

AGENDA

Aug. 20, 2025 6:00 PM

WYOMING COUNTY PLANNING COMMISSION

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|-------------------|-------------|---------------|
| Randy Ehrenzeller | Ed Coleman | Stacy Huber |
| Matthew J. Austin | Dale Brown | Roger Hadsall |
| Jeremy Leaidicker | Paul Rowker | Robert Thorne |

MEETING LOCATION

Wyoming County Emergency Operations Center
3880 State Route 6, Tunkhannock, PA 18657

- I. Pledge of Allegiance
- II. Call to Order & Roll Call
- III. Public Comment – *(If audience members wish to address the commission on topics on the agenda, please let the Chairman know what item you wish to address, or that you wish to address the commission on an item not on the agenda)*
- IV. Approval of Today’s Agenda *(additions or deletions?)*
- V. Announcements:
 - Falls Township is considering the rescinding of their Subdivision and Land Development Ordinance (SALDO); and adoption of the County SALDO; and transfer of administrative/plan-approval authorities to the County with Dec. 31, 2025 the anticipated date of effectiveness. They would keep their own Zoning Ordinance/Officer/Board.
 - On Aug. 12, 2025, the Board of County Commissioners announced \$42,500 dollars in Marcellus Legacy Fund Mini-Grants have been designated for nine (9) intended recipient organizations to support various community planning, beautification, and development projects related to parks, trails, recreation, and resource management.
- VI. Approval of Minutes #678 from last meeting of July 16, 2025
- VII. Correspondence: Review Chronological Report from July 3, 2025 through Aug. 11, 2025
- VIII. Subdivision and Land Development
 - A. Review Minor/Unique Plans Report for July 3, 2025 through Aug. 11, 2025
 - B. **Tunkhannock Area School District Solar Projects – Mehoopany Site (HANDS School) – Land Development Plan – Mehoopany Township – File #2025-18**
 - Project update:
 - Staff has recommended a gravel lane be added so fire trucks can access the solar panels in the rear of the school building. This would increase the Limit of Disturbance; trigger the need for an NPDES Permit; and possibly require additional stormwater management measures.
 - The School Board voted on June 19, 2025 to “pause” their solar proposals for 90 days.
 - The School Board was scheduled to revisit this decision during their Aug. 14, 2025 meeting (result?).

-Action requested: Consider vote on applicant's Time Extension Request to Oct. 31, 2025 for the deadline of a decision needing to be made/communicated for this proposal. This would give the applicant time to submit a revised plan if the School Board wishes to continue pursuing the project. Otherwise, a final decision on whether to approve this proposal as currently submitted would be due today.

C. Douglas & Nancy Jones – Minor Subdivision Plan – Northmoreland Township – File #2025-23

-Background:

- Staff has approval authority for minor subdivision proposals, but Staff does not have the authority to approve waiver requests. Only the Commission has the authority to decide on waiver requests.

-Decisions are due on the following waiver requests:

W1. Request for relief from 800 feet maximum length allowed for Minimum Access Drives (shared driveways) contained in §607.7B. Proposed length of driveway is 1,450 feet.

W2. Request for relief from 50 feet minimum width required for Minimum Access Drive rights-of-way by Table VI-1. Proposed right-of-way width is 35 feet.

IX. Old Business: None to report from Staff.

X. New Business: None to report from Staff.

XI. Visitors & Guests

XII. Adjournment

Commission Staff may be reached at:



WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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