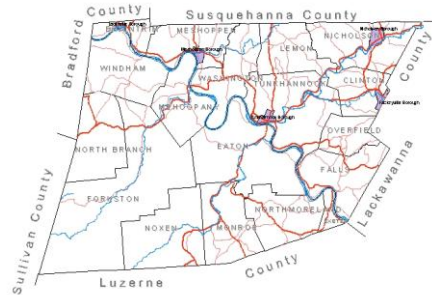


WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING

ANNUAL REPORT

**Annual Report as per  
PA Municipalities Planning  
Code - Article II  
Planning Agencies  
Section 207 Conduct of Business  
2010 Annual Report**



---

**PLANNING COMMISSION MEMBERS**

WALTER DERHAMMER, JR. - Chairman  
JIM CAPPUCCI - Vice Chairman  
GLENN SHUPP  
RANDY EHRENZELLER - Secretary  
MARTA KOVACS-RUIZ  
DALE BROWN  
JON HOWARD  
RICHARD FITZSIMMONS  
THOMAS DAVIS

---

**PLANNING STAFF**

PAUL J. WEILAGE - DIRECTOR  
GABRIELLE AUKEMA - SECRETARY  
JAMES E. DAVIS - SOLICITOR

1 COURTHOUSE SQUARE  
TUNKHANNOCK, PA 18657

# ANNUAL REPORT

---

## INTRODUCTION

---

The Wyoming County Office of Community Planning, on an annual basis, submits to the Wyoming County Commissioners a report of the activities of the office for the last year. This is a requirement, as outlined, in the Pennsylvania Municipalities Planning Code (MPC) under Article II Planning Agencies Conduct of Business.

The Wyoming County Planning Commission was created by the Wyoming County Commissioners and the first organization meeting was held on June 19, 1965.

The Planning Commission consists of nine members, the appointment and terms of which are provided for by the County Commissioners under authority of the Municipalities Planning Code (MPC) Act 247, as amended.

The Commission has adopted its own by-laws that govern operations. The Wyoming County Office of Community Planning assists the Planning Commission in its duties as the duly created planning agency.

The Commission meets at 7:30 PM on the Third Wednesday of each month (except September, which is held on the 4<sup>th</sup> Wednesday) at the Wyoming County Emergency Operations Center, 455 US Route 6 East, Tunkhannock PA.

---

## SUBDIVISION AND LAND DEVELOPMENT REVIEW

---

The Planning Office received and reviewed a total of 51 subdivisions and land developments in 2010. This is compared to 53 in 2009, which shows a stagnation of subdivision activity. Fifty seven percent of the land development activity was related to the Marcellus Gas Play. The Planning Office is projecting that this trend may increase in 2011. The number of local municipal reviews was 12, again consistent with the overall low number of developments. Attached is a chart of activity by municipality. The miscellaneous category is used to address zoning ordinance reviews and lot improvements, which are not producing buildable lots for development. Building Permits show a minimal increase in permits, mostly due to home improvement type projects.

---

## LOCAL BUILDING PERMITS AND C.O.G. ISSUED BUILDING PERMITS

---

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
312	260	358	187	464	496	486	566	487	511

Table 1: Building permits for the last 10 years.

## PLANNING COMMISSION ACTIVITY

The Planning Commission met on the Third Wednesday of every month except for the months of September and December. In December only a special meeting was held. Altogether there were 13 Planning Commission Meetings held in the year 2010. The Commission Members accumulated a total of 83.75 hours at the Planning Commission Meetings. Below is a meeting attendance chart as well as a meeting chronology.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	OCT. SPC.	NOV	DEC. SPC.
Walter Derhammer		X	X	X	X	X	X	X	X	X	X	X	X
Glenn Shupp	X	X		X	X	X			X		X	X	
Randy Ehrenzeller	X	X		X	X	X	X	X		X	X	X	X
Richard Fitzsimmons		X	X								X		X
Thomas Davis			X	X	X	X	X	X			X	X	X
Jim Cappucci	X	X	X	X	X	X	X	X	X		X	X	X
Dale Brown	X	X	X	X	X	X	X	X	X	X	X	X	X
Marta Kovacs Ruiz	X	X	X	X	X		X	X	X	X	X		
Jon Howard	X	X	X		X	X	X	X	X	X		X	X
Length of Meeting	0.5	1	1.75	1	1	0.5	1.75	1	1.25	0.5	0.5	1	0.25
Public Attendance	1	4	1	1	1	3	6	10	5	3	3	3	0
Sub/Land Dev Reviewed	0	1	0	1	0	2	5	2	2	2	1	5	1
Total Hours the Planning Commission Members contributed at Planning Meetings: 83.75													

## 2010 Meeting Chronology

### January

- ❖ Reorganization for the 2010 Officers
- ❖ New sewage management requirements of DEP for Municipalities
- ❖ Local Municipal meeting on zoning concerning Oil & Gas Responsibilities
- ❖ A general discussion was held concerning the Susquehanna River Basin as questioned by a visitor

