

AGENDA

April 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:
 - A. The 2024 Wyoming County Planning Commission Annual Report was released in March 2025.
 - B. On April 8, 2025, sixteen (16) chestnut trees were planted at Seneca Park under the Wyoming County C2P2 ESF Mini-Grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) through the Endless Mountains Heritage Region.
- VI. Approval of Minutes #674 from last meeting of March 19, 2025
- VII. Correspondence: Review Chronological Report from March 11, 2025 to April 9, 2025
- VIII. Subdivision and Land Development
 - A. Review Minor Subdivision Report
 - B. **Bunker Hill Solar – Land Development Plan – Tunkhannock Township** – File #2024-32
 - Staff update (highlights):
 - Related subdivision plans were recently approved. Recordation of the subdivisions is pending.
 - The applicant has added substantial screen fencing and evergreen buffer trees to the Land Development Plan in order to shield sight of the panels from neighboring residences.
 - Erosion-NPDES approvals have been secured from PA-DEP and the Conservation District.
 - PennDOT highway occupancy permit and Township driveway permit are both secured.
 - The first 50 feet of the minimum access drive on Bunker Hill Road will be paved as required.
 - Historical, archeological, and endangered-species studies raised no concerns.
 - The applicant has decided not to bond the construction improvements.
 - The County’s consulting engineer recently confirmed that the proposed stormwater controls will be adequate assuming the Planning Commission approves the following waiver request:

-Action requested: Staff recommends Commission vote to **approve** applicant's request for **waiver** of the requirement in SALDO Appendix A that stormwater runoff calculations be based on pre-development conditions of "meadow in good condition." "Row crops" are proposed to comprise the pre-development conditions of the site. Staff have no concerns with this waiver request.

-Action requested: Staff recommends Commission vote to provide **Conditional Approval** of this Land Development Plan subject to the following conditions being completed within 1 year (by April 16, 2026):

C1. The related subdivision plans must be recorded (Files #2025-11, #2025-12, and #2025-13) (§305.8).

C2. The five (5) decommissioning plans, agreements, and securities must be finalized and established on terms acceptable to the County (§711).

C. **Tunkhannock Area School District Solar Project – Mehoopany Site – Land Development Plan – Mehoopany Township** – File #2025-18

-Introduction of proposal provided by applicant's engineering team (Ben Clemmer, PE, ARM Group).

-Action requested: Staff recommends Commission vote to acknowledge application package as "complete and submitted/received" (§306.2E).

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

-Introduction of proposal provided by applicant's engineering team (Ben Clemmer, PE, ARM Group).

-Action requested: Staff recommends Commission vote to acknowledge application package as "complete and submitted/received" (§306.2E).

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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