

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

July 8, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 8, 2024 and was opened at 6:00 p.m. by Marie Guidry.

ROLL CALL

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

Planning Commission Alternates: Kyle VanFleet, present; Bruce Kilby, present.

IN ATTENDANCE

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

PUBLIC COMMENT

CORRESPONDENCE – None

OLD BUSINESS

D. Purcell made a motion, seconded by J. Folsom, to approve the minutes of the June 10, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

SEWAGE PLANNING MODULES

J. Folsom made a motion, seconded by C. Learn to accept the sewage planning modules, component 4A on Brookdale Spa, The Ridge PRD, and Core5 Warner Road. All in favor. Motion carried.

NEW PLANS

- C. Learn made a motion, seconded by D. Purcell, to accept the Iroquois Ridge- Bacik minor subdivision plan for review. All in favor. Motion carried.
- D. Purcell made a motion, seconded by C. Learn, to accept the Simpson minor subdivision for review. All in favor. Motion carried.
- D. Purcell made a motion, seconded by K. VanFleet, to accept the Sanofi Building 57 Addition for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 11, 2024. **Deadline for P.C. consideration is 11/11/24**

The Planning Commission recommended the following waivers on this project:

- B. Kilby made a motion, seconded by D. Purcell, to recommend waiver 390-57.C & 365-10.1(6)(b). All in favor. Motion carried.
- C. Peechatka made a motion, seconded by B. Kilby, to recommend waiver 390-29.K. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Peechatka, to recommend waiver §390-43.A(6)(e)[2][a]. All in favor. Motion carried.
- D. Purcell made a motion, seconded by C. Peechatka, to recommend waiver 365-8.L. All in favor. Motion carried.
- J. Folsom made a motion, seconded by C. Peechatka, to recommend waiver 365-13.B. All in favor. Motion carried.
- C. Learn made a motion, seconded by C. Peechatka, to recommend waiver 390-55.B. All in favor. Motion carried.
- D. Purcell made a motion, seconded by C. Peechatka, to recommend waiver 390-55.G. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Peechatka to table the plan. 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 November 15, 2024. **Deadline for P.C. consideration is 11/11/24.**

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

611 Land Development LLC (LDP 1401) – Dual Brand Hotel – Hotel by Marriot – Plans administratively accepted at the 4/8/24 P.C. meeting. Approval deadline of September 10, 2024 **Deadline for P.C. Consideration is 8/12/24.**

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

1124 Sky View Drive Mono-Pine Tower (LDP 1424) – Plans administratively accepted at the 4/8/24 P.C. meetings with approval deadline of November 5, 2024. **Deadline for P.C. consideration is 10/15/24.**

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**

J. Folsom made a motion, seconded by D. Purcell, to table the above listed plans. All in favor. Motion carried.

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS - None

PRIORITY LIST

- Zoning Ordinance, Zoning Map & SALDO Amendments
 - The review process will continue with Nanci Sarcinello, Sarcinello Planning & GIS Services on the 4th Monday of each month. This month we will be meeting on the 28th due to the holiday.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

Kelly Variance 7/23/24
EDMA Variance 7/23/24
Beaty Variance 8/13/24

NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT

J. Folsom made a motion, seconded by C. Learn, to adjourn the meeting at 7:00 p.m. All in favor.
Motion carried.