

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

October 15, 2024

The regular meeting of the Pocono Township Planning Commission was held on Monday, October 15, 2024 and was opened at 6:00 p.m. by Jeremy Sawicki.

**ROLL CALL**

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

Planning Commission Alternates: Bruce Kilby, present., Jordan Merring, present.

**IN ATTENDANCE**

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

**PUBLIC COMMENT**

**CORRESPONDENCE**

**OLD BUSINESS**

J. Sawicki made a motion, seconded by J. Folsom, to approve the minutes of the September 9, 2024 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

**SKETCH PLANS**

**SEWAGE PLANNING MODULES**

**WAIVERS OF LAND DEVELOPMENT**

J. Sawicki made a motion, seconded by D. Purcell, to recommend MTG Accounting LLC – Interior Subdivision and Sanofi Pasteur – B53 Exterior Freezer Replacement for approval of land development waivers. All in favor. Motion carried.

**NEW PLANS**

**FINAL PLANS UNDER CONSIDERATION**

- C. Peechatka made a motion, seconded by C. Learn, to administratively accept 140 Rose Street LDP#1433 for consideration. All in favor. Motion carried.
- C. Peechatka made a motion, seconded by C. Learn, to recommend the following waivers for 140 Rose Street LDP # 1433:  
Section 390-43.A.(6).(c).(4), Section 390-29.F, Section 390-29.G, Section 390-29.H, Section 390-43.A.(6).(f), Section 390-55.D.(1).(a), Section 390-55.F.(3), & Section 365-4.E.(6). All in favor. Motion carried.
- J. Sawicki made a motion, seconded by C. Peechatka, to recommend 140 Rose Street LDP # 1433 for approval contingent on the Engineer letter dated October 15, 2024. All in favor. Motion carried.

## PRELIMINARY PLANS UNDER CONSIDERATION

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.** J. Folsom 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.**

J. Folsom made a motion, seconded by C. Kauffman, to recommend the following waivers for approval, Section 390-55.(1).a and Section 390.55.D.(3)(a). All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend a partial waiver for approval of Section 390-55.F.(3).(a)[2]. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend a waiver for approval of Section 390-55.F.(4).(a) & (d). All in favor. Motion carried.

J. Sawicki made a motion, seconded by J. Folsom, 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**)

J. Folsom made a motion, seconded by C. Learn, to recommend waiver 390-17.B for approval. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Sawicki, to recommend waiver 390-48.T.(13)(b) for approval. All in favor. Motion carried.

D. Purcell made a motion, seconded by C. Peechatka, to recommend waiver 390-48.T.(14) for approval. All in favor. Motion carried.

J. Folsom made a motion, seconded by D. Purcell, to recommend waiver 390-50.D.(4) for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Kauffman, to recommend waiver 220-8.C for approval with a temporary construction easement from neighbors. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Learn, to recommend waiver 365-8.L for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to recommend waiver 365-13.B for approval. All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Kauffman, to recommend waiver 390-50.CC for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by J. Folsom, to recommend waiver 390-25.B.(4) and 390-29.E.(4) for approval. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend waiver 390-25.G.(1)(c), 390-25.G.(19), and 390-29.J.(1)(c) for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Learn, to recommend waiver 390-50.D.(3) for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Kauffman, to recommend a Deferral of 390-48.AA near 180 and Driveway for approval. All in favor. Motion carried.

J. Sawicki made a motion, seconded by C. Peechatka, to table the plan. 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 January 6, 2025. (**Deadline for P.C. consideration is Dec. 9, 2024**) J. Sawicki made a motion, seconded by D. Purcell, to table the plan. All in favor. Motion carried.

- Brookdale Spa (LDP# 1425) Plans were administratively accepted at the 9/9/24 P.C. meeting with approval deadline of December 8, 2024. (***Deadline for P.C. consideration is Nov. 12, 2024***) J. Sawicki made a motion, seconded by D. Purcell, to table the plan. All in favor. Motion carried.
- 1124 Sky View Drive Mono-pine Tower (LDP #1424) Plans were administratively accepted at the 4/8/24 P.C. meeting with approval deadline of Jan. 3, 2025. (***Deadline for P.C. consideration is 12/9/24***) J. Sawicki made a motion, seconded by J. Folsom to table the plan. All in favor. Motion carried. Discussion was had regarding waivers they will be requesting. No action was taken.

J. Sawicki made a motion, seconded by J. Folsom to table the following plans listed below. 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 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.***

#### **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.

#### **PUBLIC COMMENT**

Dawn Eilber (Resident) Expressed her concerns regarding the Sky View Drive Cell Tower project and the lack of transparency on the part of SBA Towers.

Ellen Gnant (Resident) Expressed her thoughts and concerns regarding the Sky View Drive Cell Tower project and outstanding items that need to be addressed.

Cindy Gregor (Resident) Stated the MCPC should be sending out a letter to the township regarding the right of way status on the Sky View Drive Cell Tower project.

Tim Eilber (Resident) Stated that the original developer for the subdivision on Sky View Drive never completed the required roadway upgrades in order for the road to be dedicated to the township.

#### **ADJOURNMENT**

J. Sawicki made a motion, seconded by J. Folsom, to adjourn the meeting at 8:25 p.m. All in favor. Motion carried.