

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

2022 ANNUAL REPORT

The Planning Office saw steady submissions of applications during 2022.

The Planning Office remained busy in 2022 assisting in community and municipal projects throughout the county.

INTRODUCTION

The Wyoming County Office of Community Planning submits an annual report to the Wyoming County Board of Commissioners to report the activities of the office throughout the past year. This requirement is outlined in the Pennsylvania Municipalities Planning Code (MPC) under Article II: Planning Agencies Conduct of Business. This report is required to be submitted by March 1st of each year of its activities.

The Wyoming County Planning Commission was created by the Wyoming County Commissioners and held its first organization meeting 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 met at 6:30 p.m. on the third Wednesday of each month (*excepting September, which accommodates the Wyoming County Association of Township Officials Annual Convention*) at the Wyoming County Emergency Operations Center, 3880 SR6 East, Tunkhannock, Pennsylvania.

SUBDIVISION AND LAND DEVELOPMENT REVIEW

The Planning Office received and reviewed a total of fifty-three (53) subdivision and land development proposals and zero (0) sketch plans during 2022. There were a total of eight (8) local municipal reviews completed for the municipalities that enforce their own Subdivision and Land Development Ordinance. This is a small decrease in activity from last year.

| Municipality | Number of Subdivisions/Land Developments |
|------------------------|--|
| Braintrim Township | 0 |
| Clinton Township* | 0 |
| Eaton Township | 6 |
| Exeter Township | 1 |
| Factoryville Borough* | 0 |
| Falls Township* | 4 |
| Forkston Township | 1 |
| Laceyville Borough | 0 |
| Lemon Township | 5 |
| Mehoopany Township | 2 |
| Meshoppen Borough | 0 |
| Meshoppen Township | 2 |
| Monroe Township | 2 |
| Nicholson Borough | 1 |
| Nicholson Township | 2 |
| North Branch Township | 1 |
| Northmoreland Township | 4 |
| Noxen Township | 1 |
| Overfield Township* | 2 |
| Tunkhannock Borough | 0 |
| Tunkhannock Township | 17 |
| Washington Township* | 2 |
| Windham Township | 0 |
| TOTAL | 53 |



Susquehanna River at Sunset
Tunkhannock
Photograph by Dennis Montross

*Review of Subdivision/Land Development for the Municipality with their own Subdivision and Land Development Ordinances.

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

The office of Community Planning has been working with Bureau Veritas and Building Inspection Underwriters, Inc., in collecting more up-to-date information on this topic. The findings are listed below:

| 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 511 | 395 | 510 | 458 | 322 | 285 | 199 | 207 | 191 | 172 | 114 | 124 |

Trend from the last 12 years.

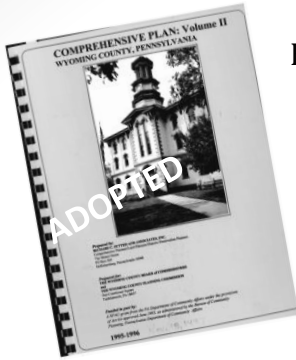
PLANNING COMMISSION ACTIVITY

The Planning Commission met every month during 2022, except for April, June, and August, for a total of nine (9) Planning Commission meetings in 2022. The Commission members accumulated a total of 6.97 hours at the Planning Commission meetings. The average meeting length was 46.4 minutes. The longest meeting occurred in March, lasting 1 hour, 50 minutes, and the shortest meeting was hosted in October lasting 11 minutes.

