



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

February 9, 2026 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/88045117236>

Meeting ID: 880 4511 7236

Security Passcode: 738493

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

Public Comment Policy has changed. For public comment at the beginning of a meeting you will be permitted 3 minutes on agenda and non-agenda items only, and on action items, only Pocono Township Residents, Stakeholders & Local Businesses, may speak at the podium and be permitted 1 minute for your comments on that agenda item.

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the January 12, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

NEW BUSINESS

PRESENTATIONS:

MCTI Rezoning request– **(Possible Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Items)

- Members 1st Federal Credit Union – LDP 1446 Plans were administratively accepted at the 10/14/25 P.C. meeting. Approval deadline of May 17, 2026 ***Deadline for P.C. consideration is 4/13/26 (Possible Action Item)***

Motion to table the following plans (Action Items):

- 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.***
- 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 30, 2026. ***Deadline for P.C. consideration is 12/14/26***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on February 23, 2026 at 5:00 PM

ADJOURNMENT

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 Sawicky made a motion, seconded by Joe Folsom, to table the plan. All in favor. Motion carried.

Waiver request presentation:

Jeremy Sawicky 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 Sawicky, 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 Sawicky 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 Sawicky 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.

**POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 -

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
POCONO, MONROE COUNTY, PENNSYLVANIA AMENDING ORDINANCE NO. 110
THE POCONO TOWNSHIP ZONING ORDINANCE, CHAPTER 470
"ZONING", OF THE TOWNSHIP OF POCONO'S CODE OF ORDINANCES,
AS AMENDED, TO AMEND THE OFFICIAL ZONING MAP TO RE-ZONE EIGHTEEN
MONROE COUNTY TAX PARCELS FROM THE R-1 LOW-DENSITY RESIDENTIAL
DISTRICT TO THE R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT AND
REPEALING ALL ORDINANCES INCONSISTENT HERewith**

WHEREAS, Pocono Township's Code of Ordinances; Chapter 470 *Zoning* (the "Ordinance"), § 470-125 *Amendments* provides "The provisions of this chapter and boundaries of zoning districts as set forth on the Official Zoning Map may from time to time be amended or changed by the governing body of the municipality."; and

WHEREAS, Ordinance § 470-11 *Amendments* provides "If, in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Commissioners."; and

WHEREAS, Monroe County Area Vocational Technical School ("Owner") is the owner of Monroe County Tax Parcel 12.9.1.28, comprising 56.85 acres of land housing the Monroe Career & Technical Institute's ("MCTI") campus (the "Campus") located in Pocono Township's R-2 Medium Density Residential Zoning ("R-2"); and

WHEREAS, Owner also owns eighteen (18) Monroe County Tax Parcels nearby and contiguous to the Campus (the "Parcels") which are located in Pocono Township's R-1 Low-Density Zoning District ("R-1"); and

WHEREAS, Owner has requested the governing body, the Board of Commissioners of the Township of Pocono, Monroe County Pennsylvania (the "BOC") rezone the Parcels from R-1 to R-2 for MCTI's use; and

WHEREAS, the governing body, the BOC seeks to enact a zoning map amendment to the Ordinance by rezoning the Parcels from R-1 to R-2; and

WHEREAS, the BOC finds that the proposed amendments to the Official Zoning Map will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, the Township of Pocono Monroe, County, Pennsylvania (the "Township") is authorized and empowered to

enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject properties by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following the zoning map amendment to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the zoning map amendment to the Ordinance set forth hereinafter.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

SECTION I. Chapter 470 *Zoning*; Article III *Zoning Map and Zoning Districts* is hereby amended by amending the existing Zoning Map, as revised, by adding the R-2 Medium-Density Residential District designation upon the following (18) Monroe County Tax Parcels: 12.9B.3.24; 12.9B.3.23; 12.9B.3.22; 12.9B.3.21; 12.9B.3.20; 12.9B.3.19; 12.9B.3.18; 12.9B.3.3; 12.9B.3.4; 12.9B.3.5; 12.9B.3.6; 12.9B.3.7; 12.9B.3.8; 12.9B.3.17; 12.9B.3.16; 12.9B.3.15; 12.9B.3.14; and, 12.9B.3.13 as shown on the map attached hereto as **Exhibit "A"**, consisting of approximately eighteen and sixty-two hundredths (18.62) acres.

SECTION II. REPEALER Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

SECTION III. SEVERABILITY If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION IV. ENACTMENT This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this ____ day of _____, 2026.

