

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
May 23, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, May 23, 2022 and was opened at 6:00 p.m. by Vice Chair Marie Guidry, followed by the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Alternate: Claire Learn, present and recognized as voting member.

IN ATTENDANCE

Amy Montgomery, LVL Engineering, Twp. Engineer; Lisa Pereira, Broughal & DeVito; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

- J. Folsom made a motion, seconded by C. Learn, to approve the minutes of the May 9, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS

Pocono 4 Rent LLC – Presentation regarding conceptual plans for land development project in Scotrun. Applicant discussed a 9.46 acre commercially-zoned property located off Scotrun Avenue, bordered by Great Wolf. Applicant intends to construct five individual, single-family structures under a resort use. Discussion held regarding possible easement to access property, existing house on property, review of soil conditions, and parking areas for each house and a pavilion. D. Purcell asked if the proposed structures are single-family units, which was confirmed.

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

- 1) Stadden Group, LLC – Pocono Creek Preliminary Land Development Plan – Plans were administratively accepted at the 9/27/21 P.C. meeting. Extension request received with approval deadline of June 24, 2022. **Deadline for P.C. consideration is 6/13/22. (Action Item)**

J. Folsom made a motion, seconded by C. Learn, to deny the plans unless an extension is received by the applicant. All in favor. Motion carried.

2) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. **Deadline for P.C. consideration is 6/13/22. (Action Item)**

J. Folsom made a motion, seconded by D. Purcell, to deny the plans unless an extension is received by the applicant. All in favor. Motion carried.

3) Westhill Villas – 330 Learn Road Land Development Plan – Plans were administratively accepted at the 1/24/22 P.C. meeting. Extension letter received with approval deadline of July 23, 2022. **Deadline for P.C. consideration is 7/11/22. (Action Item)**

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

4) Coover Subdivision – 135 Candlestick Henryville –Plans were administratively accepted at the 5/9/22 P.C. meeting. Approval deadline of 8/7/22. **Deadline for P.C. consideration is 7/25/22. (Action Item)**

Applicant submitted a plan proposing subdivision of a 77-acre parcel. Will subdivide an additional 10-acre parcel, with a lot-line adjustment giving slightly less than an acre to a daughter on the neighboring property. Another lot-line adjustment of .75 acres will be added to the neighbor's property, as there were structures over the property line.

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

5) Sanofi Pasteur B-83 Cold Storage Building Land Development Plan – Plans were administratively accepted at the 11/22/21 P.C. meeting. Extension letter received with approval deadline of August 21, 2022. **Deadline for P.C. consideration is 8/8/2022. (Action Item)**

J. Folsom made a motion, seconded by C. Learn, to table the plans. All in favor. Motion carried.

6) The Re-Subdivision of Brookdale Road – Larson Property – Plans were administratively accepted at the 2/28/22 P.C. meeting. Extension letter received with approval deadline of 8/27/22. **Deadline for P.C. consideration is 8/8/2022. (Action Item)**

D. Purcell made a motion, seconded by C. Learn, to table the plans. Motion withdrawn, as the applicant was present requesting conditional approval.

Steve Larson (2532 Brookdale Road) stated he received the second engineering review letter from the Township and requests conditional approval for the subdivision plan. A. Montgomery stated the majority of the comments are technical, with one waiver requested.

D. Purcell made a motion, seconded by J. Folsom, to recommend a waiver of SALDO Section 390-43.A6e2a related to showing the label and dimensions of steep slopes on the plans. All in favor. Motion carried.

J. Folsom made a motion, seconded by C. Learn, to recommend conditional approval of The Re-Subdivision of Brookdale Road – Larson Property plan to the Pocono Township Board of Commissioners. All in favor. Motion carried.

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

PRIORITY LIST

J. Folsom made a motion, seconded by J. Sawicky, to recommend approval and advertisement of the revised Timber Harvest Ordinance to the Board of Commissioners, based on the draft ordinance provided by Penn State extension. All in favor. Motion carried.

D. Purcell made a motion, seconded by J. Folsom, to recommend to the Board of Commissioners approval and advertisement of a zoning ordinance amendment to include a revision to the definition of "private access street," impervious coverage of 35% for residential uses in Recreation District zones; allowing five units per acre in Planned Residential Developments; and removing the Timber Harvesting Permit from the Zoning Ordinance and associated fees. All in favor. Motion carried.

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

- 202 Babbling Brook Road, Parker Argot – 5:00 p.m. on May 31, 2022.
 - Variance request from front-yard setback requirements for a proposed detached garage.

NEW BUSINESS

PUBLIC COMMENT

Vincent Scianda (277 Fish Hill Road) – Asked whether the Township could provide information regarding the timbering of a property on Fish Hill. It was clarified that a timber harvest permit was obtained from the Township and that no further action is planned for the property. The property owner is required to revegetate the property once the timber harvest is complete.

ADJOURNMENT

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