

Wyoming County

OFFICE OF COMMUNITY PLANNING 2023 ANNUAL REPORT



Brown Hill Farms
Photograph by Andrea Mecca

PLANNING COMMISSION MEMBERS

Randy Ehrenzeller, Chairman
Ed Coleman, Vice-Chairman
Sandra Boyle, Secretary

Jim Davis, Member
Dale Brown, Member
Roger Hadsall, Member
Stacy Huber, Member
Matthew Austin, Member
Robert Thorne, Member

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

2023 ANNUAL REPORT

The Planning Office saw steady submission s of applications during 2023.

The Planning Office remained busy in 2023 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 SR 6 East, Tunkhannock, Pennsylvania.

SUBDIVISION AND LAND DEVELOPMENT REVIEW

The Planning Office received and reviewed a total of fifty-one (51) subdivision and land development proposals and one (1) sketch plans during 2023. There were a total of fourteen (14) local municipal reviews completed for the municipalities that enforce their own Subdivision and Land Development Ordinance. This is a slight decrease in activity from last year.

Municipality	Number of Subdivisions/Land Developments
Braintrim Township	0
Clinton Township*	3
Eaton Township	5
Exeter Township	1
Factoryville Borough*	0
Falls Township*	6
Forkston Township	0
Laceyville Borough	0
Lemon Township	6
Mehoopany Township	0
Meshoppen Borough	0
Meshoppen Township	3
Monroe Township	3
Nicholson Borough	0
Nicholson Township	3
North Branch Township	1
Northmoreland Township	2
Noxen Township	3
Overfield Township*	2
Tunkhannock Borough	3
Tunkhannock Township	6
Washington Township*	3
Windham Township	0
TOTAL	52



Tom Turkey
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 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 13 years.

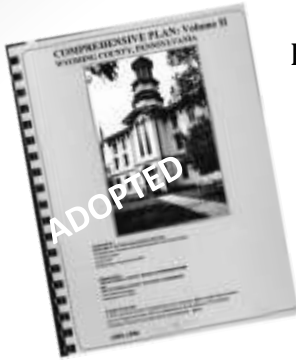
PLANNING COMMISSION ACTIVITY

The Planning Commission met during 2023, with no actionable items for January, February, March, June, August, and September, for a total of six (6) Planning Commission meetings. The Commission members accumulated a total of 3.87 hours at the Planning Commission meetings. The average meeting length was 38.7 minutes. The longest meeting occurred in September, lasting 1 hour 43 minutes, and the shortest meeting was hosted in December lasting 11 minutes.

NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Randy Ehrenzeller	N/A	N/A	N/A	X	X	N/A	X	N/A	X	N/A	X	X
Ed Coleman	N/A	N/A	N/A	Absent	X	N/A	X	N/A	X	N/A	Absent	X
Sandra Boyle	N/A	N/A	N/A	X	Absent	N/A	Absent	N/A	X	N/A	X	X RESIGNED
Jim Davis	N/A	N/A	N/A	Absent	Absent	N/A	X	N/A	Absent	N/A	Absent	Absent RESIGNED
Dale Brown	N/A	N/A	N/A	X	X	N/A	X	N/A	X	N/A	X	X
Roger Hadsall	N/A	N/A	N/A	X	X	N/A	X	N/A	Absent	N/A	X	X
Stacy Huber	N/A	N/A	N/A	Absent	X	N/A	X	N/A	X	N/A	X	X
Matthew Austin	N/A	N/A	N/A	X	X	N/A	Absent	N/A	Absent	N/A	X	X
Robert Thorne	N/A	N/A	N/A	X	Absent	N/A	X	N/A	X	N/A	Absent	X
Ernie King, Commissioner	N/A	N/A	N/A	N/A	N/A	N/A	X	N/A	N/A	N/A	N/A	N/A
Length of Meeting	N/A	N/A	N/A	0:16	0:36	N/A	0:27	N/A	1:43	N/A	0:39	0:11
Public Attendance	N/A	N/A	N/A	2	2	N/A	5	N/A	6	N/A	3	1
Sub/Land Dev Reviewed	N/A	N/A	N/A	0	1	N/A	2	N/A	2	N/A	1	1

There were no vacancies on the Planning Commission Board entering 2023. At the April meeting, Randy Ehrenzeller was reappointed as Chairman, Ed Coleman as Vice-Chairman and Sandra Boyle as Secretary for the 2023 term. At the December meeting, two members formally resigned – Sandra Boyle and Jim Davis – leaving two vacancies going into 2024.

