

**Mount Pocono Planning Commission
Regular Meeting Minutes
Wednesday, August 18, 2021
7:03 P.M.**

Chairman Mike Penn opened the meeting at 7:03 P.M. with the following members present: Vice Chair Patty Bucco, Commissioner Haynes Velasco. Also present were Solicitor H. Clark Connor; Borough Engineer Chuck Niclaus; Zoning/ Enforcement Officer Alexis Wilkinson; and, Planning Commission Secretary Joshua Walker.

Commissioner Rich Dorkoski and Alternate Commissioner Colleen McGuire were absent.

PRELIMINARY ANNOUNCEMENTS

None

APPROVAL OF MINUTES

Vice Chair P. Bucco moved to accept the Regular Meeting minutes of Wednesday; June 21, 2021, as presented. Commissioner H. Velasco seconded. Motion carried.

OLD BUSINESS

Sparkle Car Wash – Land Development Plan

Sparkle Car Wash owner Kevin Detrick was present with Terry DeGroot of Terraform Engineering, LLC., and Marianne Michalak of Bohler Engineering.

Borough Engineer C. Niclaus spoke on the Traffic Impact Amendments. He added he has no objection with the approved Traffic Impact Study and that all offsite PennDOT improvements remain as originally approved. After questioned by the applicant's Engineer, Borough Engineer C. Niclaus responded that his Landscape Architect commented that there were no trees provided on the plans and this would require more coordination with the Landscape Architect regarding quantity and location of trees. Borough Engineer C. Niclaus recommended this project to go forward upon conditions outlined in his review letter.

Commissioner H. Velasco moved to make a recommendation to Borough Council to approve waiver request #1 as presented. Chair P. Bucco seconded.

1. *A waiver is requested from SALDO Section 187-56.B, which requires four-inch caliper deciduous trees where trees have been provided at two-and-a-half-inch caliper. While there are some short-term benefits to the installation of a larger tree, such as larger immediate size, the long-term benefits of planting a smaller tree outweigh these short term benefits. The disadvantages of using a larger tree include a longer transplant shock period resulting in little above-ground growth for several years, a significantly larger risk of failure, increased need for irrigation the first couple of years, and stunted growth. In contrast, the smaller tree requires less irrigation, is less susceptible to pests and diseases, and will have more above-ground growth since it's transplant shock period will be greatly reduced.*

Motion carried unanimously.

At this time, Vice-Chair P. Bucco moved to make a recommendation to Borough Council to approve waiver request #2 as presented. Commissioner H. Velasco seconded.

2. *A waiver is requested from SALDO Section 187-62.2.D.(2), which provides limits on Maximum Average light levels. This section provided lighting levels for parking lots with high (4.0 fc) and Low (2.0 fc) levels of activity. It does not specifically address lighting levels for vacuum spaces or gas stations, however, correspondence from the Barry Isset & Associates, Inc. dated July 27, 2021 stated that a maximum average of 10 FC would be acceptable. High levels of lighting are required for the vacuum bays to enable patrons to see what they are doing when vacuuming their vehicles. The light levels proposed for the*

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vacuum area are similar to what is being proposed for the lighting under the canopy of the gas station in the shopping center that was previously approved. We are requesting a waiver to allow the lighting levels in the vacuum area to be as presented on the Land Development plans in the vacuum area. Lighting levels at the property line will not exceed 0.1 fc as required by SALDO Section 187-62.2.F.(13).

Motion carried unanimously.

Chair P. Bucco moved to make a recommendation to Borough Council to approve the Sparkle Car Wash Land Development Plan with conditions outlined in Borough Engineer C. Niclaus' review letter dated August 17, 2021. Commissioner H. Velasco seconded. Motion carried unanimously.

NEW BUSINESS

ARYA Village – 1221 Pocono Blvd – Sketch Plan

Prospective owner, Mrs. Rupah Patel and her engineer, Mr. Chris Cobaugh were present to discuss their plans. The sketch plan showed a 2-story commercial building on Pine Hill Road, between Pocono Blvd (SR 611) and Sterling Road (SR 196).

It was acknowledged that signalization is needed at that intersection. The applicant was advised to arrange a scoping meeting with PennDOT and to contact Chuck Leonard at Pocono Mountain Economic Development Corporation.

DISCUSSION ITEMS

Chairman M. Penn brought up the possibility of expanding the Planning Commission back to seven members. There was discussion.

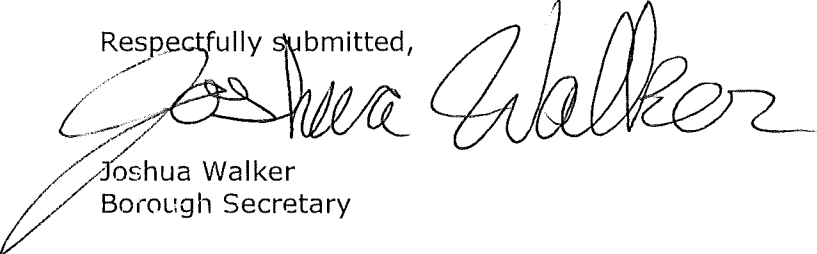
PROJECT UPDATES

Updates were given on Taco Bell, McDonald's, and Clarius.

PUBLIC PARTICIPATION – No public comment.

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 8:15 P.M. Commissioner H. Velasco seconded. Motion carried unanimously.

Respectfully submitted,


Joshua Walker
Borough Secretary