

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 21, 2023
6:59 P.M.**

Chair A. Harris opened the Planning Commission meeting at 6:59 P.M.

Pledge of Allegiance – was said by all.

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

PRELIMINARY ANNOUNCEMENTS – Chair A. Harris introduced the new Borough Manager Marissa Duffy who was in attendance. Everyone welcomed her.

APPROVAL OF MINUTES – Commissioner M. Penn moved to accept the Regular Meeting minutes of Wednesday, May 17, 2023, as presented. Vice Chair E. Melbert seconded. Motion carried unanimously.

UNFINISHED BUSINESS – Chair A. Harris updated everyone the following:

- Shivers – 130 View Court Short-Term Rental Conditional Use: Did not attend the last Planning Commission and did not respond to anyone prior to Borough Council’s Public Hearing which again did not attend.
- Baronov – 31 Seneca Road Short-Term Conditional Use: Attended the last Planning Commission and Borough Council’s Public Hearing where he is being given conditions that he would abide by.
- Beyond Hello Cannabis Dispensary Conditional Use: Attended the last Planning Commission and Borough Council’s Public Hearing where conditions are being presented by legal.

NEW BUSINESS

Pocono Pride – Sketch Plan Review – Applicant’s Engineer Charles Unangst was present and explained that the Pocono Pride project will encompass the installation of a six thousand (6,000) square foot accessory structure for the purpose of indoor sports practice with associated stormwater, drainage, and erosion and sedimentation controls. He stated that he has come before the Planning Commission with a sketch plan to determine if needs to be considered a land development plan. He also asked for a waiver of the Borough SALDO Chapter 179, Stormwater management, Article IV, Drainage Plan Requirements. He noted that the plans include the stormwater design for the proposed accessory structure and the area of disturbance associated with the project.

Borough Engineer C. Niclaus presented his review letter and he explained that the project meets the Borough Ordinances as an accessory use or structure to the primary use of the lot as a ballfield and that this project should not be considered as a land development. However, there are Zoning Ordinances that must be met and would be under the Borough Zoning Officer’s jurisdiction. He also advised that the Planning Commission recommend to Borough Council accept the Applicant’s waiver request of the Borough SALDO Chapter 179, Stormwater Management, as he agreed with Applicant’s Engineer that there wouldn’t be any disturbance from the structure.

At this time Commissioner M. Penn noted his concern that there may be runoff into Forest Hills Run and requested that he present this plan to the Brodhead Watershed Association for its comment.

After a discussion and the Borough’s Engineer and advise, Vice Chair Melbert moved the recommend to Borough Council that this project should not be considered as a land development and that it would be under the Zoning Officer’s jurisdiction. Commissioner S. Speno seconded. Motion carried unanimously.

Commissioner S. Speno moved to recommend to Borough Council the Applicant’s waiver request of the Borough SALDO Chapter 179, Stormwater Management, Article IV, structure and the area of disturbance associated with this project be accepted. Vice Chair E. Melbert seconded. Commissioner M. Penn commented that he again would like to have the Brodhead Watershed Association review the plan and receive comments prior recommending the waiver request. The

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motion stood with it going to a roll call vote: Commissioner S. Speno, "Yes"; Vice Chair E. Melbert, "Yes"; Commissioner M. Penn, "No"; and, Chair A. Harris, "Yes". Motion carried 3 – 1.

PROJECT UPDATES – None

LIAISON REPORTS

Borough Council – No report.

Zoning Hearing Board – It was reported that the Zoning Hearing Board will meet on June 27, 2023, at 6:00 P.M. to review two (2) applications.

PUBLIC PARTICIPATION – None

Adjournment – The Planning Commission adjourned at 8:05 P.M.

Submitted by,


Diana Jackowski
Recording Secretary