| NAME | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|-----------------------|--------|------|--------|-----|--------|-----|--------|-----|--------|--------|--------|--------|
| Randy Ehrenzeller | X | X | Absent | N/A | X | N/A | Absent | N/A | Absent | X | X | Absent |
| Ed Coleman | X | X | Absent | N/A | X | N/A | Absent | N/A | X | Absent | X | X |
| Sandra Boyle | X | X | Absent | N/A | X | N/A | X | N/A | X | X | X | X |
| Jim Davis | Absent | X | X | N/A | X | N/A | Absent | N/A | Absent | X | X | Absent |
| Dale Brown | X | X | X | N/A | X | N/A | X | N/A | X | X | X | X |
| Roger Hadsall | X | X | X | N/A | X | N/A | X | N/A | X | X | X | X |
| Stacy Huber | X | X | X | N/A | X | N/A | X | N/A | X | X | X | X |
| Matthew Austin | Absent | X | X | N/A | X | N/A | X | N/A | X | X | Absent | X |
| Robert Thorne | X | X | Absent | N/A | Absent | N/A | X | N/A | X | X | X | X |
| Length of Meeting | 1:34 | 0:45 | 1:50 | N/A | 0:30 | N/A | 0:20 | N/A | 1:05 | 0:11 | 0:23 | 0:20 |
| Public Attendance | 5 | 4 | 8 | N/A | 6 | N/A | 4 | N/A | 5 | 3 | 5 | 3 |
| Sub/Land Dev Reviewed | 3 | 4 | 4 | N/A | 5 | N/A | 5 | N/A | 3 | 1 | 1 | 1 |

There were no vacancies on the Planning Commission Board entering 2022. At the February meeting, Randy Ehrenzeller was reappointed as Chairman, Ed Coleman as Vice-Chairman and Sandra Boyle as Secretary for the 2022 term.

WYOMING COUNTY COMPREHENSIVE PLAN UPDATE



Beginning in June 2014, the Planning Office held the first of the committee meetings regarding the update to the Wyoming County Comprehensive Plan. The Wyoming County Commissioners adopted the completed Comprehensive Plan on April 30, 2019.

UPDATED PLANNING DEPARTMENT RESOURCES

The Community Planning Office continues to work together with all 23 local municipalities to routinely maintain their most current ordinances and/or plans when needed. This includes Zoning, Subdivision and Land Development, Stormwater, Floodplain and Comprehensive Plans. These documents are available either online or through the local municipal offices.



Nimble Hill Rainbow
Mehoopany Township
Photograph by Caitlyn Allaoui

CHRONOLOGICAL REPORT

The Chronological Report was completed for every month in 2022. This report is designed to lay out the daily correspondence that is received by the Planning Office. This will continue to be on the agenda of the Planning Commission Board Meeting each month.



Creek Junction Park
Forkston Township
Photograph by Karim Allaoui

2022 MEETING AGENDA CHRONOLOGY:

January 2022

- ❖ **Reorganization of Council Members**
- ❖ **Deer Park Lumber Inc. Lumber Sorting Building** – Tunkhannock Township – *Approval & Waiver*
- ❖ **Meshoppen (6) Dollar General Store Land Development and Subdivision** – Meshoppen Township – *Waivers*
- ❖ **Tunkhannock Ford Dealership** – Eaton Township – *Waiver Requests & Financial Guarantee*

February 2022

- ❖ **Meshoppen (6) Dollar General Store Land Development and Subdivision** – Meshoppen Township – *Waivers*
- ❖ **Subdivision of Lands of Thomas J. O'Reilly** – Lemon Township – *Acceptance*

March 2022

- ❖ **Meshoppen (6) Dollar General Store Land Development and Subdivision** – Meshoppen Township – *Approval*
- ❖ **Subdivision of Lands of Thomas J. O'Reilly** – Lemon Township – *Approval*
- ❖ **Bridgeview Commons** – Nicholson Borough – *Waivers & Approval*

April 2022

No Meeting

May 2022

- ❖ **Meshoppen (6) Dollar General Store Land Development and Subdivision** – Meshoppen Township – *Approval with Conditions*
- ❖ **Subdivision of Lands of Thomas J. O'Reilly** – Lemon Township – *Approval*
- ❖ **Bridgeview Commons** – Nicholson Borough – *Financial Guarantee*
- ❖ **Rivercrest Wastewater Facility Land Development** – Tunkhannock Township – *Update*

