

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 12, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on June 12, 2017, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present; Marie Guidry, present; Robert Demarest, present; Dennis Purcell, present; Scott Gilliland, present; Robert DeYoung, present; and Jeremy Sawicki, absent.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, and Michael Tripus, Zoning Officer were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on a matter.

CORRESPONDENCE: NONE

MINUTES: R. DeYoung made a motion, seconded by Scott Gilliland, to approve the minutes of 05/08/2017. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
Belanger Minor Subdivision Plan - R. Demarest made a motion, seconded by M. Guidry, to accept the plan for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION: NONE

PRELIMINARY PLANS UNDER CONSIDERATION:
Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. Meeting. Last P.C. meeting is 06/11/2018. R. Demarest made a motion, seconded by S. Gilliland, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion carried.

Spa Castle Land Development Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Module was rejected by the Commissioners. Last P.C. meeting is 10/09/2017. R. Demarest made

a motion, seconded by R. DeYoung, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Camelback Lot 13 and Hotel Land Development Plan - Plan was accepted at the 06/13/2016 mtg. Last P.C. meeting is 07/10/2017. M. Guidry made a motion, seconded by D. Purcell, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Summit Health Campus Land Development Plan - Plan was accepted at the 01/09/2017 mtg. Last P.C. meeting is 06/12/2017. Nate Oiler, P.E. presented the plan. Mr. Oiler indicated that the NPDS Permit has been issued. The developer is still working on the Sewage Planning Module Waiver. In addition, they have attended a scoping meeting with PennDOT, and a traffic impact study has been submitted to PennDOT. A copy will be provided to the Township. Mr. Oiler indicated that they are waiting for comments on revised plan from Fire Chief. S. Gilliland commented about delays in fire chief's review of plan and asked that the Township reach out to fire chief to get reviews issued promptly. The developer is still waiting for issuance of their HOP by PennDOT.

R. Demarest made a motion, seconded by D. Purcell, to to recommend approval of the Summit Health Campus Land Development Plan, conditioned upon applicant satisfactorily addressing all of the comments contained in the Township Engineer's review letter. All in favor. Motion carried.

Day Star Holiness Bible Church Land Development Plan - Plan was accepted at the 02/13/2017 mtg. Last P.C. meeting is 09/12/2017. Boucher & James review letter of 03/10/2017 received. M. Guidry made a motion, seconded by R. Demarest, to table the Day Star Holiness Bible Church Land Development Plan. All in favor. Motion carried.

Pocono Hospitality Land Development Plan - Plan was accepted at the 05/08/2017 mtg. Last P.C. meeting is 07/10/2017. Boucher & James review letter of 06/07/2017 received. Alex Kinzey from R.J. Fisher presented the plan. He explained that the developer is proposing a 3-story hotel at the former state police barracks site. The property fronts on Rte. 611 but does not have direct access onto Rte. 611. The plan is to create private access

road over lands of MCTA, so long as the Township would approve of the private access road. M. Guidry questioned whether the intent is to connect the private road to the existing residential subdivision to the South. Mr. Kinzey indicated that the developer does not intend to connect the private road to the subdivision. The developer will have knock-out gates for existing easement for emergency access. That easement will not be used for a main access. MCTA Drive is currently a private drive, and R. DeYoung questioned whether the Township would take over the private drive. J. Tresslar indicated that Township will not take it over but the road still needs to meet Township specifications. The proposed access drive is shown on the prior recorded subdivision plan. R. Swink questioned who would maintain MCTA Drive. Mr. Kinzey indicated that an agreement is currently being negotiated with MCTA for the maintenance of MCTA Drive. R. Swink questioned whether they could connect directly to Rte. 611. Mr. Kinzey confirmed that they cannot access the property directly from Rte. 611. J. Tresslar indicated that the Township wants a road that will support the traffic generated by the proposed hotel use. R. Demarest asked how many rooms were being proposed. Mr. Kinzey indicated that the hotel would have 93 rooms. Mr. Kinzey will provide the Township with a copy of the access agreement with MCTA once it has been finalized. Mr. Kinzey discussed the buffer yard requirement. A landscaping buffer yard is required when a commercial development abuts residences. The developer is proposing a retaining wall which will be 8' high in some areas. It would be difficult to comply with the buffer yard requirements since the required buffer yard would be in a PPL ROW and it would too tight of a space to add trees. The developer would add screening on top of the retaining wall to screen ambient light from the parking lot. Mr. Kinzey indicated that he is maintaining the existing drainage features. He also discussed the parking requirements regarding the loading areas for trucks. He will be asking for a waiver to allow for only 1 loading space since the proposed use would not have many daily deliveries. B. Demarest asked if the construction of the gas line would have an effect on this plan. Mr. Kinzey does not believe that it would. The hotel would connect to the Township sewer line.

M. Guidry made a motion, seconded by R. DeYoung, to table the Pocono Hospitality Land Development Plan. All in favor. Motion carried.

SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

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

ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION

The applicant has provided a time extension and has requested this application be tabled. R. Demarest made a motion, seconded by R. DeYoung, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

UNFINISHED BUSINESS:

M. Guidry asked for an update on the Pocono Logistics property. M. Tripus explained that a site visit had taken place. He indicated that the site was orderly and clean at that time. The property owner has submitted an application to the PJJWA to connect to the water system. R. DeYoung also indicated that the site looked good. Only 1 tree had been removed. Also there was a fish pond located on the property, not a retention basin. S. Gilliland questioned whether the property owner had been issued permits for the buildings. M. Tripus indicated that there were building additions that were built without permits. M. Tripus also indicated that the property owners are working on land development plans which will hopefully correct the existing issues. S. Gilliland questioned the water connection. R. Swink questioned the condition of Railroad Drive. J. Tresslar explained that there is a lot more tractor trailer traffic on Railroad Drive, as opposed to NCC student traffic, which is causing the deterioration of the road.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

ADJOURNMENT:

R. DeYoung made a motion, seconded by M. Guidry, to adjourn the meeting until 06/26/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.