

**Mount Pocono Planning Commission  
Regular Meeting Minutes  
Wednesday, September 15, 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 Dan Wilusz; Planning Commission Secretary Joshua Walker; and Zoning/ Enforcement Officer Alexis Wilkinson.

Commissioner Rich Dorkoski, Alternate Commissioner Colleen McGuire and Borough Engineer Chuck Niclaus were absent.

**PRELIMINARY ANNOUNCEMENTS**

None

**APPROVAL OF MINUTES**

Commissioner H. Velasco moved to accept the Regular Meeting minutes of Wednesday; August 18, 2021, as presented. Vice Chair P. Bucco seconded. Motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Bizio** – Sketch Plan

The Applicant's Engineers Nate Oiler and Nancy Peterson were in attendance and explained the proposed project will have retail on the lower level and office space on the upper level. They spoke on the following: coordination with PennDOT for driveway location; grading challenges; and the property line being closer than previously thought which impacts buffer space. Mr. N. Oiler discussed that the sidewalks cannot be ADA compliant due to the road slope. However, the Planning Commission recommends that sidewalk should be placed along SR 611. Borough Engineer D. Wilusz discussed stormwater including the following: No NPDES permit required; need PennDOT review/ approval to discharge to their system; Borough infiltration may not be attainable; he noted that the Applicant must still do soil testing in order to confirm inability to infiltrate stormwater on this property; confirmed that there are other options that can be explored if direct ground infiltration is not feasible. Zoning/ Codes enforcement Officer A. Wilkinson explained that cursory discussion with fire officials negates the need for secondary access drive since the building is in close proximity to all surrounding roads and neighboring parking areas.

**DISCUSSION ITEMS**

Chairman M. Penn discussed that Borough Council is moving forward to approve expanding the Planning Commission to seven members by advertising the Ordinance.

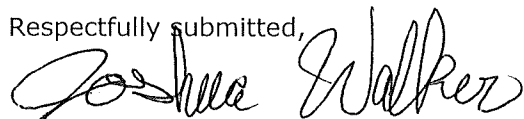
**PROJECT UPDATES**

Zoning/ Codes Enforcement Officer A. Wilkinson gave project updates on Taco Bell, Sparkle Car Wash, McDonald's Rebuild, Clarius Warehouse, and the prospective Arya Retail Center.

**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 7:50 P.M. Commissioner H. Velasco seconded. Motion carried unanimously.

Respectfully submitted,



Joshua Walker  
Planning Commission Secretary