

THE TOBYHANNA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MARCH 2, 2017

The March 2017 Regular Meeting of the Tobyhanna Township Planning Commission was held on March 2, 2017 at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania 18350.

Present were Board Members Mark Sincavage, Michelle Bisbing and Patricia M. Rinehimer. Township Engineer Robert McHale, Solicitor Jonathan Reiss, Esquire and Zoning Officer Maureen Minnick.

Absent from the meeting were Board Members Anne Lamberton and Brendon Carroll.

1. Chairperson Mark Sincavage called the meeting to order at 5:30 p.m. It was determined that a quorum was present.
2. Public comment.
None.
3. Consider the minutes of January 5, 2017

Michelle Bisbing moved to approved the minutes of the January 5, 2017 meeting. Patricia Rinehimer seconds. Vote: All in favor; Motion carried, minutes approved.

4. **Old Business**

A. **Anthony Morroni - Minor Subdivision**

Ms. Minnick states no update on this. Mr. Sincavage mentions that this has been on the agenda for two years with no progress. Michelle Bisbing makes motion to recommend to the Board of Supervisor the rejection of the Anthony Morroni minor subdivision. Patricia Rinehimer seconds. Vote: All in favor; motion carried.

B. **Liberty Petroleum**

Maureen Minnick states that they should be coming in next month. Everything is moving ahead with the traffic impact study.

C. Blakeslee Overlay

Michelle Bisbing presents that there was a meeting with Karen Clancy, Landscape Architect who brought the schematic designs to look at and everything looks great. Maureen Minnick adds that there was some talk about conditional uses that they wanted to pull out and that instead of the overlay they wanted to make that a village district to include base zoning. There is another committee meeting planned for later March. The committee will be making a recommendation to the Board of Supervisors and then eventually a public meeting possibly at the Blakeslee Community Center to present to the public.

5. New Business

A. FedEx – Special Exception

Kevin Kiernan from Keirnan West, a consultant for FedEx requesting special exception. FedEx is looking to do some retrofit to the existing facility which includes bringing in fire suppression systems, fire sprinklers, some heat to the facility, some additional dock space, a small retrofit section to the existing dock which adds 16 doors, and also some expansion of the yard space. This will key up an eventual expansion that brings in another 50 percent of the door count today which is another 102 doors. So, there'll be another 50 percent sometime in the future, in the next three to five years. Mr. Kiernan adds that there is no public access to the property, it is all privatized for freight distribution and as part of the retrofit and the upgrade, FedEx will be working with the Township staff to review existing drainage and some other items within the facility to make sure everything is up to code.

Robert McHale comments that the Township is in the process of looking at that whole corridor and looking to try to signalize that intersection. At this time, they won't be increasing the truck traffic in and out. The first phase is to reconfigure the doors by deleting 12 and adding 16. Most of the improvements are occurring on the west side of the main building which is all away from the residential side.

Robert McHale also comments that the Township is working with AQUA to try and bring water and sewer to that area of the township. Mark Sincavage asks if AQUA would be providing water and Mr. McHale responds that would go on

one of the properties. Kevin Kiernan says that FedEx is very willing to help with that.

Mark Sincavage asks if FedEx could make the entrance sign area look more appealing and Mr. Kiernan answers they will.

Michelle Bisbing makes motion to recommend approval to the Zoning Hearing Board of the special exception for FedEx subject to compliance with the March 1, 2017 letter from the Township and include landscaping around their entrance sign. Patricia Rinehimer seconds. Vote: All in favor; Motion carried.

B. Ordinance - Medical marijuana

Jonathan Reiss explains that this ordinance tracks the new Medical Marijuana Act and it defines the four types of use as research, healthcare medical marijuana organization (similar to a hospital), medical marijuana dispensary (retail use and has to be allowed where you allow commercial uses), and the medical marijuana grower processor (manufacturing type of use with has to be where you allow industrial manufacturing uses).

Mr. Reiss then presented his ordinance amendment recommendation based on the State law uses and distance from school requirement. He reviewed the 155 attachment 2 with the members of the commission.

Mark Sincavage comments that the minimum acres in the ordinance is 144,000 square feet (3.3 acres), and the CI district requires three acres minimum and recommends it be changed to “three acres” instead of “144,000 square feet”. Commission agrees and recommends the change to be “three acres” instead of “144,000 square feet”.

Robert McHale comments that the minimum setbacks of 500 feet which is inconsistent with a three acres’ minimum. Other warehouse, adult entertainment, etc., setbacks are 50 feet all the way around.

Patty Rinehimer makes a motion to recommend to the Board of Supervisors for approval the medical marijuana ordinance with change in minimum lot size to three acres and the setbacks and lot requirements to be the same as adult

entertainment. Michelle Bisbing seconded. Vote: All in favor; motion carried.

6. Open Discussion
None.

7. Public Comment
None.

8. Michelle Bisbing made motion to adjourn. Patricia Rinehimer seconded. Vote: All in favor; Motion carried.
Meeting adjourned at 5:56 p.m.

Minutes recorded by Debra S. Jean.