

## AGENDA

June 18, 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:
  - Eaton Township Zoning Hearing Board meeting on Starbucks appeals scheduled for 6:30 PM Wednesday, June 25, 2025 at Eaton Township Municipal Building, 1331 Hunter Highway, Tunkhannock, PA.
  - Wyoming County opened application window on June 10, 2025 for Marcellus Legacy Mini-Grants. Deadline for applications has been extended to July 31, 2025. All program information is posted here: [https://wyomingcountypa.gov/wp-content/uploads/2025-Mini-Grant-Application\\_Marcellus-Legacy-Fund.pdf](https://wyomingcountypa.gov/wp-content/uploads/2025-Mini-Grant-Application_Marcellus-Legacy-Fund.pdf)
  - PennDOT has shared their draft guidance on how to prepare grant applications for the next round of the Transportation Alternatives Set-Aside Program. Inquirers may contact Commission Staff for more information. Pedestrian/cyclist pathway improvements are among eligible projects. Municipalities/school districts may apply.
- VI. Approval of Minutes #676 from last meeting of May 21, 2025
- VII. Correspondence: Review Chronological Report from May 13, 2025 through June 11, 2025
- VIII. Subdivision and Land Development
  - A. Review Minor/Unique Plans Report for May 13, 2025 through June 11, 2025
  - B. **Tunkhannock Area School District Solar Projects – Mehoopany Site (HANDS School) – Land Development Plan – Mehoopany Township** – File #2025-18
    - Update: Recently over the phone, the developer’s engineering team said they intend to submit a revised plan version with an expanded or reconfigured array design. They submitted a Time Extension Request.
    - Action requested: Staff recommends Commission vote to approve developer’s Time Extension Request to Aug. 31, 2025. Otherwise- Today would be the deadline for a decision on the current proposal.

C. **Tunkhannock Area School District Solar Projects – Tunkhannock High School – Land Development Plan – *Tunkhannock Township* – File #2025-19**

-Today is the deadline for a decision on this particular proposal.

-It was recently discovered that two sewer line easements exist in the area currently proposed for development (see Deed Book 68 Page 135; Deed Book 184 Page 120; and Instrument 2016-0433). The high school and surrounding neighborhood depend on these sewer lines. The easements state: “Grantor will not place... any... structure... over the easement area... that will interfere with the... maintenance... of the sewer lines.”

-Staff believes this proposal should not be approved as currently presented because it does not appear to be compliant with the County Subdivision and Land Development Ordinance:

-Staff’s recommendation was shared with the applicant’s engineering team on May 27, 2025. Over the phone, they said they would explore whether they may reconfigure the proposed arrays around the eased sewer areas, and submit a new application to that effect, if necessary.

-Action requested: Staff recommends Commission vote to disapprove this plan because of noncompliance with the following Ordinance provisions:

- Plan does not show utility easements as required (§403.3V.4).
- Land developments must have operable sewer to be approved (§611A). This plan appears to pose problems for the continued operability/ready repair of its sewer system.

- IX. Old Business: None to report from Staff.
- X. New Business: None to report from Staff.
- XI. Visitors & Guests
- XII. Executive Session for Staff to update Members on a development project.
- XIII. Adjournment

Commission Staff may be reached at:



**WYOMING COUNTY OFFICE OF COMMUNITY PLANNING**

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