



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

April 8, 2024 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWtUvdIFrSHJ1cE1Tdz09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act].

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the March 11, 2024 meeting of the Pocono Township Planning Commission. **(Action Item)**

SKETCH PLANS

- Brookdale Spa – Sketch plan submitted proposing Nordic style spa with year-round self-guided, thermal, and hydrothermal experiences.
- MCTA – Sketch plan for Site Improvements – Bus storage area.
- Exclusive Pocono Properties LLC (329 Scotrun Ave) – Sketch plan submitted proposing transient rentals on a parcel adjoining property owned by Great Wolf Lodge.

NEW PLANS

- 1124 Sky View Drive Mono-pine Towner – New 150' mono-pine communications tower.
- 611 Land Development LLC – Dual Brand Hotel – Hotel by Marriot

FINAL PLANS UNDER CONSIDERATION –

MCTA Lot Line Adjustment Plan – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of May 12, 2024. ***Deadline for P.C. consideration is 4/8/24.***

- Possible Action item regarding a motion for conditional approval. **(Possible Action Item)**

Ertle Bartonsville Wawa (3453 Route 611) – Plans were administratively accepted at the 10/9/23 P.C. meeting. Approval deadline of June 9, 2024. ***Deadline for P.C. consideration is 5/13/24.***

- Discussion & possible action regarding SALDO waiver requests. **(Possible Action Item)**
- Discussion & possible action regarding conditional approval of the plans **(Possible Action Item)**

PRELIMINARY PLANS UNDER CONSIDERATION

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

135 Warner Road – JBAR Pocono LLC – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of May 12, 2024. ***Deadline for P.C. consideration is 4/8/24.***

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.***

Spirit of Swiftwater – Phase II – Plans administratively accepted at the 9/11/23 P.C. meeting. Extension request received with approval deadline of September 6, 2024. ***Deadline for P.C. consideration is 8/12/24.***

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.***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

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

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS

- Discussion and recommendations pertaining to a proposed draft “Waiver of Land Development Application” that applicants could use for certain projects to request a waiver from the land development process if appropriate.

PUBLIC COMMENT

ADJOURNMENT