

POCONO TOWNSHIP PLANNING COMMISSION

Meeting Minutes

December 14, 2020 7:00 PM

The regular meeting of the Pocono Township Planning Commission was held on Monday, December 14, 2020 via virtual teleconference and was opened at 7:00 p.m. by Chairman Jeremy Sawicki followed by the Pledge of Allegiance.

ROLL CALL

Joe Folsom, present; Marie Guidry, present; Christina Kauffman, absent; Chris Peechatka, present; Dennis Purcell, present; Jeremy Sawicki, present; Mike Velardi, present.

Planning Commission Alternates: Claire Learn, present and was identified as a voting member; Stephanie Shay, absent.

IN ATTENDANCE

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Township Solicitor; Taylor Munoz, Twp. Manager; and Krisann Wean, Township Administrative Assistant.

PUBLIC COMMENT - None

CORRESPONDENCE – None

MINUTES

M. Velardi made a motion, seconded by C. Peechatka, to approve the minutes of the November 9, 2020 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

Former Becker Roofing – Zitro & Roni Investments.

- Developer presented a proposed sketch plan for a change of use request for retail spaces and additional parking at an existing commercial property. Jason Ulrich, Esq., stated there is adequate space for the mixed-use proposal of four separate retail units in addition to a pre-existing free-standing single family dwelling. The developer's engineer stated they will abide by the uses allowed by Zoning.
- Further discussion was had regarding the possible change in traffic volume and potential challenges with SR 314 and SR 611 adjacent to the property. A formal land development plan will be presented at a future meeting. If approved, the developer anticipates approvals around the February timeframe with construction to start later in 2021.

2808 Route 611 Apartments – D&D Engineering & General Construction, LLC

- Developer presented a proposed sketch plan to build an additional apartment complex on an existing 1.38 acre property. The plan is to demolish the existing auto repair shop and create a second 13-15 unit three-story apartment complex with one-way traffic flow around the property. Deanna Schmoyer and Jennifer Wise asked for the Commission's input on the plan prior to a formal submission.
- Discussion was had regarding consideration to allow narrower width of parking spaces and issues regarding landscaped islands being engineered in such a way as to not inhibit snow plowing.

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- Deanna Schmoyer discussed establishing parking requirements per the existing nonconformities on the property and impervious coverage. J. Tresslar suggested developer get answers on nonconformities from Zoning before preliminary review begins. Jennifer Wise stressed they are working on a tight timeline and they are working with PennDOT.

NEW PLANS - None

FINAL PLANS UNDER CONSIDERATION - None

PRELIMINARY PLANS UNDER CONSIDERATION

1. Sheldon Kopelson Commercial Development (Lot 3) – Plans were administratively accepted at the 8/13/2013 P.C. meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. An extension was granted on June 8, 2020. **Deadline for P.C. consideration extended to 06/30/2021.**

M. Velardi made a motion, seconded by Joe Folsom, to table plans for the Sheldon Kopelson Commercial Development (Lot 3) project. All in favor, Motion carried.

2. Camp Lindenmere Land Development – Expansion of existing camp facilities – Plans were administratively accepted at the 11/9/2020 P.C. meeting. **Deadline for P.C. consideration is 2/8/2021.**

J. Folsom made a motion, seconded by M. Velardi, to table plans for the Camp Lindenmere Land Development Plan. All in favor, Motion carried.

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – None

PRIORITY LIST/ORDINANCES

1. Sign Ordinance Amendment. The Board of Commissioners voted at their 11/2 meeting to forward a copy of the draft ordinance to the Monroe County Planning Commission for their review and comments. If the County returns the amendment with changes, Township Planning Commission will need to review again.

Lisa Pereira would like Zoning to review the Sign Ordinance comments prior to final ordinance being submitted for review.

2. Potential Amendment to SALDO – Rain Gardens. No report.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

Possinger Zoning Hearing – December 22, 2020 – Hearing to consider the appeal of Ryan Possinger (Appellant) regarding the revocation of a zoning permit to enlarge an existing sign on property owned by the Appellant.

NEW BUSINESS – None

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PUBLIC COMMENT

- M. Velardi wished everyone a Merry Christmas.

ADJOURNMENT

J. Folsom made a motion, seconded by D. Purcell, to adjourn the meeting at 8:00 p.m. All in favor. Motion carried.