

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 15, 2022
7:00 P.M.**

Chairman M. Penn opened the regular meeting at 7:07 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, present; Commissioner E. Melbert, absent; Commissioner T. Cramer, present; Solicitor C. Connor, present; Borough Engineer C. Niclaus, absent; Zoning/ Codes Officer A. Wilkinson, present; and, Recording Secretary, D. Jackowski, present.

PRELIMINARY ANNOUNCEMENTS – None

APPROVAL OF MINUTES – Commissioner T. Cramer moved to accept the Regular Meeting minutes of Wednesday, May 18, 2022, as presented. Commissioner D. Staples seconded. Motion carried unanimously.

UNFINISHED BUSINESS - None

NEW BUSINESS

Arya Village, 1221 Pocono Boulevard – In attendance was the Applicant, Ms. Rupal Patel and her engineer, Mr. Christian Cobaugh, who arrived at 7:25 P.M. While waiting for her Engineer to arrive, Ms. R. Patel explained her project in that it will be two stories with the first floor primarily retail and the second floor mostly office space. She stated that she was open to suggestions on what type of businesses the Planning Commission would like to see in her project. Discussions and suggestions were had.

During this time, Vice-Chair P. Bucco moved to accept the submission of the Arya Village, 1221 Pocono Boulevard, project. Commissioner T. Cramer seconded. Motion carried unanimously. At this time the Planning Commission members signed the Official Submission Receipt for the project and gave a copy to Applicant.

It was acknowledged that the Planning Commission received a completeness review letter from the Borough Engineer noting some items that may need to be addressed; i.e., it could require Special Exception Use and/or Conditional Use Applications and also curbs and gutters. Zoning Officer A. Wilkinson noted that after reviewing the plans submitted, further applications may not be required since both existing lots have been previously developed but that further clarification of the increased impervious area stated on the plans is needed. It was also acknowledged that the Planning Commission was in receipt of a response letter from the Applicant's Engineer, Mr. C. Cobaugh, regarding the Borough Engineer's review letter. He was concerned with the following: 1. Parking and Planned Use; 2. Building Height vs. Setback in the rear; and, 3. Pine Hill Road Gutter-Curb vs. Swale and Sidewalk locations. Discussion ensued regarding the aforementioned items, with Zoning Officer A. Wilkinson commenting on each as follows: 1. Parking and Planned Use – she indicated that a waiver request would be needed for the parking and as far as the Planned Use, she doesn't see an issue; 2. Building height vs. setback in the rear – she recommended that the Applicant be aware and may need to adjust the height of the building or increase setback to reflect actual building height; and, 3. Pine Hill Road curb vs. sidewalk location – she noted that the Borough's Ordinance does require curbing and sidewalks and that the Applicant may have to adjust their plans. It was also suggested that the Applicant keep the Mount Pocono Municipal Authority (MPMA) updated on the EDU capacity for this project. The Applicant was reminded that to be on the July Planning Commission agenda, the deadline to submit revised plans is June 29, 2022.

PROJECT UPDATES – Zoning Officer A. Wilkinson reported the following: Sparkle Car Wash did not contact the MPMA to be monitored as they were working; the developer is holding back on construction of Retail B; Advanced Auto location will include six (6) additional tenants; Harbor Freight is scheduled for a July opening; and, the Popeye's agreement is still missing some items.

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There was some discussion regarding Hotel M and the Mount Pocono Motel using their facilities as long term and short-term rentals.

Zoning Officer A. Wilkinson noted that Borough Council may be asking the Planning Commission to review the Nuisance Ordinance that would include shopping carts again. She also noted that Borough Council may also send to the Planning Commission the Storage Trailer Ordinance; and, the Chicken Ordinance. Also, she noted that the Ticketing Ordinance is being advertised to be adopted. She stated that due to receiving waiver requests regarding the tree caliper size, the Planning Commission may need to review the portion of the Ordinance pertaining to this.

LIAISON REPORTS

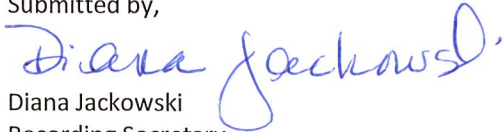
Borough Council – Commissioner A. Harris reminded everyone that First Fridays are back from 6:00 P.M. to 9:00 P.M. behind the Borough building and all are welcome. She announced that Borough Council will be holding Town Hall meetings with the first one on Saturday, August 13th at 10:00 A.M. She also announced that the Borough received grant approval for the maintenance garage.

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 8:42 P.M. Commissioner A. Harris seconded. Motion carried unanimously.

Submitted by,



Diana Jackowski
Recording Secretary