

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

MAY 13th, 2019 - 7:00 p.m.

The Pocono Township Planning Commission Regular meeting was held on May 13th, 2019 at the Pocono Township Municipal Building, Tannersville, PA and 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, absent; 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, Donna Asure, Twp. Manager; and Pamela Tripus, Twp. Secretary.

PUBLIC COMMENT: Diane Zweifel, Twp. resident, commented on the open burning ordinance. S. Gilliland explained it was mentioned during discussion of future items to review.

Ellen Gndt, Twp. resident, requested the draft property maintenance ordinance and draft sidewalk plan. L. Pereira, Twp. Solicitor, noted the property maintenance was in draft form. J. Tresslar, Twp. Engineer, explained he would provide copies for her to inspect after the meeting.

CORRESPONDENCE: None

MINUTES: J. Sawicki made a motion, seconded by B. Kilby, to approve the minutes of the 04/22/2019 Planning Commission meeting minutes. All in favor. Motion carried.

SKETCH PLAN:

1) BCRA Rt.715 Water tank Sketch Plan

a) Site visit was held on 04/12/2019 at 2:00 p.m.

b) Boucher & James, Inc. Review #1 of the Sketch plan was received 05/01/2019.

Nate Oiler, RKR Hess, a division of UTRS, Inc, represented the plan and reviewed the Twp. Engineer's letter of 05/01/2019. He requested the Board's opinion of the waiver requests:

SALDO Sec. 390-29-G(7) Viewshed Analysis - N. Oiler explained the site is located away from the road and not visible to the neighboring properties. The Board concurred the waiver would be acceptable.

SALDO Sec. 390-43.A(6)(e)(2) - Steep Slope Easement - N. Oiler explained there will be a temporary impact of less than 4% during waterline construction. He requested a note on the plan that any future impact will require Board approval. The Board concurred the waiver and note would be acceptable.

SALDO Sec. 390-48.T(13)(a) - Access drive shall not exceed 10% - N. Oiler explained the requirement creates a hardship due to the existing features on site. The road will be used for maintenance at the site and will not be heavily used. The Board concurred the waiver would be acceptable.

SALDO Sec. 390-48.T(13)(b) - 24' Driveway width - N. Oiler noted a 16' driveway is proposed. The proposed driveway use anticipates that

only one vehicle will access the site daily. Discussion followed on fire trucks access and construction vehicles. N. Oiler noted they propose to curb one side only. A PennDOT HOP has been submitted. The Board concurred the waiver would be acceptable.

SALDO Sec. 390-48.W(1) - Cut and Fill - SALDO Sec. 390-55,.E(3) - Maximum Slope of detention basin - SALDO Sec. 390-55.E(3) - Maximum side Slope of basin shall be 3:1 - N. Oiler explained the waiver is requested to allow a maximum slope of 2 foot horizontal to 2 foot vertical (2:1). The Board concurred the waiver would be acceptable. SALDO Sec. 390-55.D(I) and 390-55.D.3(d) - Street Trees - N. Oiler noted the site is currently wooded and only 5.3% of the site is anticipated to be cleared for construction. The Board concurred the waiver would be acceptable.

B. Kilby questioned if the realignment of Rt. 611 & Rt. 715 would impact the waterline. Dave Horton, General Manager BCRA, noted they have reached out to PennDOT to discuss.

PLANNING MODULES:

- 1) Tannersville Point Apartments - Warner Road - Component 4A
Land Development Plan was recommended for conditional approval by the P.C. on 02/25/2019 mtg.
D. Purcell made a motion, seconded by J. Sawicki, to forward the Tannersville Point Planning Module to DEP conditioned upon review by the SEO and Twp. Engineer. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

