

COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 10, 2020
MINUTES

The meeting was called to order by Planning Commission Chairman Bernard Kozen at 6:30pm in the meeting room of the Coolbaugh Township Municipal Center, 5520 Municipal Drive, Tobyhanna, PA.

Mr. Kozen led those present in the Pledge of Allegiance.

Board Members present:

Bernard Kozen, Steve Baker, Kevin Ambrogio and George Dobson

Board Members absent:

Ann Shincovich

Staff present:

Solicitor H. Clark Connor, Township Engineer Russ Kresge and Acting Recording Secretary, Erin Masker.

Staff absent:

None

1. Approval of January 13, 2020 Re-Organizational and Regular Meeting Minutes

Mr. Baker made a motion second by Mr. Dobson to approve the minutes of the January 13, 2020 meeting as presented.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

2. Review of Land Development Plan- Food Express Convenience Store/ Dunkin Donuts

Nick Argot from Borton Lawson Engineering was in attendance to represent Food Express Convenience Store/ Dunkin Donuts along with Attorney John Rogers and Food Express Convenience Store Owner, Ravi Kanani. Discussion ensued regarding the comments of Township Engineer, Russell Kresge's review letter dated February 6, 2020. Mr. Argot discussed in detail comment number four which had multiple sections which included comments on the stacking of cars in the drive-thru, traffic flow in the parking lot pertaining to the drive-thru as well as the gas pumps and the concern about access for emergency vehicles. Mr. Argot explained that they are in the final stages of the HOP permitting process stating that they have to issue their financial security to PennDot. Solicitor Clark Connor stated that according to the letter there was a review and marked up plans sent back that are still in the review process which we have not seen. After much discussion Mr. Kresge had suggested the possibility of having single lane entrance at one end and an exit at the other as opposed to allowing traffic enter and exit at both ends. Mr. Baker and Mr. Dobson had suggested having the traffic flow for the drive thru swing out to where there is currently parking at the north entrance of the parking lot. It will remove a couple parking spaces but would give the same effect as the Swiftwater Dunkin Donuts drive thru which would alleviate some of the issues with the stacking. Mr. Kanani stated that there is hardly ever anyone that parks in the parking lot where the commission members are suggesting moving the drive thru traffic to. Mr. Rogers stated that they would also be willing to install additional signage for directing traffic as well as crosswalks for pedestrians. Mr. Kresge also suggested moving the north entrance up 196 further being advised that would require a Right of Way take of the property. Mr. Ambrogio stated that he does not believe that this will be an issue as he frequents the gas station currently stating that if anything this will help eliminate traffic at the other Dunkin Donuts which stacks out onto Route 196. Mr. Dobson stated that this is not the ideal plan as the building is already in place but agrees with Mr. Ambrogio that it is definitely workable. Mr. Kozen stated that if Mr. Argot makes the changes and submits them for review, the Commission can then consider making a recommendation to

the Board of Supervisors at that point, but cannot make a recommendation based on discussions without having revised plans in front of them that will also be reviewed by our Township Engineer. Mr. Rogers stated that we will give it our best effort, make the changes and submit it for review.

Mr. Baker made a motion second by Mr. Ambrogio to table the review of the land development plan of Food Express Convenience Store/ Dunkin Donuts.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

3. Review/ Recommendation of Proposed Ordinance for Large Scale Commercial Recreation Facility

Supervisor Lynn Kelly spoke on the prospective developer that approached the Board of Supervisors that is interested in moving into the Township behind the Municipal Complex stating that he would like to have recreational activities on the property as he is in a partnership with Polaris and will be offering many of the proposed uses on the property depending on the season. He is under contract for the purchase of 451 acres of land for this venture stating that he already has a couple of businesses in the area. Discussion ensued on listing the uses as conditional uses which would require the developers to come to the Board of Supervisors for approval with Solicitor Connor stating that is the correct way to handle them as the Zoning Hearing Board cannot approve them as special exceptions. Township Engineer, Russell Kresge reviewed the Ordinance and stated that there are some inconsistencies as the recreational use is already listed in the ordinance as a special exception with no conditions listed. Mr. Kresge also discussed arterial streets stating that they would be roads like 611 which are state roads. It was agreed that Mr. Kresge would review the proposed ordinance and send a review letter with his comments that would address any concerns or inconsistencies between the current ordinance and the proposed ordinance. Once the changes have been addressed, the ordinance will be sent to the Board of Supervisors for authorization to advertise and also sent back to the Township Planning Commission and County Planning Commission for review. This item will be included on the next meeting agenda for review.

4. Review of §355-57-Landscaping Requirements: Trees and Vegetation

The Commission agreed that the Ordinance is ready to go to the Supervisors but wanted to allow Ms. Shincovich the opportunity to weigh in as she was looking at the list of trees and may have some input.

Mr. Ambrogio made a motion second by Mr. Baker to table the review of §355-57: Landscaping Requirements; Trees and Vegetation.

- **Discussion:** None
- **Vote:** All in favor, motion passes.

5. Public Input

Nothing was heard.

6. Adjournment

There being no further business, a motion was made by Mr. Baker second by Mr. Dobson to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:43PM.

NEXT REGULAR COMMISSION MEETING: Monday, March 9, 2020 at 6:30pm.

Submitted by: _____
Steve Baker, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____
Bernard Kozen, Planning Commission Chairman

Date: _____