June 2022

No Meeting

July 2022

- ❖ **Rivercrest Wastewater Facility Land Development** – Tunkhannock Township – *On Hold*
- ❖ **Meshoppen (6) Dollar General Store Land Development and Subdivision** – Meshoppen Township – *Withdrawn*
- ❖ **Steele Holdings Land Development** – Tunkhannock Township – *Acceptance*
- ❖ **Karam Orthodontics** – Tunkhannock Township – *Acceptance*
- ❖ **Lot Addition for J. Stark Bartron & Rebecca J. Bartron Frisco** – Tunkhannock Township – *Waiver*

August 2022

No Meeting

September 2022

- ❖ **Rivercrest Wastewater Facility Land Development** – Tunkhannock Township – *Approval*
- ❖ **Steele Property Development** – Tunkhannock Township – *Approval*
- ❖ **Karam Orthodontics** – Tunkhannock Township – *Approval*

October 2022

- ❖ **Karam Orthodontics** – Tunkhannock Township – *Approval*

November 2022

- ❖ **Food Express Convenience Store Building Addition** – Tunkhannock Borough – *Review*

December 2022

- ❖ **Food Express Convenience Store Building Addition** – Tunkhannock Borough – *Modification Approval*

SPREADSHEET TO TRACK PROCESS OF SUBDIVISIONS & LAND DEVELOPMENTS

The Planning Office has continued tracking the process of subdivisions and land developments with a spreadsheet. Each file is added to the spreadsheet when the application is filed and all documentation is accounted for until the map is recorded. This has been an incredible asset to the Planning Office in order to ensure that each application is processed in accordance with the Wyoming County Subdivision and Land Development Ordinance.

| File # | Application Type | Name of Subdivision | Municipality |
|----------------|-------------------------|--|------------------------|
| 2022-1 | Minor Subdivision | Kumet Subdivision | Tunkhannock Township |
| 2022-2 | Minor Subdivision | Minor Subdivision For Eleanor & Duane Winters & Ernest & Catherine Nicholson | Northmoreland Township |
| 2022-3 | Minor Subdivision | Shook Subdivision | Noxen Township |
| 2022-4 | Minor Subdivision | Lot Addition Subdivision for CAJE LLC | Tunkhannock Township |
| 2022-5 | Minor Land Development | Minor Land Development Plan for David DeKonty | Falls Township |
| 2022-6 | Minor Subdivision | Minor Subdivision For Stang | Tunkhannock Township |
| 2022-7 | Major Subdivision | Subdivision of Lands of Thomas J. O'Reilly | Lemon Township |
| 2022-8 | Land Development | Bridgeview Commons-Phase II | Nicholson Borough |
| 2022-9 | Minor Subdivision | Hoff Lot Improvement Subdivision | Lemon Township |
| 2022-10 | Minor Subdivision | Minor Subdivision for John Kuesel, Jr. & Sara Abbruzzi | Tunkhannock Township |
| 2022-11 | Minor Subdivision | Shadowbrook, A general Partnership Lot Improvement Subdivision | Tunkhannock Township |
| 2022-12 | Minor Subdivision | Sherwood Lot Improvement Subdivision | Meshoppen Township |
| 2022-13 | Minor | Minor Subdivision for Henry and Reynolds | Washington Township |
| 2022-14 | Minor Subdivision | Shadowbrook, A general Partnership Lot Improvement Subdivision - 2 | Tunkhannock Township |
| 2022-15 | Minor | Lot Addition Subdivision for William E Schaffer IV | Washington Township |
| 2022-16 | Minor Subdivision | Minor Subdivision for Mariano | Tunkhannock Township |
| 2022-17 | Minor Subdivision | Minor Subdivision for Geisinger System Services | Eaton Township |

