

AGENDA

Sept. 17, 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 Sept. 9, 2025, the Wyoming County Board of Commissioners voted unanimously to “concur” with Falls Township’s plan to adopt the County Subdivision and Land Development Ordinance, and transfer administrative/plan-approval authorities to the County starting Dec. 31, 2025, as required by State Law #247 Section 502(c).
- VI. Approval of Minutes #679 from last meeting of Aug. 20, 2025
- VII. Correspondence: Review Chronological Report from Aug. 12, 2025 through Sept. 10, 2025
- VIII. Subdivision and Land Development
 - A. Review Minor/Unique Plans Report for Aug. 12, 2025 through Sept. 10, 2025
 - B. **Meshoppen Dollar General – Land Development Plan – Meshoppen Township** – File #2024-17
 - Project update: Construction recently concluded. The improvements passed inspection during a site visit with Staff Director Matt Jones and County consulting engineer Mick Goodwin on Sept. 9, 2025. They seek release of their bond, and permission to open for business. Remaining steps prior to this:
 - Action requested: Consider vote to authorize signing of the As-Built Plans and issuance of a Certificate of Conformance on contingent that the following 5 conditions be met within 3 months (by Dec. 15, 2025):
 - C1. The landowner add his notarized signature to the As-Built Plans (§403.8B).
 - C2. The engineer add his signature and seal to the As-Built Plans (§306.13).
 - C3. The applicant record the As-Built Plans with the County Recorder (§306.11).
 - C4. A receipt of recordation is provided to Staff within 30 days of the recording (§306.11).
 - C5. County Consulting Engineer Site Inspection Fee is paid by the applicant (§306.13).

C. **Krause Gym – Land Development Plan – *Tunkhannock Township*** – File #2025-37

-Introduction of New Application

-Action requested: Consider vote to acknowledge application package as “complete and received.”

D. **Michael Baltruchitis (225 Hall Lane) – *Monroe Township*** – No File #

-Background

- Landowner wishes to build a 2nd home on a parcel that already contains 1 home (PIN 14-026.0-002).
- County Ordinance typically requires approval of a Land Development Plan for this to transpire.
- Applicant has submitted **request for waiver** of this requirement (**§102.1B**) under an agreement drafted by County and Township Staff (enclosed).
- Agreement would require demolition of the pre-existing home within 6 months of a Township occupancy permit being issued for the newly-constructed home. Agreement would need to be signed by County and Township officials. Agreement requires landowner to establish \$10K financial security with Township to ensure demolition of pre-existing home eventually occurs.

-Action requested: Consider vote to approve waiver request and authorize the County to sign onto the agreement on contingent that the following 4 conditions are met within 3 months (by Dec. 15, 2025):

- C1. Landowner is able to secure notarized signature of Monroe Township official on agreement.
- C2. Landowner records the fully ratified agreement with the County Recorder of Deeds.
- C3. Landowner provides a copy of the recording receipt to the County Planning Office.
- C4. Landowner establishes \$10K financial security with Monroe Township. If in the form of a bond or letter of credit (rather than cash escrow), then the written financial security must make reference to the Instrument Number of the recorded agreement (listed on the recording receipt).

IX. Old Business: None to report from Staff.

X. New Business:

-Action requested: Consider vote to “concur” with Falls Township’s plan to adopt the County Subdivision and Land Development Ordinance, and transfer administrative/ plan-approval authorities to the County starting Dec. 31, 2025, as required by State Law #247 Section 502(c).

XI. Visitors & Guests

XII. Adjournment

Commission Staff may be reached at:



WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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