

POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

June 24, 2019 – 7:00 PM

**CALL TO ORDER** (Followed by the Pledge of Allegiance)

**ROLL CALL:**

**PUBLIC COMMENT:**

**CORRESPONDENCE:**

- Correspondence received from Christine Fisk concerning BCRA Tank and Pump Station project

**MINUTES:** Minutes of the Pocono Township Planning Commission Meeting - 06/10/2019.

**SKETCH PLAN:**

**NEW PLANS:**

- 1) BCRA Tank and Pump Station - for acceptance

**FINAL PLANS UNDER CONSIDERATION:**

- 1) Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II
- 2) Sanofi B-78 Seed Lab Building - plans administratively accepted at the 6/10/19 PC meeting.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

- 1) Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 04/08/2019 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.***
- 2) Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 04/08/2019 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.***

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**  
None

**PRIORITY LIST:**

- 1) Sign Ordinance
- 2) Draft Property Maintenance Ordinance
- 3) Short Term Rentals Ordinance
- 4) Capital Improvement Plan

POCONO TOWNSHIP PLANNING COMMISSION

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5) Yard Sale Ordinance

**UNFINISHED BUSINESS:**

**ZONING HEARING BOARD SCHEDULE:** None

**NEW BUSINESS:**

**COMMENTS BY AUDIENCE:**

**ADJOURNMENT:**

DRAFT

2855 Rte. 715  
Henryville, PA 18332

June 19, 2019

Planning Commission Members and Board of Commissioners

Re: Brodhead Creek Water Authority  
Plan for Additional Water Supply  
On newly acquired acreage on Route 715  
North of Route 611.

As a resident of Pocono Township in a R-1 zone I have a concern of a proposal to construct two 50 foot water storage tanks within view of my home, as well as fenced in dwellings connected to the tanks.

I have met with Dave Horton a manager of Brodhead Creek Water and an engineer Russell Scott of RKR Hess. They showed me their proposed plans and seemed empathetic.

Taking into consideration the amount of clearance of trees needed and the closeness of the project to Route 715 I could only hope these 5 story tanks could be relocated in their plans further back on the property or wherever. The maintenance of the tanks could also be a factor of noise from required testing and additional traffic on heavily traveled 715.

Having viewed the plans with the two consultants I am very concerned about the impact on my property and value.

Consideration of this matter will be greatly appreciated.

Respectfully Submitted

Christine Fisk

POCONO TOWNSHIP PLANNING COMMISSION - June 3, 2019

The Pocono Township Planning Commission Regular meeting was held on June 3, 2019 at the Pocono Township Municipal Building, Tannersville, PA and was opened by Chairman Ronald Swink at 7:00 p.m., followed by the Pledge of Allegiance.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Marie Guidry, present; Dennis Purcell, present; Keith Meeker, present; Jeremy Sawicki, present; and Bruce Kilby, present.

**IN ATTENDANCE:**

Jon Tresslar, Boucher & James, Inc., Twp. Engineer; Lisa Pereira, Broughal & DeVito, Twp. Solicitor, and Donna M. Asure, Twp. Manager.

**PUBLIC COMMENT:**

Ellen Gndt, Twp. Resident stated that the comments made at the May 13, 2019 meeting were not in the draft minutes. There seems to be two copies, the comments were in the draft minutes received by the planning commission and those will be the official minutes of the May 13, 2019 meeting.

**CORRESPONDENCE:**

Marc Wolfe, attorney representing Sheldon Kopelson discussed the project and the delay in moving forward caused by the uncertainty of the PennDot Route 715/611 realignment project. Mr. Wolfe will appear back before the planning commission in November to discuss an update.

**MINUTES:** M. Guidry made a motion, seconded by B. Kilby, to approve the minutes of the 05/28/2019 Planning Commission meeting. All in favor. Motion carried.

**SKETCH PLAN:**

**NEW PLANS:**

1. Sanofi B-78 Seed Lab - Aaron Sisler, Borton-Lawson Engineering gave an overview of the proposed 10,000 square foot stand alone building.
1. D. Purcell made a motion, seconded by J. Sawicki, to accept the plans for the Sanofi B-78 Seed Lab. Roll call vote: R. Swink, yes; S. Gilliland, abstain; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

2. Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II - Plan were administratively accepted at the 04/22/2019 P.C. Mtg. Plan fees paid. Township Engineer's letter #1 dated 05/09/2019 received. **Deadline for P.C. consideration is 07/08/2019.** J. Sawicki made a motion, seconded by M. Guidry, to table the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II. Roll call vote: R. Swink, yes; S. Gilliland, abstain; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; B. Kilby, abstain; J. Sawicki, yes. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 04/22/2019 P.C. Mtg. A resubmission has not occurred. ***Deadline for P.C. consideration extended to 12/09/2019.*** D. Purcell made a motion, seconded by J. Sawicki, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 04/22/2019 P.C. Mtg. Time extension requested until 10/20/2018. ***Deadline for P.C. consideration is 09/23/2019. DEP letter dated 12/10/2018 - terminating the NPDES permit was received.*** J. Sawicki made a motion, seconded by M. Guidry, to table Spa Castle Land Development Plan. All in favor. Motion carried.

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:**

None

**PRIORITY LIST/ORDINANCES:**

- 1) Sign Ordinance - The sign ordinance was discussed. L. Pereira and D. Asure will meet to formulate a draft utilizing the current ordinance and the past drafts.
- 2) Draft Property Maintenance Ordinance
  - a) Discussion took place on the Property Maintenance Ordinance. Members requested a work session with the Board of Commissioners prior to their next meeting.
- 3) Short Term Rental Ordinance - Members were informed that the Board of Commissioners made a motion to repeal the short-term rental ordinance at the June 3, 2019 meeting. A hearing will be held at a future meeting to formally repeal the ordinance.
- 4) Capital Improvement Plan - S. Gilliland and B. Kilby have begun to gather information and meet with staff on the plan.
- 5) Yard Sale Ordinance - The yard sale ordinance was discussed and it is felt that the fee schedule for this can be set by the Board of Commissioners.

**UNFINISHED BUSINESS:** none

**ZONING HEARING BOARD SCHEDULE:** None

**NEW BUSINESS: none**

**COMMENTS BY AUDIENCE:**

Ellen Gndt, Twp. Resident asked about the repeal of the Short-term rental ordinance.

Ellen Gndt, Twp. Resident asked why A-frames were prohibited.

**ADJOURNMENT:**

D. Purcell made a motion, seconded by M. Guidry, to adjourn the meeting at 8:24p.m. All in favor. Motion carried.

DRAFT