MOUNT POCONO PLANNING COMMISSION RE-ORGANIZATION & REGULAR MEETING MINUTES WEDNESDAY, FEBRUARY 17, 2021 7:00 P.M.

Solicitor H. C. Connor opened the Re-Organization at 7:00 P.M. with the following members present: Commissioners M. Penn; N. Folger and P. Bucco on the phone. Also, present were Solicitor H. C. Connor; Borough Engineer D. Wilusz, Zoning/ Codes Enforcement Officer A. Wilkinson; and, Borough Manager J. Walker.

Commissioners R. Dorkoski and H. Velasco and Alternate C. McGuire were absent.

Pledge of Allegiance was said by all.

RE-ORGANIZATION

Nominations

Solicitor H. C. Connor asked for nominations for Chairman of the Planning Commission.

Commissioner P. Bucco nominated Michael Penn as Chairman of the Planning Commission for 2021. Commissioner N. Folger seconded. Solicitor H. C. Connor asked if there were any other nominations for Chairman. Solicitor H. C. Connor asked one (1) more time if there were any more nominations for this position. There being none, Solicitor H. C. Connor closed the nominations for Planning Commission Chairman. Motion carried unanimously.

Solicitor H. Connor turned the gavel over to Chairman M. Penn.

Chairman M. Penn asked for nominations for Planning Commission Vice Chair. Commissioner N. Folger moved to nominate Patty Bucco as Vice Chair. Chairman M. Penn seconded. And asked if there were any more nominations for this position. There being none, motion carried unanimously.

Solicitor H. C. Connor advised the Planning Commission that nominations for the position of Secretary of the Planning Commission is not required as this position falls under the Borough Manager's responsibility. It was acknowledged that Borough Manager Joshua Walker will be the Secretary of the Planning Commission.

The following appointments were made: Borough Council Liaison will be Nancy Folger and Zoning Hearing Board Liaison will be Zoning/ Codes Enforcement Officer Alexis Wilkinson.

PRELIMINARY ANNOUNCEMENTS

None

APPROVAL OF MINUTES

Commissioner P. Bucco moved to accept the Regular Meeting minutes of Wednesday; November 18, 2020, with minor punctuation corrections. Commissioner N. Folger seconded. Motion carried unanimously.

OLD BUSINESS

None

MOUNT POCONO PLANNING COMMISSION RE-ORGANIZATION & REGULAR MEETING MINUTES WEDNESDAY, FEBRUARY 17, 2021 7:00 P.M.

NEW BUSINESS

Clarius Partners – SR 940 Conditional Use

Mr. Taivo Tammaru of Clarius Partners and his engineer Jeff Snyder were in attendance to present their conditional use plan as Mr. Jake Seip and Mr. Bruce Berry, owners of Pocono Star Properties were on the phone. It was noted that this evolved into a larger single-use project which their primarily roadway use will be Industrial Park Drive with most of the traffic anticipated to head west on SR 940 towards I-380. It was also noted that this project would use less sewer usage than any other retail/ business. It was further noted that a traffic study will be part of this project to include a bypass road, which will connect at Pine Hill Road/ SR 611 intersection to lessen the impact to the Five Points Intersection. Mr. Berry stated that the value of this building estimates would be a large real estate tax revenue to the Borough.

It was acknowledged due to a conflict the Borough Alternate Engineer Chris McDermott will be reviewing this plan.

There was a question on how the storm water basin was calculated and the response was that by their preliminary calculations this should work if not they would make any adjustments.

Vice Chair P. Bucco moved to recommend to Borough Council the Clarius Partners, SR 940 Conditional Use upon the condition that an emergency access road be included in addition to constructing the portion of the bypass road as shown. Commissioner N. Folger seconded. Chairman M. Penn discussed the bypass road and that it's an ongoing coordination effort with property owners, PennDOT and Coolbaugh Township. Motion carried unanimously.

Sparkle Car Wash/Pocono Summit Realty LLC - Sketch Plan

Kevin Detrick was in attendance and explained they're proposing to install a single conveyor car wash on the west side of the approved retail area "B" of the SR 940 commercial development currently under construction. He noted that one (1) thing that is missing from this area is a car wash. Terry DeGroot of Terraform Engineering acknowledged the Borough Engineer's comment letter. Mr. Detrick noted that there won't be any hand detailing services at this site and that the layout is similar to the car wash in Easton on SR 248 and that the traffic is much cleaner than at the Stroudsburg location. It was also noted that the size of Retail "B" is being reduced to a 13,277.50 Square Feet (SF) footprint from the approved 26,000 SF retail space.

Zoning/ Codes Enforcement Officer A. Wilkinson clarified that the Sparkle Car Wash is part of the Hirshland development and as a result they are in compliance with the amount of parking spaces required.

Chairman M. Penn thanked the Applicant for their presentation and is looking forward to having a car wash in the Borough. The Applicant can now proceed with preparing land development plans for consideration.

PROJECT UPDATES

Zoning/ Codes Enforcement Officer gave the following updates for the various projects:

MOUNT POCONO PLANNING COMMISSION RE-ORGANIZATION & REGULAR MEETING MINUTES WEDNESDAY, FEBRUARY 17, 2021 7:00 P.M.

Hirshland Land Development – Site construction progress is at stand still due to the weather. Construction of the shell building at the front of the property has halted because there were no provisions in place to temporarily heat the space to allow concrete to cure. Taco Bell has submitted for building code review. Coordination with their engineer is ongoing regarding dual drive through lane option.

Lot 28 – Project is on track for a June 2021 opening.

Posh Properties – Received sign permits and Borough Engineer C. Niclaus attempted a site visit however the site was snow covered which limited him full assessment ability.

McDonald's Rebuild – Plans are downstairs waiting for signatures from Borough representatives. Once signed they would be ready to be recorded with the County.

LIAISON REPORTS

Borough Council

None

Zoning Hearing Board

None

PUBLIC PARTICIPATION

None

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 8:26 P.M. Commissioner N. Folger seconded. Motion carried unanimously.

Respectfully, submitted,

Joshua Walker Borough Secretary