

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

September 9, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, September 9, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

ROLL CALL

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

Planning Commission Alternates: Bruce Kilby, present., Vacant Seat

IN ATTENDANCE

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

PUBLIC COMMENT

CORRESPONDENCE

A letter was received from the daughter of Marie Guidry resigning Marie from the Planning Commission that she has been a member of since 2013.

OLD BUSINESS

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

Floor was opened for nominations for Vice Chair

C. Learn made a motion, seconded by C. Peechatka to nominate Christina Kauffman, as Vice Chair. All in favor. Motion carried.

SKETCH PLANS

SEWAGE PLANNING MODULES

C. Peechatka made a motion, seconded by C. Learn to recommend the sewage planning modules, component 4A on Kalahari Resort/KR SPE. All in favor. Motion carried.

NEW PLANS

- Brookdale Spa (LDP #1425) – Nate Oiler with RKR Hess presented the Plans for the Spa to the P.C. D. Purcell made a motion, seconded by C. Peechatka to accept the plan for review. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION

Iroquois Ridge (LDP #1431) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.**

C. Peechatka made a motion, seconded by C. Learn, to recommend approval of a waiver for Section 390-18b2c. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to recommend approval of the Iroquois Ridge Lot line adjustment as per T&M's letter dated 9/5/24. Discussion took place. All in favor. Motion carried.

Simpson Minor Subdivision (LDP #1426) – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of Oct. 6, 2024. **Deadline for P.C. consideration is Sep. 9, 2024.** J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. All in favor. Motion carried.

Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of November 13, 2024. **Deadline for P.C. consideration is 10/15/24.** C. Learn made a motion, seconded by D. Purcell, to table the plan. All in favor. Motion carried.

Brookstead Apartments – (LDP# 1423) – Plans were administratively accepted at the 5/13/24 P.C. meeting. Approval deadline of December 9, 2024. **Deadline for P.C. consideration is 11/11/24.** D. Purcell made a motion, seconded by C. Learn, to table the plan. All in favor. Motion carried.

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

- Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of December 31, 2024 (**Deadline for P.C. consideration is 12/9/24**)
- 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 Nov. 14, 2024. **Deadline for P.C. consideration is 10/15/24**
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – 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.**
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 12, 2025. **Deadline for P.C. consideration is 2/10/25.**

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.

UNFINISHED BUSINESS

ZONING HEARING BOARD SCHEDULE

NEW BUSINESS – Welcome to Kyle VanFleet as a full-time member of the Planning Commission.

PUBLIC COMMENT – E. Gndt requested information on the status of the Cell Tower.

ADJOURNMENT

C. Peechatka made a motion, seconded by C. Learn, to adjourn the meeting at 6:25 p.m. All in favor. Motion carried.