1. 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 D. Purcell, to table the Sanofi Pasteur Preliminary/Final Perimeter Protection Phase II. Due to a conflict, S. Gilliland and B. Kilby abstained from Sanofi plans. Roll call vote: R. Swink, yes; S. Gilliland, abstained; M. Guidry, yes; D. Purcell, yes; K. Meeker, yes; J. Sawicki, yes; and B. Kilby, abstained. Motion carried.
2. Turkey Hill Minit Market, Store #274 Prelim/Final LDP - Plans were administratively accepted at the 08/13/2013 P.C. Mtg. Plan fees paid. Township Engineer's review letter #2 dated 10/18/2018 was received. Plan was tabled at the 04/22/2019 P.C. Mtg. Revised plans received 03/19/2019. **Deadline for P.C. consideration is 06/24/2019. (60 Day Time extension received)**. Mathew Mack, Ludgate Engineering Corporation, represented the plan noting the curb line was moved back and requested sidewalks be deferred for one year until PennDOT approval. Discussion followed on traffic flow into the property and the parking of U-Hauls. M. Mack noted the original plan did not allow U-Haul parking in the front. The Board requested he remove the "no U-Haul parking". B. Kilby questioned the line of site. M. Mack noted with the curbing will be pushed back and the landscaping to be trimmed to improve the line of site. Discussion followed on two proposed parking spaces and the fueling trucks. After reviewing the plan, the two spaces will be moved. The Board requested the opinion

of Richard McMaster, Steele's Hardware. R. McMaster felt the changes were acceptable.

Request for Modifications:

SALDO SEC. 350-55.F.(3)(a) Buffers - The existing wooded Bank currently has vegetation. S. Gilliland made a motion, seconded by D. Purcell, to recommend the Board of Commissioners approve the RFM from SALDO SEC. 350-55.F.(3)(a). All in favor. Motion carried.

SALDO SEC. 365-10.I(8)(b) - Stream Buffer Delineation - The site is already developed. D. Purcell made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the RFM for SALDO SEC. 365-10.I(8)(b). All in favor. Motion carried.

SALDO SEC. 390-29.D.(1) and 390-29.F - Site Content Map - partial waiver to show an Aerial Plan with Lidar Contours - B. Kilby made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the RFM for SALDO SEC. 390-29.D.(1) and 390-29.F. All in favor. Motion carried.

SALDO SEC. 390-29.D (2) and 390-29.G - Existing resources and Site Analysis - The existing site is already developed the proposed improvements are under 5000 Sq. Ft. D. Purcell made a motion, seconded by J. Sawicki, to recommend the Board of Commissioners approve the RFM for SALDO SEC. 390-29.D (2) and 390-29.G All in favor. Motion carried.

SALDO SEC. 390-29.D.(3) and 390-29.H.1 - Resource Impact Conservation Analysis - There is insignificant impact on the site's resources. J. Sawicki made a motion, seconded by S. Gilliland, to recommend the Board of Commissioners approve the RFM for SALDO SEC. 390-29.D.(3) and 390-29.H.1. All in favor. Motion carried.

J. Sawicki made a motion, seconded by D. Purcell, to recommend approval of the Turkey Hill Minit Market, Store #274 - Prelim/Final LDP conditioned upon the relocation of two parking spaces, parking spaces identified for each business, and the conditions of the Township's Engineer's letter dated 04/18/2019 are met. All in favor. 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.** S. Gilliland made a motion, seconded by D. Purcell, 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.** D. Purcell made a motion, seconded by J. Sawicki, to table Spa Castle Land Development Plan. All in favor. Motion carried.

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

ORDINANCES:

- 1) Draft Property Maintenance Ordinance
 - a) Chapter 382 -Dangerous Structures and Chapter 235 - Junkyards and Junk Vehicles sections of the Codification distributed. No action taken.

UNFINISHED BUSINESS:

ZONING HEARING BOARD SCHEDULE: None

NEW BUSINESS:

The Boards held a joint work session before the meeting and determined to review the ordinances in order of:

- 1) Signs
- 2) Property Maintenance
- 3) Short Term Rentals
- 4) Yard Sales

COMMENTS BY AUDIENCE:

Blake Vail attended the meeting for his Civic class.

Ellen Gndt, Twp. resident, questioned if yard sale ordinance and enforcement.

ADJOURNMENT:

D. Purcell made a motion, seconded by J. Sawicki, to adjourn the meeting at 8:40 p.m. All in favor. Motion carried.