

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY SEPTEMBER 18, 2024
7:00 P.M.**

The Planning Commission Regular meeting was opened at 7:00 P.M. by Chair A. Harris.

Pledge of Allegiance – was said by all.

Roll Call – The following were present: Chair A. Harris; Vice Chair K. Hart; Commissioner G. Melbert; and Commissioner J. Klingel, with Commissioner S. Speno absent. Also, present were Solicitor C. Connor; Borough Engineer S. Wojciechowski; Zoning Officer A. Salazer; and Recording Secretary D. Jackowski.

PRELIMINARY ANNOUNCEMENTS – Chair A. Harris welcomed new member Commissioner Jessica Klingel and asked everyone to give details in their presentations or comments.

APPROVAL OF MINUTES – Vice Chair K. Hart moved to accept the Re-Organization and Regular Meeting minutes of Wednesday, February 21, 2024, as presented. Commissioner G. Melbet seconded. Motion carried unanimously.

UNFINISHED BUSINESS – None

NEW BUSINESS

Sheetz – Sketch Plan and Conditional Use – in attendance were Applicant's Attorney: Julie Wagner Burkhart; Applicant's Engineer: Shaun Haas; David Smith with Sheetz and property owner George Strunk.

Attorney J. Burkhart stated that the purpose of presenting a sketch plan was mainly to accompany the Conditional Use and the Special Exception applications that would be pushed to other bodies. She explained that the Conditional Use application would go before the Borough Council at a Public Hearing and the Special Exception would go before the Zoning Hearing Board.

Mr. S. Haas gave an overview of the sketch plan survey with its current conditions and stated that their intention is to comeback with a land development plan and potentially ask for a lot consolidation. He explained that the basic utilities will come from Sterling Road (SR 196) and there will be two (2) accesses on Pine Hill Road and one (1) other at Sterling Road. He noted that a Sheetz convenience store with gas canopies is proposed on the site with a proposed drive-through lane and curbside pick-up with adequate parking spaces. He added that there will be some road widening on Pine Hill Road with a center turn lane to ensure the safety of the access driveways.

Attorney J. Burkhart stated review letters from the Borough Engineer and Zoning Officer were received. She noted that most of the comments from the Engineer will be complied at the time of the land development plan submission also the Zoning comments were toward the conditional use and special exception submissions. She also stated that a Public Hearing for the conditional use has been scheduled for Thursday, October 17, 2024. The Borough's Ordinance requires she will submit notices to the property owners abutting and to the neighboring properties. She also noted that they had a PennDOT scoping meeting with a first-round review which we provided a Traffic Impact Study. She also indicated that there will be two entrances on Pine Hill Road and one at SR 196. She added that we may be looking for an increase in signage on the property which would be under Special Exception. She explained the drive in/ through or curbside process and that there is the required parking.

A discussion was had regarding the traffic signals at SR 611 and at Sterling Road, it was noted that PennDOT would not allow a traffic signal at Sterling Road per the traffic counts. Also, there will be a right in and no right out at Sterling Road. It was confirmed that there will not be access to the project from SR 611 and that Pine Hill Road will be widened for turn in lane into the two (2) access locations to Sheetz.

Zoning Officer A. Salazer was asked if she had any concerns, responding no, as all was explained in her comment letter.

Borough Engineer S. Wojciechowski discussed some of his comments from his review letter dated September 13, 2024, explaining most, if not all, would be addressed at the time of the land development plan submission. He noted as

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previously discussed the Traffic Impact Study was preliminarily reviewed by our traffic engineer and during the land development plan process the following would be reviewed in more detail: landscaping; stormwater management; and the parking regulations. He also noted that the Applicant will ask for some relief in the way of waivers. He advised the Applicant to consider putting sidewalks all along the roads and across the driveways.

Vice Chair K. Hart moved to recommend Borough Council accept the Sheetz Conditional Use plan on Pine Hill Road be approved upon meeting the comments from the Zoning Officer and Borough Engineer as presented by the review letters, and that the location of this project complies with the Borough Ordinances with potential waivers that may be requested by the Applicant. Commissioner G. Melbert seconded. Motion carried unanimously.

PROJECT UPDATES – None

LIAISON REPORTS

Borough Council – no report.

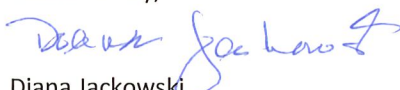
Zoning Hearing Board – It was reported that the Zoning Hearing Board will hold a hearing on Tuesday, October 24, 2024, to hear two (2) items: Sparkle Car Wash asking for of a special exception for relief of proposed free-standing sign; and requesting buffer zone adjustment of wetlands at Edgewood Drive. Also, the Sheetz hearing for a Special Exception is in the process of being scheduled for some time in October.

PUBLIC PARTICIPATION – None

Vice Chair K. Hart – stated that when Mr. G. Strunk asked for expedience on this project and Vice Chair K. Hart responded that it is not the Planning Commission's responsibility and offered his apology to the Planning Commission.

Adjournment – The Planning Commission adjourned at 8:15 P.M.

Submitted by,



Diana Jackowski
Recording Secretary