

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

February 12, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, February 12, 2024 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, present; Claire Learn, present; Chris Peechatka, absent; Dennis Purcell, present; Jeremy Sawicki, present.

Planning Commission Alternates: Kyle VanFleet, absent.

IN ATTENDANCE

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

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

C. Kauffman made a motion, seconded by D. Purcell, to approve the minutes of the October 10 and November 13, 2023 meetings of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS

- MCTA Lot Line Adjustment Plan – Motion for administrative acceptance.
 - Proposed consolidation of two existing commercial parcels to create one 34.951 acre parcel. Two Township reviews have been completed.

M. Guidry made a motion, seconded by C. Kauffman, to administratively accept the plans. All in favor. Motion carried.

- 135 Warner Road – JBAR Pocono LLC – Motion for administrative acceptance.
 - Applicant proposes an equipment garage on the property formerly known as “Schlier’s Towing.”

Ryan Fiorello of Labella Associates spoke on behalf of the applicant. Proposing a 4,800 square foot equipment garage, with current use as a towing facility. Will serve as storage for getting equipment/trucks out of the weather. The project helps clear up zoning violations from a previous owner.

J. Folsom made a motion, seconded by C. Kauffman, to administratively accept the plans. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

The Ridge Land Development – Plans were administratively accepted at the 8/8/22 P.C. meeting. Extension letter received with approval deadline of February 29, 2024. **Deadline for P.C. consideration is 2/12/24.**

Township received a letter withdrawing the plan on 2/12. Only the land development plan was withdrawn, which was determined as unnecessary. The Planned Residential Development is still in active process.

Spirit of Swiftwater – Phase II – Plans administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of March 10, 2024. **Deadline for P.C. consideration is 2/12/24.**

Extension request was received.

J. Folsom made a motion, seconded by C. Kauffman, 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 August 15, 2024. **Deadline for P.C. consideration is 7/14/24.**

Sal from Hanover Engineering presented an update regarding the plan and changes that have been included. The building has been reduced to two buildings of apartments with a hotel and restaurant. Discussion regarding waiver requests. The Planning Commission will not take formal action recommending approval until a future meeting.

J. Folsom made a motion, seconded by M. Guidry, to table the following plans:

Ertle Bartonville Wawa (3453 Route 611) – Plans were administratively accepted at the 10/9/23 P.C. meeting. Extension request received with new approval deadline of April 6, 2024. **Deadline for P.C. consideration is 3/11/24.**

MCTI Conference Center Addition – Plans were administratively accepted at the 10/9/23 P.C. meeting. Extension request received with approval deadline of April 8, 2024. **Deadline for P.C. consideration is 3/11/24.**

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, 2024. **Deadline for P.C. consideration is 12/9/24.**

All in favor. Motion carried.

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

- Camp Lindenmere to attend an upcoming meeting to discuss remaining SALDO waiver requests following DEP and Township review of their on-lot water systems.

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

C. Kauffman stated she finds the clearing off Back Mountain Road disturbing and questioned the setbacks that were originally presented to the Township. Discussion regarding impact of the proposed solar field.

C. Learn asked a question about the ability to develop a parcel in Oakwood Acres.

PUBLIC COMMENT – None

ADJOURNMENT

J. Folsom made a motion, seconded by C. Kauffman, to adjourn the meeting at 7:10 p.m. All in favor. Motion carried.

DRAFT