out.

M. Guidry made a motion, seconded by J. Folsom, to recommend conditional approval of the Stadden Group plans subject to the comments received in the last engineering review letter, provided confirmation that water and sewer is available for property prior to final plan approval. All in favor. Motion carried.

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.**

Applicant stated in 2022 a plan was submitted to the Township for the site. Developer is selling the property. J. Tresslar stated the applicant has addressed the majority of the comments; the layout will not change dramatically; and they will be connecting to public water and sewer. Stated a condition should be included to ensure public water/sewer is secured.

J. Folsom made a motion, seconded by M. Guidry, to recommend conditional prelim approval based on September 6, 2023 engineering letter, securing will serve letters for public water/sewer, and outside agency approvals. 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 October 31, 2023. **Deadline for P.C. consideration is 10/9/23.**

Applicant presented on proposed hospital project for a one-story building with a three-story medical office building on the adjoining lot. Applicant received review letter from LVL in September and feels they have answered the majority of questions. Have NPDES under review with DEP. Sanitary planning module has been submitted to the Township. Stated they have finalized stormwater design for the property. Large stormwater swales proposed along the entire length of the property to channel water away from the property and down to inlets along 611. Discussion regarding traffic study and impact of traffic to and from the proposed hospital. The project will propose a right turn lane existing Golden Slipper onto SR 611.

J. Tresslar stated between the last submission and this one, the detention facilities were relocated and the township engineer has not yet reviewed.

Applicant stated they are going on record that an extension of 30 days has been granted.

J. Folsom made a motion, seconded by C. Kaufman, to table the 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 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.**

M. Velardi made a motion, seconded by M. Guidry, to recommend denial of the Cranberry Creek Apartments and The Ridge Land Development Plans unless an extension is received prior to the next Planning Commission meeting. All in favor. Motion carried.

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 C. Kauffman, to table the plans. All in favor. Motion carried.

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

- Discussion and possible action for a recommendation to the Board of Commissioners to adopt a SALDO amendment establishing a traffic signal maintenance escrow requirement. **(Action Item)**

M. Guidry made a motion, seconded by J. Folsom, to recommend approval of the proposed SALDO amendment to the Board of Commissioners. All in favor. Motion carried.

- 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

ZONING HEARING BOARD SCHEDULE

PUBLIC COMMENT

Lisa Bucholz (Jackson Resident) – Issued apology for a statement made last meeting. Has special concern for, and is appreciative of, water quality. Shared experience of why she and her family/husband moved to the Poconos.

ADJOURNMENT

M. Guidry made a motion, seconded by J. Folsom, to adjourn the meeting at 8:06 p.m. All in favor. Motion carried.

DRAFT