

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 13, 2017
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on March 13, 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; and Jeremy Sawicki, present. Scott Gilliland and Robert DeYoung, absent.

Lisa Pereira, Solicitor, Jon Tresslar, Engineer, Charles Vogt Township Manager, 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.

PUBLIC COMMENT: NONE

CORRESPONDENCE: NONE

MINUTES: D. Purcell made a motion, seconded by R. Demarest, to approve the minutes of 02/13/2017. All in favor. J. Sawicki abstained. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: NONE

FINAL PLANS UNDER CONSIDERATION:

Farda Minor Subdivision Plan - Plan accepted at the 02/13/2017 P.C. Mtg. **Last P.C. meeting is 04/24/2017.** Boucher & James review letter of 03/02/2017 received. Nate Oiler, P.E. represented the plan. Discussion followed on the Township Engineer's review letter. Mr. Oiler presented two requests for modification: 1. SALDO Section 615.4.1, requiring street trees along all existing streets abutting or within the proposed subdivision or land development. The developer has indicated that trees exist along S.R. 0715 and that the appropriate street trees will be provided at the time of development; 2. SALDO Section 615.6.A, requiring property line buffers and site

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element screens for all subdivisions and land developments. The developer has indicated that the existing site is wooded along the property lines, and that appropriate buffers and screens will be provided at the time of development

J. Sawicki made a motion, seconded by M. Guidry, to recommend approval of the requests for modification of SALDO Section 615.4.1 and Section 615.6.A. All in favor. Motion carried.

R. Demarest made a motion, seconded by J. Sawicki, to table the Farda Minor Subdivision Plan. All in favor. Motion carried.

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 06/12/2017.** R. Demarest 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 Plan - Plan was accepted at the 12/14/2015 mtg. The Planning Modules was rejected by the Commissioners. **Last P.C. meeting is 04/03/2017.** D. Purcell made a motion, seconded by R. Demarest, 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 04/10/2017.** J. Sawicki made a motion, seconded by M. Guidry, to table the Camelback Lot 13 and Hotel Land Development Plan. All in favor. Motion carried.

Sanofi Pasteur Tier One Land Development Plan - Plan was accepted at the 07/11/2016 mtg. **Last P.C. meeting is 04/24/2017.** Boucher & James review letter of 03/10/2017 received. Aaron Sisler, P.E. represented the plan. Discussion followed on the proposed tiered parking deck, containing 564 total parking spaces. Mr. Sisler presented two requests for modification: 1. SALDO Section 2.106, requiring preliminary plan approval prior to final plan approval. The developer has requested preliminary/final plan approval without the submission and approval of a separate preliminary plan and final plan; 2. SALDO Sections 2.302.A and 2.303.A requiring plans to be drawn at a

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scale not to exceed 1 inch equals 100 feet. The developer has requested that its Overall Existing Conditions Plan be drawn at a scale of 1 inch equals 200 feet.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the requests for modification of SALDO Section 2.106, Section 2.302.A and Section 2.303.A. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the Sanofi Pasteur Tier One Land Development Plan, conditioned on addressing the Township Engineer's comments contained in his letter of March 10, 2017. All in favor. Motion carried.

Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan - Plan was accepted at the 10/24/2016 mtg. **Last P.C. meeting is 04/10/2017.** Boucher & James review letter of 03/10/2017 received. Aaron Sisler, P.E. represented the plan. Discussion followed on the proposed additional turning lane at Discovery Drive. Mr. Sisler presented two requests for modification: 1. SALDO Section 2.106, requiring preliminary plan approval prior to final plan approval. The developer has requested preliminary/final plan approval without the submission and approval of a separate preliminary plan and final plan; 2. SALDO Sections 2.302.A and 2.303.A requiring plans to be drawn at a scale not to exceed 1 inch equals 100 feet. The developer has requested that its Overall Existing Conditions Plan be drawn at a scale of 1 inch equals 200 feet.

R. Demarest made a motion, seconded by J. Sawicki, to recommend approval of the requests for modification of SALDO Section 2.106, Section 2.302.A and Section 2.303.A. All in favor. Motion carried.

R. Demarest made a motion, seconded by M. Guidry, to recommend approval of the Sanofi Pasteur Discovery Drive Turn Lane Land Development Plan, conditioned on addressing the Township Engineer's comments contained in his letter of March 10, 2017 and PennDOT's HOP approval. Notwithstanding the foregoing, In the event there would be any significant changes requested by PennDOT, the developer would have to resubmit a revised plan for review by the Planning Commission. All in favor. Motion carried.

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Sanofi Pasteur Discovery Drive Widening Land Development Plan - Plan was accepted at the 12/12/2016 mtg. **Last P.C. meeting is 05/22/2017.** R. Demarest made a motion, seconded by D. Purcell, to table the Sanofi Pasteur Discovery Drive Widening 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 03/27/2017.** Boucher & James review letters of 02/10/2017 and 03/03/2017 received. Nate Oiler, P.E. represented the plan. Discussion followed on the Township Engineer's review letter. Mr. Oiler indicated that he has reached out to the fire company for a formal plan review, but has not yet heard back. A discussion followed regarding the installation of a gate at the emergency access. Mr. Oiler has spoken with the U.S. Army Corps of Engineers and is awaiting receipt of outside agency permits. Mr. Oiler indicated that the developer would like to commence earth-moving this spring. He would also like to present their waiver requests to the BOC. Mr. Oiler presented a request for modification from SMO Section 303A which requires a minimum dewatering time of 24 hours for the one year 24 hour storm. The developer has indicated that due to favorable infiltration rates and new DEP requirements requiring more infiltration surface per development area surface, some infiltration areas are anticipated to empty in less than 24 hours.

J. Sawicki made a motion, seconded by R. Demarest, to recommend approval of the request for modification of SMO Section 303A. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend that the BOC approve the installation of a gate at the emergency access. All in favor. Motion carried.

J. Sawicki made a motion, seconded by R. Demarest, to table the Summit Health Campus Land Development Plan. 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 04/24/2017.** 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.

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SKETCH PLANS - NONE

PERMITS - NONE

PLANNING MODULE - NONE

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

ADAMS OUTDOOR ADVERTISING CONDITIONAL USE APPLICATION

R. Demarest made a motion, seconded by J. Sawicki, to table the Adams Outdoor Advertising Conditional Use Application. All in favor. Motion carried.

BROOKDALE ON THE LAKE ZONING AMENDMENT

The proposed zoning amendment will be discussed at the Planning Commissions' March 27th meeting. Ellen Gandt questioned the review time for the zoning amendment. L. Pereira noted it has to be reviewed by the time of the hearing on 04/18/2017.

UNFINISHED BUSINESS:

J. Sawicki questioned what was occurring with the roadway improvements to Rt. 611 between Scotrun and Swiftwater. C. Vogt indicated that he had received an email from Leeward, PennDOT's construction manager for the Rt. 611, confirming a March 20th Notice to Proceed Date. The project is estimated to be completed within 3 years.

R. Demarest questioned what was occurring with the underground storage tanks at the Gulf gas station located at Rt. 611 and Bartonsville Avenue. M. Tripus indicated that some tanks have already been removed and/or remediated.

NEW BUSINESS: NONE

COMMENTS BY AUDIENCE: NONE

ADJOURNMENT: M. Guidry made a motion, seconded by D. Purcell, to adjourn the meeting until 03/27/2017 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.

Submitted by Lisa Pereira