

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 21, 2019
7:00 P.M.**

Chairman K. Kirkwood opened the Regular Meeting at 7:00 P.M. with the following members present: Commissioners; N. DeLano; R. Varney; and, P. Bucco. Also, present were Solicitor H. C. Connor; Alternate Borough Engineer C. McDermott; Borough Traffic Engineer Earl Armitage; Zoning/ Codes Enforcement Officer D. Noonan; and, Planning Commission Recording Secretary D. Jackowski.

Vice Chair R. Dorkoski; Commissioners M. Penn; and, H. Velasco were absent as well as Borough Engineer C. Niclaus.

Representing Borough Council was Councilmember D. Casole.

Pledge of Allegiance was said by all.

PRELIMINARY ANNOUNCEMENTS

Chairman K. Kirkwood thanked everyone for attending this evening. He asked the Planning Commission Recording Secretary to reach out to the Monroe County Planning Commission (MCPC) for their Subdivision requirements.

APPROVAL OF MINUTES

Commissioner P. Bucco moved to accept the Regular Meeting minutes of Wednesday, July 17, 2019, as presented. Chairman K. Kirkwood seconded. Motion carried unanimously.

OLD BUSINESS

Lot #28, Market Way – Land Development Submission

Mr. Rik Longacer of Schloch, Inc. was in attendance and introduced Mr. Peter Terry, the Applicant's Traffic Engineer. Mr. Longacer explained that they are proposing to construct a 750,000 warehouse with 150 loading docks, 188 trailer spaces and 615 car parking spaces after developing a 62.50-acre lot (#28) within the Pocono Mountains Business Park. He noted that this project is in both Mount Pocono Borough as well as Coolbaugh Township. He also noted that there will be central water, central sewer and a water tank in case of a fire.

Alternate Engineer C. McDermott went over his review letter dated August 21, 2019, primarily the following areas:

ZONING (ZO)

1. Warehouses are a permitted use in the M (Industrial) zoning district. However, it appears that both Special Exception approval (greater than 40,000 SF of Impervious area) and Conditional Use Approval (greater than 100,000 SF of impervious area) will be required. [ZO 215-16.A (M Industrial Schedule of uses)]. Note, truck terminals are a Conditional Use per "Table of Permitted Uses by District".

In response, Zoning Officer/ Codes Enforcement Officer D. Noonan clarified that the Applicant must seek Conditional Use Approval.

2. The proposed number of Parking Spaces (615) exceeds the required number (608). The Zoning officer should be consulted to determine if this is permitted by right. ZO 215-22.F states the required number shall be considered the minimum to be provided. However, Section 215-22.F(4) permits reduction/increased number of spaces by Conditional Use approval. Parking will also be subject to Coolbaugh Township regulations; coordination between the municipalities may be required. Any increase to parking should be added to the Conditional Use request.

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The Applicant responded that the parking spaces could be adjusted and if not would be added to the Conditional Use.

4. **The Planning Commission may wish to request architectural elevations to evaluate compatibility with surrounding features [ZO 215-34.A(2)].**

Chairman K. Kirkwood stated that he would like to see this.

5. **The applicant should review anticipated internal vehicular travel patterns with the Planning Commission. Will a security guard shack and gate be proposed to control truck/employee access to the building and eastern parking lot? Access to and from public transportation facilities and pedestrian access should be addressed as these may be necessary for employee access [ZO 215-34.A(3)]. A Traffic Impact Study (TIS) will be required [ZO 215-40.C]. The Borough traffic engineer will review the TIS.**

The Applicant noted that a security guard shack and gate is not always needed but would look into more thoroughly. The Applicant will comply with the access concern.

9. **An Environmental Impact Statement may be required. [ZO 215-37].**

The Applicant will comply.

10. **A very small portion of the development in the northeast corner is proposed within the outer buffer. Substantially more encroachment is within Coolbaugh Township. We recommend that the Borough yield review of this issue to Coolbaugh. [ZO 215-38(5)(b)[2][c] and ZO 215-38.B(3)].**

The Planning Commission understands this and agrees with the Alternate Engineer.

12. **Lighting information should be provided in accordance with [ZO 215-35I].**

The Planning Commission feels that the lighting information is very important and needs to be added to the plans. The Applicant stated that they would comply with this item.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

12. **During the Planning Commission and Applicant discussed the potential for access to the adjacent property to the south which has been designated on the Official Map for**

the extension of Pine Hill Road between SR 611 and Industrial Drive. The plan proposes a 40 ft wide emergency access area that could provide access to a future road along the north side of the Walmart property. It should be reviewed with the Planning Commission. [SALDO 187-88.D].