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.



Red-winged Blackbird
Windham Township
Photograph by Janie Stabinsky

CHRONOLOGICAL REPORT

The Chronological Report was completed for every month in 2023. 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.



Buck on Nimble Hill
Mehoopany Township
Photograph by Karim Allaoui

2023 MEETING AGENDA CHRONOLOGY:

January 2023

No Meeting

February 2023

No Meeting

March 2023

No Meeting

April 2023

Reorganization Meeting

May 2023

- ❖ **Walnut Hill Residential Major Subdivision – Meshoppen Township – *Update***

June 2023

No Meeting

July 2023

- ❖ **Tunkhannock Rehabilitation and Health Care Center, LLC Land Development – Tunkhannock Borough – *Acceptance***
- ❖ **Endless Mountains Veterinary Center, PC Land Development – Tunkhannock Borough – *Acceptance***

August 2023

No Meeting

September 2023

- ❖ **Tunkhannock Rehabilitation and Health Care Center, LLC Land Development – Tunkhannock Borough – *Approval***
- ❖ **Endless Mountains Veterinary Center, PC Land Development – Tunkhannock Borough – *Approval***

October 2023

No Meeting

November 2023

- ❖ **Henry Meadows Housing – Tunkhannock Borough – *Sketch Plan***

December 2023

- ❖ **Eaton Hills Town House Lots – Eaton Township – *Release of Escrow***

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
2023-1	Minor Subdivision	Minor Subdivision for 2006 Volgelgesang Family Trust	Eaton Township
2023-2	Minor	Lot Line Adjustment for Amy A. French	Washington Township
2023-3	Minor Subdivision	Minor Subdivision for Douglas and Nancy Jones	Northmoreland Township
2023-4	Minor Subdivision	Lot Combination for Bennie's Nursery Inc.	Eaton Township
2023-5	Minor	UGI Manning LNG, LLC - Manning LNG Facility Expansion	Washington Township
2023-6	Minor Subdivision	A & L Butler Subdivision	Noxen Township
2023-7	Minor Subdivision	Butler Subdivision	Noxen Township
2023-8	Minor	Minor Subdivision for Laurie A. DeKonty	Overfield Township
2023-9	Minor Subdivision	Frank and Carolyn Mostek Lot Improvement Subdivision	Lemon Township
2023-10	Minor Subdivision	Bouwe and Fay D. Aukema Subdivision	Meshoppen Township
2023-11	Minor Subdivision	Stapleton Minor Subdivision	Lemon Township
2023-12	Minor Subdivision	Douglas Long et al / Michael Benn et ux Subdivision	Tunkhannock Township
2023-13	Minor	Final Minor Subdivision Plan for the Lands of: Aaron & Karyn Newhart	Falls Township
2023-14	Minor	Minor Subdivision for Zick	Clinton Township
2023-15	Minor Subdivision	Jody D. Rogers Minor Subdivision	Lemon Township

2023-16	Minor Subdivision	Lot Combination for Mark Catalano and Cheryle A. Stone	Lemon Township
2023-17	Minor Subdivision	Bowman Minor Subdivision 2023	Nicholson Township
2023-18	Minor Subdivision	John J. Morgan Minor Subdivision	Meshoppen Township
2023-19	Minor Subdivision	Crispell Minor Subdivision	Monroe Township
2023-20	Minor Subdivision	Minor Subdivision for George R Gay Et Al	Lemon Township / Tunkhannock Township
2023-21	Minor Subdivision	Lot Combination for Bennie's Nursery Inc. (2)	Eaton Township
2023-22	Minor Subdivision	Lot Addition Subdivision for R. Barry & Alice G. Young	Tunkhannock Township
2023-23	Major	Three Lot Major Subdivision for 5 R Farms, LLC.	Falls Township
2023-24	Minor	Minor Subdivision for the Hug Irrevocable Grantor Trust	Overfield Township
2023-25	Minor Subdivision	Gregory W. Burke Lot Improvement Subdivision	North Branch Township
2023-26	Minor Subdivision	Lot Combination for Endless Mountains Veterinary Clinic & Donald L. Sherwood	Tunkhannock Borough
2023-27	Minor Subdivision	Charlesworth Lot Consolidation 2023	Monroe Township
2023-28	Minor Subdivision	Lot Addition Sub for Arnold Dana Wright Et Al	Monroe Township
2023-29	Minor Subdivision	Shadow Ranch Resort, Inc - Water Withdrawal - Lot Improvement	Tunkhannock Township
2023-30	Minor Subdivision	Lot Adjustment Sub for Wendy M. & Keith J. Hicks	Eaton Township
2023-31	Minor Subdivision	Kenneth H., Jr. & Tammy R. Vaow Subdivision	Windham Township
2023-32	Land Development	Tunkhannock Rehabilitation and Health Care Center, LLC Land Development	Tunkhannock Borough
2023-33	Land Development	Endless Mountains Veterinary Center, PC Land Development	Tunkhannock Borough
2023-34	Minor	Veety Et Al 2023 Subdivision	Falls Township
2023-35	Minor Subdivision	Lot Addition Subdivision for Terry A. & Sheri L. Goble	Eaton Township

