

**MOUNT POCONO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, MAY 17, 2023  
7:00 P.M.**

Chair A. Harris opened the Planning Commission meeting at 7:00 P.M.

**Pledge of Allegiance** – was said by all.

**Roll Call** – The following were present: Chair A. Harris; Commissioner M. Penn; and, Commissioner S. Speno. Vice Chair E. Melbert; Commissioner R. Dorkoski; and, Alternate Commissioner D. Noonan were absent. Also, present were Solicitor C. Connor; and, Recording Secretary D. Jackowski.

**PRELIMINARY ANNOUNCEMENTS** – None

**APPROVAL OF MINUTES** – Commissioner M. Penn moved to accept the Re-Organization and Regular Meeting minutes of Wednesday, March 15, 2023, as presented. Commissioner S. Speno seconded. Motion carried unanimously.

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

**Shivers – 130 View Court #204 – Short-Term Rental, Conditional Use Review** – Applicant was not in attendance.

**Baronov – 31 Seneca Road – Short-Term Rental, Conditional Use Review** – the Applicant, Mr. Dimitry Baronov was in attendance who explained his submission and that he will be using the property for his personal use besides as a short-term rental. He also handed in the receipts of the certified mail notifications to the neighbors. It was noted that this short-term rental is scheduled for Conditional Use Public Hearing on Tuesday, June 6, 2023, at 5:30 P.M. with Borough Council. Upon the Applicant's explanation and the Planning Commission review, Commissioner M. Penn moved to recommend the 31 Seneca Road, Short-Term Rental, Conditional Use with the following conditions:

1. 24-hour waiting period between rentals
2. Comply with Borough Ordinance regarding fire pits
3. Trash within 24-hour – out for pick up and brought back from road
4. To have an open discussion regarding the property manager's distance of the property at 31 Seneca Road
5. Maximum of eight (8) people per rental period.

Commissioner S. Speno seconded. Motion carried unanimously.

**Beyond Hello Cannabis Dispensary, 3192 SR 940 #101, Conditional Use Review** – In attendance were Attorney Rich Williams and Justin Carey, Vice President of Real Estate representing this project. Attorney R. Williams handed out some additional information including photos and floor layouts. He also handed in the receipts of the certified mail notifications to the neighbors. At this time, Mr. J. Carey explained in more detail the operation of the dispensary, including hours of operation, that there are eighteen (18) dispensaries in Pennsylvania including one (1) in Stroudsburg and other states. The patients are required to have a medical patient card, that there are multiple layers of security which include extensive video camera coverage and security guard presence one (1) hour before opening and two (2) hours after closing.

After its review and the comment letter from the Zoning Officer indicating that the location of this project complies with the Borough Ordinances, Commissioner M. Penn moved to recommend to Borough Council that the Beyond Hello Cannabis Dispensary, 3192 SR 940, Suite #101, be approved with no conditions. Commissioner S. Speno seconded.

Ms. Nickeisha Brown of 38 Summit Drive stated that after listening to the presentation she had no problem with this project however there is an opening of the fence in back of the building that this project will be located and feels that this could be a safety issue. She asked if the Borough could take a look at this and possibly fix it.

Motion carried unanimously.

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The Planning Commission reminded the Applicant that Borough Council has scheduled a Conditional Use Public Hearing on June 7, 2023, at 6:30 P.M. for this project.

**PROJECT UPDATES** – It was noted that the Borough hasn't heard back from the Applicant regarding the Arya Village project regarding the third and final notice of amount owed and that Solicitor J. Fareri suggested a civil suit against them.

**Shivers – 130 View Court #204 – Short-Term Rental, Conditional Use Review Continued** – With no representation at this time, the Planning Commission continued with its review as this is scheduled for a Conditional Use Public Hearing on June 6, 2023, at 6:30 P.M. It was noted that no proof of the neighbors being contacted by certified mail regarding their plan for a short-term rental. Upon reviewing the Zoning Officer's comments and the application, Commissioner S. Speno moved to recommend the Shivers – 130 View Court #204, Short-Term Rental, Conditional Use with the following conditions:

1. 24-hour waiting period between rentals
2. Comply with the maxim amount of occupancy of six (6) people per rental period
3. No more than two (2) parking spaces per rental period
4. Comply with Home Owners Association rules and regulations
5. Notifications to neighbors via certified mail are required and copied to the Borough

Commissioner M. Penn seconded. Motion carried unanimously.

**LIAISON REPORTS**


**Borough Council** – No report.

**Zoning Hearing Board** – It was reported that the Zoning Hearing Board will meet on June 27, 2023, to review the following: Mr. Fazard regarding fence dispute with the Zoning Officer's determination; and, Mr. Barone, who is disputing the Zoning Officer's determination regarding his three (3) undersized lots that can't be built individually as they are too small.

**PUBLIC PARTICIPATION** – None

**Adjournment** – The Planning Commission adjourned at 8:23 P.M.

Submitted by,

  
Diana Jackowski  
Recording Secretary