

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 9, 2024

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

ROLL CALL

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

Jonathan Weber – Developer – Stated that with regard to the public comment at the last meeting on the LDP for Incline Village having restrictions, the plan is not subject to restrictions and the attorneys are handling any confusion on this matter.

Karen Fletcher – Resident – Raised her concerns about the impact of the new construction at Incline Village on a gravel road and density limits within the township.

CORRESPONDENCE

OLD BUSINESS

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

WAIVERS OF LAND DEVELOPMENT

J. Folsom made a motion, seconded by C. Peechatka, to recommend denial of the Mountain Villa Resort – 406- Cherry Lane Rd. land development waiver. All in favor. Motion carried.

NEW PLANS

MCTA Transit Facilities Expansion – LDP 1437

C. Peechatka made a motion, seconded by Clair Learn to accept the MCTA Transit Facilities Expansion plan for review. All in favor. Motion carried.

SKETCH PLAN

437-439 Scotrun Ave. LDP #1436

PRELIMINARY PLANS UNDER CONSIDERATION

Tannersville Point Apartments (LDP# 1358) – Plans were administratively accepted at the 6/10/24 P.C. meeting. Approval deadline of February 28, 2025 (**Deadline for P.C. consideration is 2/10/25**) C. Learn made a motion, seconded by C. Kauffman, 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 January 31, 2025. (**Deadline for P.C. consideration is 1/13/25**) J. Folsom made a motion, seconded by K. VanFleet, 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 April 18, 2025. **Deadline for P.C. consideration is 3/10/25** C. Kauffman made a motion, seconded by C. Peechatka, 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 March 9, 2025. (**Deadline for P.C. consideration is 2/10/25**).

J. Folsom made a motion, seconded by C. Peechatka to recommend the waiver of §390-55.D.(3)(a). All in favor. Motion carried.

C. Peechatka made a motion, seconded by C. Learn, to recommend the waiver of §390-55.F.(3)(a)[2]. All in favor. Motion carried.

C. Peechatka made a motion, seconded by J. Folsom, to recommend the waiver of §390-55.F.(4)(a)[1]. All in favor. Motion carried.

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

C. Kauffman made a motion, seconded by C. Peechatka, to table the following plans listed below. 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 March 4, 2025. (**Deadline for P.C. consideration is 2/10/25**)
- Simpson Minor Subdivision LDP#1426 – Plans were administratively accepted at the 7/8/24 P.C. meeting with approval deadline of March 6, 2025. (**Deadline for P.C. consideration is 2/10/25**).
- 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, 2025. (**Deadline for P.C. consideration is 12/8/25**).
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of March 9, 2025. (**Deadline for P.C. consideration is 2/10/25**).
- 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 February 11, 2025. (**Deadline for P.C. consideration is 1/13/25**).

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 and will continue in January of 2025.

NEW BUSINESS

J. Folsom made a motion, seconded by K. VanFleet, to recommend the zoning map change Ordinance for consideration by the Board of Commissioners at the hearing scheduled for January 6, 2025. All in favor. Motin carried.

PUBLIC COMMENT

ADJOURNMENT

J. Folsom made a motion, seconded by C. Peechatka, to adjourn the meeting at 6:42 p.m. All in favor. Motion carried.