

POCONO TOWNSHIP PLANNING COMMISSION
Meeting Minutes
July 11, 2022

The regular meeting of the Pocono Township Planning Commission was held on Monday, July 11, 2022 and was opened at 6:00 p.m. by Chairman Jeremy Sawicki, followed by the Pledge of Allegiance.

ROLL CALL

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

Planning Commission Alternate: Claire Learn, present and recognized as voting member until Chris Peechatka arrived.

IN ATTENDANCE

Amy Montgomery, Twp. Engineer; Leo DeVito, Township Solicitor; Taylor Munoz, Township Manager; and Krisann MacDougall, Administrative Assistant.

PUBLIC COMMENT – None

CORRESPONDENCE – None

OLD BUSINESS

C. Kauffman made a motion, seconded by M. Velardi, to approve the minutes of the June 27, 2022 regular meeting of the Pocono Township Planning Commission. All in favor. Motion carried.

SKETCH PLANS – None

NEW PLANS – None

FINAL PLANS UNDER CONSIDERATION – None

PRELIMINARY PLANS UNDER CONSIDERATION

1) 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)**

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

M. Velardi made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

2) 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)**

M. Guidry made a motion, seconded by M. Velardi, to table the plans. All in favor. Motion carried.

3) 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 September 22, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

- Engineering Review Letter No. 4 Issued on July 6, 2022.

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

4) Grossi Major Subdivision Plan – Plans were administratively accepted at the 3/28/22 P.C. meeting. Approval deadline of June 26, 2022. Extension request received with approval deadline of September 24, 2022. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

M. Guidry made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

5) Neighborhood Hospital & Medical Office Building (1328 Golden Slipper Road) – Embree Development Group – Plans were administratively accepted at the 6/27/22 P.C. meeting. Approval deadline of 9/25/22. **Deadline for P.C. consideration is 9/12/22. (Action Item)**

C. Peechatka made a motion, seconded by M. Velardi, to table the plans. All in favor. Motion carried.

6) 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 October 21, 2022. **Deadline for P.C. consideration is 10/10/22. (Action Item)**

M. Guidry made a motion, seconded by C. Peechatka, to table the plans. All in favor. Motion carried.

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

PRIORITY LIST – None

UNFINISHED BUSINESS – None

ZONING HEARING BOARD SCHEDULE

- CMBK Resort Holdings LLC – 213 & 238 Evergreen Court; 142 & 145 Ridge Drive 4:00 p.m. on July 19, 2022.
 - Hearing regarding Camelback's use of properties for employee housing.
- Heinzee LLC – 5:00 p.m. on August 2, 2022
 - Hearing regarding appeal of enforcement notice(s) issued to Sunset Hill Shooting Range.

NEW BUSINESS

M. Guidry asked where to find information regarding lot sizes for housing and other uses. Further discussion regarding where to find information within Zoning.

PUBLIC COMMENT

Bill Shunagle, Land Surveyor – Asked questions regarding the potential subdivision of a 4-acre lot located on Deerfield Way in Scotrun. It was stated that they would have to submit a plan to the Township for formal feedback.

ADJOURNMENT

M. Guidry made a motion, seconded by J. Folsom, to adjourn the meeting at 6:23 p.m. All in favor. Motion carried.