

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square \* Tunkhannock, PA 18657 \* Phone: (570) 996-2268

Website: [www.wyomingcountypa.gov](http://www.wyomingcountypa.gov)

Email: [mjones@wyomingcountypa.gov](mailto:mjones@wyomingcountypa.gov)

## WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller

Ed Coleman

Robert Thorne

Dale Brown

Matthew J. Austin

Roger Hadsall

Stacy Huber

Paul Rowker

Jeremy Leaidicker

## **LOCATION**

Wyoming County EOC at 3880 US 6, Tunkhannock, PA 18657

**August 21, 2024**

**Agenda**

**6:30 PM**

- I. Pledge of Allegiance
- II. Call to Order & Roll Call
- III. Public Comment – *(If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item they wish to address, or that they wish to address the commission on an item not on the agenda)*
- IV. Agenda
- V. Approval of Minutes #666 – July 17, 2024
- VI. Correspondence
  - A. Chronological Report – July 17, 2024 – August 21, 2024
- VII. Subdivision and Land Development
  - A. Minor Subdivision Report
  - B. **Greens at Shadowbrook – Tunkhannock Township** – File #2024-24 – *Acceptance*
  - C. **Meshoppen Dollar General – Meshoppen Township** – File #2024-17 – *Approval with Conditions*
    - i. Condition: Sewage planning approval from DEP (or confirmed exemption from DEP) must be forwarded to the Planning Office (§306.6).
    - ii. Condition: A stormwater management infrastructure maintenance guarantee in an amount approved by the Planning Commission, but no more than 25% of the estimated cost of the system as verified by the Planning Office Consulting Engineer, must be posted (§§500.6; 505.2; 505.2A and 508).
    - iii. Condition: A developer’s agreement must be established between the applicant and the County (§§500.6 and 508). The developer’s agreement must reference an approved stormwater management infrastructure maintenance guarantee security (§508.1I). The applicant has expressed interest in bonding the proposed site improvements. If the applicant still wishes to post bond for the proposed site improvements, then the developer’s agreement must also reference an approved construction improvements guarantee security (§508.1H).
    - iv. Condition: A copy of the new deed, now that the reverse subdivision was recently completed, must be provided to the Planning Office (§§403.4E and 406.1).
    - v. Condition: Plan Note #2 must be edited to provide the updated deed reference and parcel number for the recently consolidated lot proposed for development (§§403.3B; 403.3I; 403.3T and 406.1).
    - vi. Condition: Add signature and seal of Applicant’s Engineer to the plan (§§403.3.D and 406.1).
    - vii. Condition: Final revision date must be added to the plan prior to submission to the Planning Office for signature consideration (§§403.3E and 406.1).

- viii. Please be aware that, prior to recordation of the preliminary/final land development plan, the notarized signature(s) of the landowner(s) will need to be added to the plan. They will need to match the owners listed on the latest deed (§§406.1 and 403.3B).
- ix. Please be aware that, after securing approval signatures through the Planning Office, the preliminary/final land development plan will need to be recorded within 90 days thereafter, and a receipt of the recording must be provided to the Planning Office within 30 days of the recording (§306.11).
- x. Please be aware that a DEP public water supply permit (PWSP) or documentation from DEP that PWSP is not required, will need to be provided, as well as As-Built Plans and inspection of the site by the County Planning Office Consulting Engineer to confirm compliance prior to the County issuing a Certificate of Conformance to allow occupancy of the store (§§306.12; 306.13; 403.4F; 406.1; 408; 408.3; 500.4; 611A; 611.2 and 702.3E).

**D. Winding Creek Ranch Pole Barn Garage – Eaton Township – File #2024-18 – Approval with Conditions, Waivers**

- i. Recommend approval of waiver request from §607.16. We finally heard back from Eaton Township. A driveway permit has already been approved for the existing driveway on Goble Hill Road, and they are not requiring a new updated driveway permit.
- ii. Recommend approval of waiver request from §406.2. Metes and bounds have been added to the land development plan from prior survey. A new survey does not appear necessary. Generous building setbacks have been provided.
- iii. Recommend approval of waiver request from §612.9.B requiring parking spaces be located no closer than 10 feet from any building. This does not seem necessary for this plan.
- iv. Recommend approval of waiver request from §615.3.B requiring planting islands between every ten parking spaces. Contractor yard and boat/equipment storage uses require less intense customer visitation. Shade trees inside the parking/loading area not necessary under these unique circumstances.
- v. Recommend approval of waiver request from §§612.7.B; 612.7D; 612.8 and 612.10.C requiring specific number and arrangement of parking spaces/loading areas and paving of all gravel areas. The unique arrangement proposed on the plan appears adequately safe, and the applicant has added a note that they do intend to seal-coat the driveway, parking, and loading areas.
- vi. Recommend approval of waiver from Erosion Plan approval from the Conservation District. The District sent a letter stating this project is exempt from requiring Erosion Plan approval as it involves less than 1 acre of new earth disturbance. The plan should be updated to reflect that the actual provision being waived should be correctly cited as §306.8 rather than §303.7.
- vii. Condition: Update list of waivers on the plan as “approved” (§§403.4L and 406.1). This includes all waivers approved in July as well as the waiver that was approved (site context map) in June.
- viii. Condition: Add note that all lighting will be installed in a downward-facing manner to preclude offsite glare (§§617.3C and 708).
- ix. Condition: County signature block must be edited to read “Approved by” rather than “Reviewed by” (§§403.3X; 306.10 and 406.1).
- x. Condition: Bonding for this project will not be required. Please remove the plan note promising an improvements construction guarantee (§§306.9 and 306.10).
- xi. Condition: Final revision date must be added to the plan prior to submission to the Planning Office for signature consideration (§§403.3E and 406.1).
- xii. Please be aware that, prior to recordation of the preliminary/final land development plan, the notarized signature(s) of the landowner(s) will need to be added to the plan (§§406.1 and 403.3B).

VIII. Old Business

IX. New Business

X. Visitors & Guests

XI. Adjournment