| | | | |
|----------------|-------------------|---|------------------------|
| 2022-18 | Minor Subdivision | Subdivision of Lands of Charles Welles | Tunkhannock Township |
| 2022-19 | Minor Subdivision | William Karp Minor Subdivision | Lemon Township |
| 2022-20 | Minor Subdivision | Lot Addition Subdivision for J. Stark Bartron & Rebecca J. Bartron Frisco | Tunkhannock Township |
| 2022-21 | Minor | Lot Line Adjustment for Swierczynski Estate | Overfield Township |
| 2022-22 | Minor Subdivision | Barber Boundary Realignment | Northmoreland Township |
| 2022-23 | Minor Subdivision | Subdivision of Lands of Gabriel T. Piselli & Adrienne M. Piselli | Eaton Township |
| 2022-24 | Minor Subdivision | Shotwell Minor Subdivision | Eaton Township |
| 2022-25 | Minor Subdivision | Subdivision of Lands of Teel | Meshoppen Township |
| 2022-26 | Minor Subdivision | Lot Addition Subdivision for Lands of Montross | Eaton Township |
| 2022-27 | Minor Subdivision | Minor Subdivision for Matteucci | Tunkhannock Township |
| 2022-28 | Minor Subdivision | Minor Subdivision for Matalavy | Mehoopany Township |
| 2022-29 | Minor Subdivision | Lot Addition Subdivision for Karen L. Aldefer, Kathleen D. Landis & Kenneth R. Landis | Tunkhannock Township |
| 2022-30 | Minor Subdivision | Minor Subdivision for Percival | Tunkhannock Township |
| 2022-31 | Land Development | Steele Property Development | Tunkhannock Township |
| 2022-32 | Land Development | Karam Orthodontics | Tunkhannock Township |
| 2022-33 | Minor Subdivision | Lot Addition Subdivision for Gozikowski | Exeter Township |
| 2022-34 | Minor Subdivision | George & Lisa Akulonis Minor Subdivision | Nicholson Township |
| 2022-35 | Minor Subdivision | Minor Subdivision for Donna M. Westfield | Northmoreland Township |
| 2022-36 | Minor Subdivision | Minor Subdivision for Matteucci and Tallia | Tunkhannock Township |
| 2022-37 | Minor Subdivision | Minor Subdivision for Richard & Rebecca Logan | Northmoreland Township |
| 2022-38 | Minor Subdivision | Minor Subdivision for John E. McClurg & Rhonda L. McClurg | Tunkhannock Township |
| 2022-39 | Minor Subdivision | Minor Subdivision of Lands of Falconero Family L.P. | Forkston Township |
| 2022-40 | Minor Subdivision | Colwell Minor Subdivision | North Branch Township |
| 2022-41 | Minor | Minor Subdivision for the Hopkins Family Trust | Falls Township |
| 2022-42 | Minor | Minor Subdivision for Jay W. Smith & Kerry O'Brien | Falls Township |
| 2022-43 | Minor Subdivision | Grow Family Subdivision | Lemon Township |

| | | | |
|----------------|------------------------|---|----------------------|
| 2022-44 | Minor Subdivision | Kristina A. Saar Lot Improvement Subdivision 2022 | Nicholson Township |
| 2022-45 | Minor Subdivision | Lot Addition Subdivision for Sherry L. & Hugh G. Murphy | Monroe Township |
| 2022-46 | Minor Subdivision | Lot Addition Subdivision for Paul & Flora Spangenberg | Tunkhannock Township |
| 2022-47 | Minor Subdivision | Lot Addition Subdivision for Thomas and Sandra Brown | Lemon Township |
| 2022-48 | Major | Major Subdivision for Roy & Lisa Marie Landsiedel | Falls Township |
| 2022-49 | Minor Subdivision | Minor Subdivision for Valerie A. McCook and Ralph E. McCook | Eaton Township |
| 2022-50 | Minor Subdivision | Lot Combination for George Steven Kuback | Eaton Township |
| 2022-51 | Minor Subdivision | Minor Subdivision for the Zacharias Cemetery | Monroe Township |
| 2022-52 | Minor | Commonwealth of Pennsylvania for Fish Commission Minor Subdivision and Consolidation Plan | Overfield Township |
| 2022-53 | Minor Land Development | Robert C. Wilson et al Subdivision | Mehoopany Township |

