

# POCONO TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

March 11, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, March 11, 2024 and was opened at 6:00 p.m. by Marie Guidry.

Attorney Lisa Pereira announced the Reorganization of the Planning Commission.

Dennis Purcell nominated Jeremy Sawicki Chair, seconded by Christina Kauffman. All in Favor. Motion carried.

Dennis Purcell nominated Marie Guidry Vice Chair, seconded by Clair Learn. All in Favor. Motion carried.

### ROLL CALL

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

Planning Commission Alternates: Kyle VanFleet, via Zoom.

### IN ATTENDANCE

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

### PUBLIC COMMENT

Diane Schepp (Nonresident) – Spoke on behalf of her daughter’s concerns regarding 154 Ruby Lane. She outlined numerous concerns pertaining to a “Kennel” being established.

Karen Doleiden (Resident) – Voiced her concerns pertaining to 154 Ruby Lane and the private road.

Edward Gualtieri (154 Ruby Lane Co-Owner) – Working on correcting the prior owners lack of compliance. Since realizing a permit was required for a fence, one has been obtained. Stated they train and show AKC dogs. No dogs will be housed outside.

Cheryl Parks (Resident) – Expressed concern about overall activity, applications and potential nuisance impact of the proposed kennel.

### CORRESPONDENCE – None

### OLD BUSINESS

C. Peechatka made a motion, seconded by C. Learn, to approve the minutes of the February 12, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

### SKETCH PLANS

- 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 - None

## FINAL PLANS UNDER CONSIDERATION

- Camp Lindenmere – SALDO waiver requests pertaining to well/public water system designs following DEP and Township review of the existing on-lot water systems.

Applicant presented four waivers on behalf of the Camp. Provided background information pertaining to their environmental approvals through DEP. Township engineer agreed with waiver requests.

J. Folsom made a motion, seconded by C. Peechatka to recommend approval of a waiver of SALDO 52.E(3)(c): All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom to recommend approval of a waiver of SALDO 52.E(4)(g)[3]. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Learn to recommend approval of a waiver of SALDO 52.E(4)(i)[20][a]. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom to recommend approval of a waiver of SALDO 52.A(1) . All in favor. Motion carried.

## PRELIMINARY PLANS UNDER CONSIDERATION

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.***

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

MCTI Conference Center Addition – Plans were administratively accepted at the 10/9/23 P.C. meeting. Extension request received with approval deadline of December 16, 2024. ***Deadline for P.C. consideration is 12/9/24.***

- Discussion and possible action regarding a request for conditional approval. Seeking conditional approval on plans received recently. Only minor comments remain.

## WAIVERS REQUESTED

J. Folsom made a motion, seconded by C. Peechatka to recommend the partial waiver of SALDO 390-29F. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Learn to recommend the partial waiver OF SALDO 390-29G. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka to recommend the partial waiver of SALDO 390-29H. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom to recommend the partial waiver of SALDO 390-50D4. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom to recommend the partial waiver of SALDO 390-55E4. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka to recommend the partial waiver of SALDO 390-55F3A. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Learn to recommend the partial waiver of SALDO 390-55F4A. All in favor. Motion carried.

Jack Burns- stated he is a resident in Vo-Tech development with concerns regarding the plan.

D. Purcell made a motion, seconded by J. Folsom for conditional approval subject to the terms of the engineering review letter dated March 8, 2024. All in favor. Motion carried.

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

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.**

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**

154 Ruby Lane – Special Exception Request to Establish a Dog Kennel – Applicant to present special exception request to the Planning Commission for establishment of a dog kennel on their property as a prerequisite to their upcoming zoning hearing.

At the time of submittal, the applicant was in the process of purchasing. They closed on February 26, 2024. Discussion regarding number of dogs present on property; how often the dogs have litters; fence setbacks, whether dogs would roam free; Applicant stated the operation is not open to the public and not open for public visit. Stated there may be one to two visits per month from someone looking to pick up a dog being conditioned.

Diane Schepp (Non-Resident) – Expressed concerns regarding statements made by the applicant. Asked that the Planning Commission not consider the request.

Dawn Eilber (Resident) – Stated she is AKC certified. Stated anyone who is doing the type of activity they are proposing treats their dog(s) like children.

Guy Doleiden (Resident) – Stated he has two handicapped adult brothers-in-law. Stated they like walking up and down the road and he is concerned about their safety.

Cheryl Parks (Resident) – Expressed concerns with water and septic on the property and impacts to her property; possible noise concerns; number of dogs; private road and property access.

J. Acosta outlined special exception process. Stated that conditions could be attached to any special exception if granted.

Ellen Gndt (Resident) – Provided suggested conditions; asked for clarification regarding number of dogs and grooming/finishing of dogs; asked if training is taking part outside.

M. Guidry inquired whether the dogs are housed on the premises while training.

J. Folsom made a Motion, Seconded by C. Peechatka to recommend approval of 154 Ruby Ln. Kennel special exception to the Pocono Township Zoning Hearing Board.

Roll Call Vote: J. Folsom- Yes, C. Peechatka – Yes, C. Learn – No, M. Guidry – Yes, D. Purcell - Yes. Motion carried.

#### **PRIORITY LIST**

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

#### **UNFINISHED BUSINESS - None**

#### **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**

Jack Burns - Expressed concern regarding the MCTI Expansion. Pocono Township Staff offered time to review plans the next day with him.

#### **ADJOURNMENT**

D. Purcell, made a motion, seconded by C. Peechatka, to adjourn the meeting at 8:16 p.m. All in favor. Motion carried.