### February

- ❖ Creekside Gardens Development – Eaton Township – Preliminary Approval was granted with contingencies

- ❖ A general discussion was held concerning the Subdivision and Land Development Ordinance Amendments, but no action was taken
- ❖ Commercial Developments for Performance Recognition. The Recognition Committee was addressed as to what they would recommend as a Commercial Development that met the standards as outlined in the Performance Recognition Program. The members voted for the P&G Credit Union

#### March

- ❖ Commercial Developments for Performance Recognition, Dale Brown questioned drainage at P&G Credit Union and a discussion took place on the action taken at the February Planning Commission Meeting. A motion was made to withhold the awarding of the Performance Recognition Award for further review
- ❖ Subdivision and Land Development Ordinance Amendment. A lengthy discussion was held concerning the proposed Amendments to the Wyoming County Subdivision and Land Development Ordinance. A motion was made to recommend the proposed changes for adoption.

#### April

- ❖ DeAngelo Major Subdivision – Northmoreland Township- 1 Lot. Carried through on a Roll Call Vote of 6 to 1
- ❖ A lengthy discussion was held on compressor stations and pipelines. The Planner discussed with the Planning Members that he had submitted a testimony on a senate hearing concerning pipelines
- ❖ Randy Ehrenzeller gave a synopsis on the discussion that was held at the State Convention for Township Supervisors

#### May

- ❖ A general discussion was held concerning the amendment to the SALDO made on May 11, 2010.
- ❖ A general discussion was held concerning Open Space & Greenway Draft Recommendation & Guidelines for Review
- ❖ A general discussion was held concerning local municipalities on Zoning Ordinance Revisions (local municipalities and zoning ordinances as well as road cut ordinances).
- ❖ A visitor questioned the Planning Commission on the recent concern of hotels said to be coming to Tunkhannock

#### June

- ❖ Wal-Mart Subdivision Plan – Final Approval - Eaton Township
- ❖ Peoples National Bank Land Development Plans – Final Approval - Meshoppen Township
- ❖ Bridge Replacement schedule, the planner reported that it was stated at the Northern Tier Transportation meeting that two bridges on U.S. Route 6 will be let for bidding

#### July

- ❖ Robert C. Sickler Lot Addition – Eaton Township – Preliminary & Final Approval
- ❖ Craig Keller Major Subdivision – Tunkhannock Township – Preliminary & Final

#### Approval

- ❖ Joseph O'Neill Subdivision – Nicholson Township – Preliminary & Final Approval, a waiver was granted for Section 602.3A of the SALDO for minimum lot size and approval was granted
- ❖ Susquehanna Hospitality LLC. Comfort Inn – Eaton Township – Preliminary Approval, a motion was made to table the development until the next Planning Commission Meeting
- ❖ Mellitt Real Estate Hampton Inn – Tunkhannock Borough – Preliminary Approval, a motion was made to table the development until the next Planning Commission Meeting
- ❖ A general discussion was held concerning the Residents for a Healthy Lake Carey and their concerns for updating the municipalities' Act 537 Plan. A visitor asked the Planning Commission for support of this project. A motion was made to recommend to DEP that the 537 Plan Update be completed, and implementation should be based on its findings and on approval by the Department of Environmental Protection

#### August

- ❖ A visitor questioned the commission on taking an action based on solely hearing from Residents for a Healthy Lake Carey at the July 2010 Meeting. It was noted that the recommendation was based on existing planning documentation such as the Wyoming County Comprehensive Plan, Historic Act 537 Plans, and local Municipal Joint Comprehensive Planning Documentation, and not on information provided by the Residents for a Healthy Lake Carey.
- ❖ Another visitor discussed their views and concerns of the Lake Carey Sewer topic
- ❖ Susquehanna Hospitality LLC. Comfort Inn – Eaton Township – Preliminary Approval this was carried through with a Roll Call Vote of 3 to 1, with contingencies
- ❖ Mellitt Real Estate Hampton Inn – Tunkhannock Borough – Preliminary Approval this was carried through with a Roll Call Vote of 5 to 1, with contingencies
- ❖ The Planning Director discussed the recent Northern Tier Road Safety Review Questionnaire and his comments on five spots that are in need of review

#### September

- ❖ The Planning director explained to the Commission members that he had received a request by the Lake Carey Welfare Association to be placed on the Agenda in October. The planner read correspondence on the subject and explained to the commission the present status of both county and the local multi-municipal comprehensive plans and the need for consistency in those plans. Since nothing can be done by the Planning Commission they did not see the need to add this as an agenda item. It was suggested the association look at this locally. It was then agreed upon unanimously by the commission to send them to the local municipality for assistance.
- ❖ Wilcox Subdivision – Tunkhannock Township – Preliminary & Final Approval
- ❖ Springville Compressor Station Land Development – Tunkhannock Twp. – Preliminary Approval. A motion was made to hold a special meeting to consider the Springville Compressor Station Land Development when items of CECO Engineers have been addressed
- ❖ The Planning Director gave an update on the Fema Maps that will soon be mailed out to each municipality

#### October

- ❖ The Planning Director briefly discussed the FEMA Maps recently received by the Planning Office.
- ❖ Sky Haven Airport Subdivision – Eaton Township – 2 Lots. A motion was made to table the subdivision.
- ❖ Chellis Subdivision – Eaton Township – 1 Lot – Preliminary & Final Approval
- ❖ Two visitors expressed their concern to the Planning Commission on the Wal-Mart Land Development Project and the fact that they are not accepting any local applicants for the Land Development construction, etc.