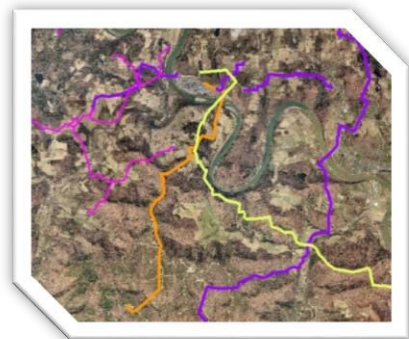
GEOGRAPHIC INFORMATION SYSTEMS (GIS)

The GIS software that is utilized by the Planning Office has been instrumental in developing maps of various locations and features in Wyoming County. In 2021, new aerial photos became available to use in creating maps and analyzing land use throughout the county. According to Charles Mead, there will be new aerials taken again in Spring 2023.

The Planning Department and GIS Department will continue to partner mapping additional features countywide.

The Planning Office & the GIS Department work with local municipalities on their mapping needs. This includes hosting in-house informational meetings and demonstrations of the programs capability to suit their needs. For example, our GIS database has helped with tax parcel information, floodplain questions, and a visual of the natural gas development.

The Planning Office also has access to the Pictometry Connect Explorer mapping program. It can be utilized when on-site and in conversation.



LOCAL PLANNING & PLANNING ASSISTANCE

The Planning Office continued to regularly communicate with local municipalities on subdivision and land development applications that were filed. This included the communication of comments on individual applications and closure to the process by providing the municipality with a copy of the County Planner's Evaluation.

In 2022, the Planning Office, along with the Wyoming County Commissioners, released Fifty Thousand (\$50,000.00) dollars to support a new round of Marcellus Legacy Fund Mini Grants.

The Office of Community Planning continued its support in assisting local projects and facilitating partnerships to continue progress. In 2022, the Planning Office wrote numerous letters of support for local organizations and municipalities voicing support for local projects.

The Planning Director continued to maintain her license as a registered landscape architect through the Commonwealth of Pennsylvania. She attended the American Society of Landscape Architects Pennsylvania Conference in 2022. The Director will continue to attend educational forums and programs to keep up to date on the most recent practices and trends.

The Planning Director is working towards becoming a certified planner through the American Planning Association's professional institute – the American Institute of Certified Planners (AICP).

TRAINING OPPORTUNITIES

The Planning Director attended the following educational training courses and conferences during 2022:

American Society of Landscape Architects- Pennsylvania Chapter
April 2022

American Planning Association- Pennsylvania Chapter
July 2022

Pennsylvania Trails Conference
September 2022



Spring Fawn in Summertime
Washington Township
Photograph by Caitlyn Allaoui

2022 PLANNING OFFICE GOALS

The Planning Office has outlined a number of goals to work towards achieving by the end of 2022:

- ❖ Continue mapping features of Wyoming County and adding information to the GIS database.
- ❖ Adoption of the update to the Wyoming County Comprehensive Plan.
- ❖ Continue Wyoming County Greenways, Trails and Open Space Plan.
- ❖ Continue work on extending the Iroquois Trail.
- ❖ Continue to support planning effort of the Endless Mountains Trail.
- ❖ Continue to partner in advancing the UGI Get Gas Program.
- ❖ Establish other Wyoming County towns as River Towns.
- ❖ Reactivate the Wyoming County Parks and Trails Association.

PROFESSIONAL ORGANIZATIONS

The Planning Office is currently affiliated with the following professional and committees:

- ❖ Northern Tier Regional Planning and Development Commission (NTRPDC)
Transportation Committee (Local Bridge Sub-committee)
Economic Development Committee
- ❖ County Planning Directors' Association of PA (CPDAP)
- ❖ Endless Mountains Heritage Region (EMHR)
Board Member
- ❖ Pennsylvania Route 6 Alliance (Do 6)
Infrastructure Committee
- ❖ American Society of Landscape Architects (ASLA)
Pennsylvania Chapter of APA
Northeast Section of APA-PA
Shale Energy Committee
- ❖ American Planning Association (APA)
- ❖ Northeast Pennsylvania Trail Forum