



POCONO TOWNSHIP PLANNING COMMISSION
AGENDA

May 9, 2022 6:00 p.m.

112 Township Drive | Tannersville, PA 18372

Dial-In Option: 646 558 8656

Meeting ID: 892 102 5946

Passcode: 18372

Zoom Link:

<https://us06web.zoom.us/j/8921025946?pwd=Q1VtaFVkVEpRWTUvdIFrSHJ1cE1TdZ09>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state:

- 1) The spelling of your name;
- 2) Identify whether you are a taxpayer of Pocono Township; and
- 3) Your street address.

Please limit individual comments to five (5) minutes and direct all comments to the Chair. Public comment is not for debate or answering questions, rather it is for "comment on matters of concern, official action or deliberation...prior to taking official action" [PA Sunshine Act, Section 710.1].

CORRESPONDENCE – None

OLD BUSINESS

- Motion to approve the minutes of the April 25, 2022 regular meeting of the Pocono Township Planning Commission. **(Action Item)**

SKETCH PLANS – None

NEW PLANS

Coover Subdivision – 135 Candlestick Henryville – Motion for administrative acceptance. **(Action Item)**

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)**
- 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)**
- 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)**
- 4) 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)**
- 5) 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)**

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

PRIORITY LIST

- Proposed Zoning Ordinance Changes (**Discussion Only**)

- Timber Harvest Ordinance

The PA Attorney General's office advised that Pocono Township's ordinance and accompanying permit fees are not in line with state law that protects agricultural activity. We were advised to review and adopt a model Timber Harvest Ordinance provided by Penn State Extension, providing for a review framework in compliance with state law.

- Unit density for Planned Residential Developments (PRD)

PRDs in Pocono Township are currently limited to 3 units per acre. Proposed changes would allow for up to 5 units per acre for multi-family housing, which is a common standard among other municipalities (multi-family housing is not permitted in R-1 zones). This would allow for housing to be built on a smaller acreage footprint where central sewer and water allows, preserving more open space.

- Maximum impervious surface allowed for residential uses in a Recreation District (RD) zone.

The Zoning Ordinance currently allows for 20% impervious coverage for residential uses and 80% for "other uses" (including amusement parks, resorts, water parks, retail establishments, etc.) The proposed change would allow for a maximum

impervious coverage for residential uses of 35%, which is consistent with the existing provisions of the Township's R-2 and Commercial zones.

- Modifying the definition of a “minor access street” to conform with the Stormwater & Land Development Ordinance (SALDO).

UNFINISHED BUSINESS

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

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ADJOURNMENT