ATTEST:

**TOWNSHIP OF POCONO,
MONROE COUNTY,
PENNSYLVANIA**

JERROD BELVIN
Township Manager

ELLEN GNANDT
President, Board of Commissioners

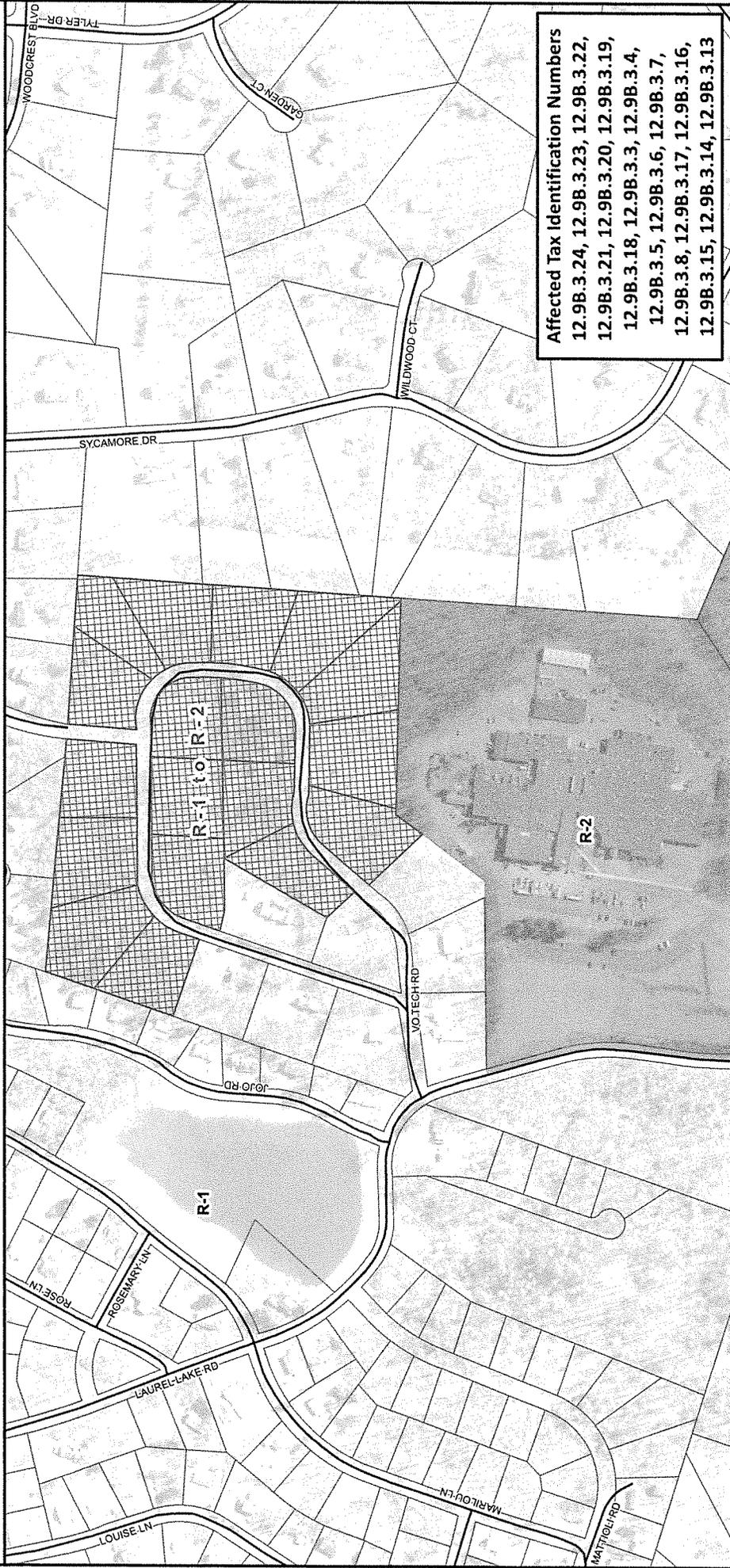
EXHIBIT “A”

DRAFT

EXHIBIT 1 - MONROE COUNTY TECHNICAL INSTITUTE EXPANSION

ZONING MAP AMENDMENT - POCONO TOWNSHIP - MONROE COUNTY - PENNSYLVANIA

DRAFT



Affected Tax Identification Numbers
 12.9B.3.24, 12.9B.3.23, 12.9B.3.22,
 12.9B.3.21, 12.9B.3.20, 12.9B.3.19,
 12.9B.3.18, 12.9B.3.3, 12.9B.3.4,
 12.9B.3.5, 12.9B.3.6, 12.9B.3.7,
 12.9B.3.8, 12.9B.3.17, 12.9B.3.16,
 12.9B.3.15, 12.9B.3.14, 12.9B.3.13



The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.



- Proposed R-2 District Expansion
- Existing R-1 Low Density Residential Zone
- Existing R-2 Medium Density Residential Zone
- Parcels

PREPARED BY:
 Monroe County
 Planning Commission
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 December 2025 25-031