2023-36	Minor	Lawson & Hartman Lot Improvement Subdivision	Washington Township
2023-37	Minor	Lot Improvement Subdivision & Land Development for E.B.V. Corporation	Clinton Township
2023-38	Minor Subdivision	BCKK, LLC Minor Subdivision 2023	Tunkhannock Township
2023-39	Minor Subdivision	Subdivision of Lands of Andrew Mulson III	Noxen Township
2023-40	Minor Subdivision	WLR Family Partnership Minor Subdivision 2023	Meshoppen Township
2023-41	Minor	Lot Addition Subdivision for Thomas and Justine Tone	Falls Township
2023-42	Land Development	Station 605 Solar Project Preliminary/Final Subdivision and Land Development Plan	Clinton Township
2023-43	Minor Subdivision	Minor Subdivision for Ruth Anne Tagert Tosi and John David Edwards	Nicholson Township
2023-44	Minor Subdivision	Robert B VanDeMark Subdivision	Windham Township
2023-45	Minor Subdivision	Lot Line Adjustment Sub for Thomas R. Zalewski Jr & Thomas R. Zalewski Sr	Eaton Township
2023-46	Sketch Plan	Henry Meadows Housing	Tunkhannock Township
2023-47	Minor	Steven Dodge & Anthony Robert Dodge Minor Subdivision	Falls Township
2023-48	Minor	Keith W. Eckel Subdivision 2023	Falls Township
2023-49	Minor Subdivision	Polovitch to Sarah White Lot Improvement Subdivision	Nicholson Township
2023-50	Minor Subdivision	Minor Sub For Dennis and Nancy Eaton	Northmoreland Township
2023-51	Minor Subdivision	Steele and Salladin Property - Lot Line Adjustment	Lemon Township
2023-52	Minor Subdivision	Ide-Darby Minor Subdivision	Exeter 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 2023, new aerial photos became available to use in creating maps and analyzing land use throughout the county.

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 2023, 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 2023, 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 2023. 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) and has scheduled her exam for November of 2024.

TRAINING OPPORTUNITIES

The Planning Director attended the following educational training courses and conferences during 2023:

American Society of Landscape Architects- Pennsylvania Chapter
April 2023

American Planning Association- Pennsylvania Chapter
July 2023

Pennsylvania Trails Conference
September 2023



Autumn on Nimble Hill
Mehoopany Township
Photograph by Caitlyn Allaoui



Mist on the Susquehanna
Washington Township
Photograph by Nancy Traver

2023 PLANNING OFFICE GOALS

The Planning Office has outlined a number of goals to work towards achieving by the end of 2023:

- ❖ Continue work on extending the Iroquois Trail
- ❖ Continue to support planning effort of the Endless Mountains Trail
- ❖ Establish other Wyoming County towns as River Towns
- ❖ Reactivate the Wyoming County Parks and Trails Association
- ❖ Continue to work on the development of the Wyoming County Seneca Park

PROFESSIONAL ORGANIZATIONS

The Planning Office is currently affiliated with the following professional organizations 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)
Pennsylvania Chapter of APA
Northeast Section of APA-PA
Shale Energy Committee
- ❖ Northeast Pennsylvania Trail Forum
- ❖ Community Heart and Soul
Core Team Member