

## AGENDA

July 16, 2025 6:00 PM

### WYOMING COUNTY PLANNING COMMISSION

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:
  - On June 25, 2025, the Eaton Township Zoning Hearing Board approved the following relief from zoning regulations for proponents of a Starbucks café along Hunter Highway:
    - Allowing a drive-through restaurant to be proposed in a zone where such use is not permitted by right.
    - Allowing a 2nd sign to be proposed on the property rather than holding it to one sign per property.
    - Waiving the requirement that a separate parking space be provided exclusively for truck deliveries.As a result, proponents might submit a land development plan for County approval consideration in the future.
- VI. Approval of Minutes #677 from last meeting of June 18, 2025
- VII. Correspondence: Review Chronological Report from June 12, 2025 through July 2, 2025
- VIII. Subdivision and Land Development
  - A. Review Minor/Unique Plans Report for June 12, 2025 through July 2, 2025
  - B. **Tunkhannock Area School District Solar Projects – Tunkhannock Primary School (former Roslund Elementary) – Land Development Plan – Tunkhannock Township and Tunkhannock Borough – File #2025-25**

-Action requested: Staff recommends Commission vote to provide Conditional Approval based on the following conditions being met within one (1) year:

    - C1. Revise the plan by extending the Arborvitae tree plantings 240 feet eastward along the northern edge of the property to mitigate view of the panels from the neighboring residence uphill from the site at 39 Winola Ave. This will require 30 additional trees spaced eight (8) feet apart (§615.1I).
    - C2. Add to the plan the Borough/Township municipal boundary line (§403.3F).

- C3. Print legibly on the plan the name of an individual authorized to sign on behalf of the School District as the property landowner (§403.3B).
- C4. Please add a notary block near the landowner signature block (§403.8B).
- C5. Please add date of revision to the plan cover-page just prior to resubmittal (§403.3E).
- C6. NPDES permit/erosion plan approvals will need to be secured from PA-DEP and the County Conservation District, and forwarded to County Planning (§§306.8; 403.4G; 403.4I and 610.B).
- C7. Applicant must communicate in writing to County Planning their decision on whether or not they wish to secure a copy of the plan signed by the County at time of approval (to share with financiers/insurers or for other purposes), or whether a mere Notice-to-Proceed-with-Construction Letter would suffice. If the former, then the applicant or landowner would also need to enter into an Improvements Construction Bond/Financial Security and Developer's Agreement with the County as another condition of approval, including submittal of a Cost Estimate signed by a PE (Professional Engineer) detailing the capital costs of installing the panels, concrete equipment pad, and trees in order to determine the amount of the Financial Security (§§306.9; 306.10; 403.4N; 500.4; 503 and 508).

- 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**

Matthew C. Jones, AICP, Director  
Meghan Coury, Administrative Assistant  
1 Courthouse Square, 3rd Floor, Tunkhannock, PA 18657  
Phone: 570-996-2268  
[WyomingCountyPA.gov/board](http://WyomingCountyPA.gov/board)