

AGENDA

October 21, 2026 6:00 PM

WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chair	Ed Coleman, Vice-Chair	Stacy Huber, Secretary
Roger Hadsall, Treasurer	Matthew J. Austin	Dale Brown
Jeremy Leaidicker	Paul Rowker	Robert Thorne

MEETING LOCATION

Wyoming County Emergency Operations Center (EOC)
3880 State Route 6, Tunkhannock, PA 18657 (please use side-door)

- I. Call to Order & Pledge of Allegiance
- II. Roll Call
- III. Approval of Today's Agenda (*additions or deletions?*)
- IV. Public Comment – (*If audience members wish to address the commission, please let the Chairman know which agenda item you wish to address, or that you wish to address an item not on the agenda*)
- V. Announcements:
 - Commissioners are exploring the idea of developing a new County-owned Senior Center on land owned by the County between EOC and the Nimble Hill winetasting room. Recently solicited and received bids from design engineering firms. Anonymous donor has offered money, but more funding still needed to proceed.
 - Substantial progress has been made building the Krause Gym, and Henry Meadows Senior Housing complex.
- VI. Approval of Minutes #691 from last meeting of September 16, 2026
- VII. Correspondence: Review Chronological Report from Sept. 3, 2026 through Oct. 7, 2026
- VIII. Subdivision and Land Development
 - A. Review Minor/Unique Plans Report for Sept. 3, 2026 through Oct. 7, 2026
 - B. **Richard J. & Caroline K. Lawson and K&B Holdings, LLC (Jeffrey D. & Susan T. Burns, Oct. 2026) – Minor Subdivision Plan – *Lemon Township* – File #2026-37**
 - Director recommends Commission Disapprove the following Waiver request (as was done for an almost identical proposal last month), for the following reasons:
 - Minimum lot area of 1 acre for Proposed “Remaining Lands Parcel 1” (Table 606.4). As currently arranged, the existing parcel comprises 1.36 contiguous acres and already enjoys full use of a lakeview single-family home onsite. This plan proposes the breaking and transferring of pieces of land away from this parcel in a manner that would render it down to comprising just 0.37 contiguous acres. The Director believes that cutting lots that do not have access to *both* public sewer *and* public water into smaller substandard pieces may set a bad precedent and lead to overcrowding in areas that cannot sustain it. This could also lead to the proliferation of similar waiver requests from other parties. Director does not believe that an Undue Hardship has been demonstrated as defined by §1103 and PA Act 247 §512.1.

- 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