#### October Special Meeting

- ❖ Springville Compressor Station–Tunkhannock Twp.-Land Development – Preliminary Approval, a motion was made to grant approval with contingencies

#### November

- ❖ The Planning Director read a letter addressed to the Planning Commission from the Wyoming County Federation of Sportsmen's Clubs concerning the development of the Lake Carey Area.
- ❖ Sky Haven Airport Subdivision – Eaton Twp – 2 Lots – Preliminary & Final Approval
- ❖ Thomas & Betty Shaver Subdivision – Eaton Twp. – 1 Lot – Preliminary & Final Approval, it was carried through with a Roll Call Vote of 5 to 1
- ❖ Penedos/Murray Subdivision – Tunkhannock Twp. – 2 lots – Preliminary & Final Approval a motion was made to grant Preliminary & Final Approval pending Court Approval
- ❖ Tyler Hospital Expansion – Tunkhannock Township – Submission Withdrawal, revising their plans which will call for a small addition that will not require land development plan submission.
- ❖ St. Peters Church – Tunkhannock Township – Final Approval
- ❖ The Planning Director discussed a coming meeting with FEMA and DCED on Flood Mapping.
- ❖ Also discussed was the Northern Tier Road Safety Review previously discussed in August and possible additions to the survey that should be reviewed and considered by Northern Tier
- ❖ A general discussion was held concerning questions on Penn Dot's evaluation process of traffic studies, as well as possible dangerous water withdrawal sites that have been requested.

#### December Special Meeting

- ❖ Eaton Hills Townhouse Lots # 99-115 – Eaton Township – Final Approval

---

### LOCAL PLANNING AND PLANNING ASSISTANCE

---

Local officials within Wyoming County continued to look to local planning to

improve and protect our natural resources and quality of life within the County. The Planning Office reviewed various local zoning ordinance amendments during the year, as local municipalities made improvements to these regulations. The Southeastern Joint Planning Commission, which is Eaton and Monroe Townships, continued their joint enforcement of their local zoning ordinance. The joint planning effort of the Lemon / Tunkhannock Township Joint Act 537 Sewage Plan was being assisted during 2009. At present it has been stopped by action of Tunkhannock Township, but it is with hope that it will resume in 2011; and a revised joint Act 537 developed for both local municipalities.

Factoryville Borough and Clinton Township continue their cooperative planning through their work on their joint park facilities. The planning office received a large increase in reviews under Act 67 & 68 based on the increase activity due to the gas well development within the County. This increase was also with water withdrawals for the same activity. The County Planning Office worked throughout the year as a member of the Northern Tier Advisory Committee on development of a Northern Tier Open Space Greenway and Outdoor Recreation Plan. Norris Design of Denver, Colorado was hired as consultant for the project. Local focus meetings were held and a large volume of data from past project was compiled for their use in the development of the Plan. The final Open-Space and Greenway Plan was delivered in December and preliminary meetings were held on implementation projects.

The Planning Office continued to assist local citizens lending instructions and municipalities on local flood mapping and information on availability of various forms such as Elevation Certificates. The planning office assisted DCED and FEMA on scheduling and holding a local meeting on the Flood Map Modernization Program. The office used the GIS software to create lists of property owners that will now be delineated in the 1 % Hazard Area. Assistance to local municipalities will continue in 2011, as all the local municipalities will need to up-date their flood plain ordinance due to the new maps. The new FEMA maps are on a county-wide format and will be a layer on the Geographic Information System. The next step in this process will be using the new data and creating a Risk MAP (Risk, Mapping, Assessment and Planning) after implementation of the new Flood Maps.

A large portion of the planning office time has been spent in the review of submissions under Act 14, 67 and 68 for the various actives being undertaken with the Marcellus Gas Play. Also, the planning office has developed testimony on pipeline development and proposed state legislation on pipeline regulation. The office also developed a GIS map to show the proposed activity such as pipelines and gas pad locations and will be continuing to up-date it as the industry develops and posting it to the Counties web site.

The Planning Office continues to work with the local municipalities on some of their mapping needs with the use of the county G.I.S. software. This was based on reviews of local development plans and assisting with the assistance of the LiDAR contours. Having this data set as provided by the state through the PAMAP program has been of great assistance to the office. Various zoning maps have been developed by the office for various local municipalities.

## MAP OF GAS WELL PADS AND PIPELINES