The Applicant will review this item with the Planning Commission.

22. **Profiles of the main roadway through the site are essentially provided along the outer curb line rather than the centerline as required by [SALDO 187-30.D(2)]. Based upon the proposed**

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grading and use of the site, the profile as presented is acceptable. The Planning Commission should determine if a waiver is required.

A waiver may be required; however, the Alternate Engineer and the Applicant will discuss this further.

Landscaping Requirements

3. In nonresidential development, large parking lots shall be divided by planting strips into smaller parking areas of no more than 100 stalls. The parking lot configuration should be reviewed to determine if the proposed landscape islands are sufficient to meet this requirement. [SALDO 187-56.C(2)(d)].

A written request of modification of the parking lot configuration was asked for.

The rest of the comments will be addressed by the Applicant.

Chairman K. Kirkwood acknowledged the Monroe County Planning Commission comment letter dated August 9, 2019, noting that he has read over it and wanted it noted in the record the following item:

2. *According to the Mt. Pocono Borough Official Map, April 2017, a "25-foot Street Right-of-Way Consideration" is reserved in close proximity to the southern boundary of the site parcel. If realized, this street would be located between the proposed warehouse facility and the existing Walmart shopping center. The status of the planning related to this Official Map Feature is unknown at this time. It is recommended that this information be reviewed and considered in relation to the anticipated increase in trip totals produced by the development.*

Chairman K. Kirkwood did not want anyone to forget this potential roadway and the potential traffic concerns in the Borough.

At this time Traffic Engineer Earl Armitage stated from his review letter dated July 19, 2019:

The following improvements are being proposed by the developer:

- a. *Install a traffic signal at the intersection of Industrial Drive and Market Way (Coolbaugh Township)*
- b. *Construct 250-foot long northbound right turn lane on Industrial Drive approaching Market Way. (Coolbaugh Township)*
- c. *Collect traffic count data at the six study intersections once the proposed warehouse is fully operational and adjust the traffic signal timing and phasing to provide optimized operation.*
- d. *Construct an extension of the southbound SR 0611 right turn lane to extend the existing 100-foot storage length to provide 680-feet of storage with scenario 1 development and to 465-feet with scenario 2 development.*

TRAFFIC ENGINEERING COMMENTS:

1. *The TIS evaluates two trip generation scenarios, scenario one evaluating ITE LUC # 155 High-Cube Fulfillment Center Warehouse and scenario two evaluating ITE LUC # 150 Warehouse. Since the user is not known at this time, the applicant should clarify how the required improvements will*

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be constructed once a user is determined. We recommend that the required roadway improvements be constructed before the building is given an occupancy permit.

2. *Clarify the recommendations and conclusion of the TIS to clearly state how the developers proposes to provide security to the Borough and the Township for the required roadway improvements. As the TIS current reads, it is difficult to determine what is being proposed by the developer. We recommend additional discussion with the applicant and the Borough to ensure that the roadway improvements are constructed.*

More discussion is needed with the Applicant.

3. *The proposed improvements include work on SR 0611 along with traffic signal timing modifications which will require permits from PennDOT. As such, a copy of the TIS should be submitted to PennDOT for review.*

The Applicant will submit applications to PennDOT.

4. *Level of service (LOS) drops occur as a result of the proposed development. The applicant is responsible for mitigating all traffic impacts attributable to the proposed development to "no-build" levels of service. A number of LOS drops are shown in Table 1 but mitigation does not appear to be proposed. LOS drops are as followings:*

a. Scenario One:

- i. Route 940/Commerce St – SB approach*
- ii. Route 940/Industrial Park Dr – overall intersection*
- iii. Route 940/Walmart/Oak St – NB LT movement*

- iv. Route 940/Route 611 North (Sterling) – several movements and approaches*
- v. Route 940/Route 611 South (Burger King) – all WB movements*

b. Scenario Two:

- i. Route 940/Commerce St – SB approach*
- ii. Route 940/Industrial Park Dr – overall intersection*
- iii. Route 940/Walmart/Oak St – NB LT movement*

5. *The Level of Service (LOS) Table for Route 940/Industrial Park Drive are the same for scenario 1 and scenario 2. Please correct.*

16. *Queues beyond the existing storage as a result of the development must be mitigated to the best extent possible. Provide mitigation for excessive queues or provide language as to why the excessive queue cannot be reasonable mitigated. Excessive queues are as follows:*

a. Scenario One:

