

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
January 12, 2026

The regular meeting of the Pocono Township Planning Commission was held on Monday, January 12, 2026 and was opened at 6:20 p.m. by Solicitor Lisa Perera.

Re-Organization of Chair and Vice Chair: Lisa Perera asked if there were any nominations of Chair. Dennis Percell made a motion, seconded by Chris Peechatka to nominate Jeremy Sawicki as Chair. All in favor. Motion carried.

Jeremy Sawicki made a motion, seconded by Dennis Percell, to nominate Christine Kauffman as Vice Chair. All in favor. Motion carried.

ROLL CALL

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

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

IN ATTENDANCE

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

PUBLIC COMMENT - None

CORRESPONDENCE – Jeremy Sawicki made a motion, seconded by Joe Folsom, to recommend the Pocono Township Sanitary Sewer Improvements, Penn Vest Application Land Use Letter to the MCPC. All in favor. Motion carried.

OLD BUSINESS

Jeremy Sawicki made a motion, seconded by Claire Learn, to approve the minutes of the December 8, 2025 meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

NEW BUSINESS

Jeremy Sawicki made a motion, seconded by Dennis Purcell, to recommend the Historic Overlay Ordinance for adoption by the BOC. All in favor. Motion carried.

Joe Folsom made a motion, seconded by Claire Learn, to recommend the Chicken Ordinance for adoption by the BOC. All in favor. Motion carried. Discussion was had among the public and Planning Commission.

PRESENTATIONS

MCTI Rezoning Request: Jeremy Sawicki made a motion, seconded by Joe Folsom, to recommend the rezoning request of MCTI to the BOC. All in favor. Motion carried.

SPECIAL EXCEPTIONS:

EPT Ski Properties Inc., Christopher Schubert, Esq., 301 Resort Drive, Tannersville. Chris Peechatka made a motion, seconded by Joe Folsom, to recommend the special exception for approval at the hearing of the ZHB. All in favor. Motion carried. Discussion was had among the public and Planning Commission members.

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION

- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of March 30, 2026. **Deadline for P.C. consideration is 3/9/26.** Jeremy Sawicky made a motion, seconded by Dennis Purcell, to recommend the plan to the Board of Commissioners based on T&M's letter dated 12/18/25. All in favor. Motion carried.
- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/24 P.C. meeting. Approval deadline of May 17, 2026. **Deadline for P.C. consideration is 4/13/2026.** Jeremy Sawicki made a motion, seconded by Joe Folsom, to table the plan. All in favor. Motion carried.

Waiver request presentation:

Jeremy Sawicki made a motion, seconded by Dennis Purcell, to recommend the waiver of 390-50.D.(5) Maximum Slope of Basin Embankments for approval by the BOC. All in favor. Motion carried.

Chris Peechatka made a motion, seconded by Dennis Purcell, to recommend the waiver of 390.29.J.(1)(C) and 390-31.D.(2) – WB-50 Truck Turning Movements for approval by the BOC. All in favor. Motion carried.

Joe Folsom made a motion, seconded by Claire Learn, to recommend the waiver of 390-43.A.(6)(E)[2][a] – Maximum Steep Slope Disturbance for approval by the BOC. All in favor. Motion carried.

Claire Learn made a motion, seconded by Joe Folsom, to recommend the waiver of 390-55.C.(2)(E) – Minimum Parking Planting Island, Required Plantings for approval by the BOC. All in favor. Motion carried.

Claire Learn made a motion, seconded by Jeremy Sawicki, to recommend the waiver of 390-55.(3)(a) – Waiver for Street Tree Location for approval by the BOC. All in favor. Motion carried.

Chris Peechatka made a motion, seconded by Claire Learn, to recommend the waiver of 390-55.F.(3)(E) – Right-of-way Buffer Plantings for approval by the BOC. All in favor. Motion carried.

- 3172 Route 715 Minor Residential Development LDP 1451: Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/2026.** THIS PLAN HAS BEEN WITHDRAWN
- 406 Cherry Lane Road LDP 1453 – Plans were administratively accepted at the 11/10/25 P.C. meeting. Approval deadline of February 8, 2026. **Deadline for P.C. consideration is 1/12/26.** THIS PLAN HAS BEEN WITHDRAWN
- 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, 2026. **Deadline for P.C. consideration is 2/9/26.** Jeremy Sawicki made a motion, seconded by Joe Folsom, to deny the plan unless a letter of extension is received from the applicant prior to the next P.C. meeting. All in favor. Motion carried.
- 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. Approval deadline of December 31, 2026. **Deadline for P.C. consideration is 12/8/26.** Jeremy Sawicki made a motion, seconded by Dennis Purcell, to table the plan. All in favor. Motion carried.

NEW BUSINESS

- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on January 26, 2026

ADJOURNMENT : Joe Folsom made a motion, seconded by Claire Learn, to adjourn the meeting at 7:33 p.m. All in favor. Motion carried.