

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 18, 2022
7:00 P.M.**

Chairman M. Penn opened the regular meeting at 7:04 P.M.

Pledge of Allegiance was said by all.

Roll Call: Vice Chair P. Bucco, present; Commissioner R. Dorkoski, present via phone; Commissioner A. Harris, present; Commissioner D. Staples, absent; Commissioner E. Melbert, present; Commissioner T. Cramer, present; Solicitor C. Connor, absent; Borough Engineer C. Niclaus, present; Zoning/ Codes Officer A. Wilkinson, present; and, Recording Secretary, D. Jackowski, present.

PRELIMINARY ANNOUNCEMENTS – None

APPROVAL OF MINUTES – Vice Chair P. Bucco moved to accept the Re-Organization and Regular Meeting minutes of Wednesday; April 20, 2022, as presented. Commissioner T. Cramer seconded. Motion carried unanimously.

UNFINISHED BUSINESS

Popeye’s Land Development Plan – Chairman M. Penn reminded the Planning Commission that the Popeye’s Land Development Plan was accepted retroactively from March 16, 2022. noting that this project was before them informally as there wasn’t a quorum at that time. He noted that at the April 20, 2022, the Planning Commission recommended waiver requests (1) through (4); (6) through (7); and, (12) through (13), by the Applicant. He also noted that waiver request **(5) Waiver is requested from §187-61 to not provide the recreational facility fee due to the scope of the improvements**, was not recommended and that waiver requests (8) through (11) will be discussed tonight.

Let it be noted that Attorney Bob Kidwell, Mr. Rhett Chiliberti of Colliers Engineering & Design and Mr. Pablo Medeiros, the Applicant were in attendance.

Borough Engineer C. Niclaus went over his technical review #2 with some items to be addressed onto the plans and expressed that a “blanket easement” for stormwater appurtenances should be added and to be maintained. There was also a discussion to spread out the landscaping and to position it in different locations.

At this time Commissioner A. Harris moved to recommend Borough Council to accept the following waiver requests:

7. **Waiver from §187-56.G.2.f. to provide 2.5” caliper trees in lieu of the 4” caliper trees due to the difficulty to install large trees with the large caliper size and associated root-ball. The industry standard is 2.5”.**
8. **Partial Waiver is requested from §187-56.C(2)(f), to not provide the required 8 ft wide planting strip and the associated plantings, due to the nature of retrofitting the development within an existing shopping center.**
9. **Waiver is requested from §187-56.D, to not provide the required street trees. An existing non-conformity determination for the parking setback was provided by the Borough. Therefore, there is not enough space to plant the required trees. Furthermore, there are overhead wires along the project frontage restricting the placement of the street trees in the right of way.**
10. **Partial Waiver is requested from §187-56.F, to not provide all of the required trees in the front yard buffer. An existing non-conformity determination for the parking setback was provided by the Borough. Therefore, there is not enough space to plant the required trees. 6 canopy trees and 6 evergreen trees are required. 2 canopy trees and 5 evergreen trees are proposed. Additional shrubs have been provided over the requirement of this section.**

Vice Chair P. Bucco seconded. Motion carried unanimously.

At this time, it was noted that the Applicant omitted waiver request; **(5) §187-61, to not provide the recreation fee due to project scope**. This resulted in a renumbering of above waivers from (8-11) to (7-10).

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Commissioner R. Dorkoski voiced his concern regarding the traffic concerns that the Popeye's could cause within the plaza. The Applicant acknowledged the concern and had a brief discussion with the Borough Engineer to clarify which areas to address. The Applicant agreed to place better signage to facilitate traffic flow within the plaza circulating from the proposed Popeye's.

Commissioner A. Harris moved to recommend to Borough Council to accept the Popeye's Land Development Plan with conditional approval pending Borough Engineer's review and satisfaction of outstanding comments. Vice Chair P. Bucco seconded. Motion carried unanimously.

NEW BUSINESS – None

PRELIMINARY ANNOUNCEMENTS – Chairman M. Penn forgot to mention under preliminary announcements to welcome Commissioner Erin Melbert to the Planning Commission, noting that she in the Park & Recreation Board as well.

PROJECT UPDATES – Zoning Officer A. Wilkinson noted that the Arya project has been partially submitted and they are hoping to make the submission, date of May 25, 2022, to be placed on the June 15, 2022, Planning Commission meeting. She updated everyone on the following projects: Wawa, slow but moving ahead; Advance Auto is moving forward; Sparkle Car Wash had some minor issues, but it is moving along; and, Harbor Freight is working inside and proceeding forward with loading dock.

LIAISON REPORTS


Borough Council – Commissioner A. Harris stated that the Pine Hill Traffic Signal is moving forward. She noted that Borough Council is happy that the Planning Commission has two new members, ticketing ordinance being discussed; and, are reviewing the stormwater management issues in the Borough.

Zoning Hearing Board – No report.

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 8:14 P.M. Commissioner A. Harris seconded. Motion carried unanimously.

Submitted by,


Diana Jackowski
Recording Secretary