- i. Route 940/Industrial Park Dr – NB LT and SB RT*
- ii. Route 940/Route 611 North (Sterling) – EB LT*
- iii. Route 940/Walmart/Oak St – NB LT movement*
- iv. Route 940/Route 611 North (Sterling) – several movements and approaches*
- v. Route 940/Route 611 South (Burger King) – all WB movements*

b. Scenario Two:

- i. Route 940/Commerce St – SB approach*
- ii. Route 940/Industrial Park Dr – overall intersection*
- iii. Route 940/Walmart/Oak St – NB LT movement*

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18. *Queues beyond the existing storage as a result of the development must be mitigated to the best extent possible. Provide mitigation for excessive queues or provide language as to why the excessive queue cannot be reasonable mitigated. Excessive queues are as follows:*

a. *Scenario One:*

i. *Route 940/Industrial Park Dr – NB LT and SB RT*

ii. *Route 940/Route 611 North (Sterling) – EB LT*

The Applicant responded that he understands the comments and will comply.

Chairman K. Kirkwood suggested to have a joint work session with Borough Council that would include the Applicant's Traffic Engineer; the Borough's Traffic Engineer and Alternate Engineer to discuss traffic concerns. Chairman K. Kirkwood asked the Planning Commission Recording Secretary to coordinate this work session for a Wednesday night prior to the next Planning Commission meeting scheduled for Wednesday, September 18, 2019 with all involved.

Commissioner P. Bucco moved to table the review of Pocono Mountain Business Park South Lot #28 Land Development until the next Planning Commission regular meeting on September 21, 2019. Commissioner N. DeLano seconded. Motion carried unanimously.

Anti-Litter Ordinance

After realizing that the incorrect draft Ordinance was submitted, Commissioner P. Bucco moved to table the discussion of the Anti-Litter Ordinance until next month. Commissioner N. DeLano seconded. Motion carried unanimously.

Solicitor H. C. Connor stated that the Borough can control its own regulations and to adopt an Anti-Litter Ordinance.

Open Burn Ordinance

After some discussion, Commissioner R. Varney moved to post the draft Open Burn Ordinance with changes onto the Borough's website prior to adoption to obtain input from Borough residents.

FOLLOWING SECTION OF CHAPTER 72 SHALL BE AMENDED WITH THE FOLLOWING:

72-2 Regulations:

B. *Permitted burning – the following constitutes the only permitted burning within the Borough of Mount Pocono:*

(2) *Recreational fires. All such fires, consisting only of natural or "clean" wood fuel sources, shall be confined to portable non-combustible containers (e.g. chimineas, hearths) covered with a spark arrestor, or approved permanent outdoor brick or stone fire pits covered with a spark arrestor. Such fires shall be tended to at all times, and where they will be extinguished promptly after all recreational activity has been completed.*

a) *Hours of recreation fires are limited to Monday through Friday, 5:00 P.M. to 9:00 P.M. and Saturday and Sunday, noon to 9:00 P.M.*

C. *All such permitted fires shall burn no closer than twenty-five (25) feet from any lot line, and where permitted recreational fires shall burn no closer than twenty-five (25) feet from any structure.*

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D. Under no circumstances shall it be permitted to burn unlawful or other fuel sources not listed above. These prohibited fuel sources include (but are not limited to) leaves, yard clippings, trade waste, construction debris, rubber, plastic, garbage, offal, refuse, furniture, treated/painted lumber, or other materials.

E. Nothing herein shall be construed to permit or encourage the burning of any substance determined by the Commonwealth of Pennsylvania or the United States Environmental Protection Agency to be a hazardous substance; nor shall any fire be permitted to burn by any persons if such burning is in violation of the Air Pollution Control Act or other legislation by the Commonwealth of Pennsylvania or the United States of America or any of their legislative agencies.

Commissioner P. Bucco seconded. Motion carried unanimously.

NEW BUSINESS

None

DISCUSSION

None

PROJECT UPDATES

Hirshland

No update.

LIAISON REPORTS

Borough Council

No report.

Zoning Hearing Board

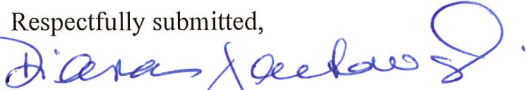
No report.

PUBLIC PARTICIPATION

None

There being no public participation and no further business coming before the Planning Commission, Commissioner P. Bucco moved to adjourn at 9:20 P.M. Commissioner N. DeLano seconded. Motion carried unanimously.

Respectfully submitted,



Diana Jackowski
Planning Commission Recording Secretary