

AGENDA

February 19, 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. Announcement:
The draft Long Range Transportation Plan is now posted for public comment (see next page).
- VI. Approval of Minutes #672 from last meeting of January 15, 2025
- VII. Correspondence: Review Chronological Report from January 14, 2025 to February 18, 2025
- VIII. Subdivision and Land Development
 - A. Review Minor Subdivision Report
 - B. **Tunkhannock Solar – Land Development Plan – Tunkhannock Township – File #2024-11**
 - Staff update: No revised plan has yet been received since Nov. 11, 2024. Outstanding items include:
 - Buffer landscaping trees still not yet proposed to extend to block sight of panels from the neighboring Young lot, and species names still missing from the plan (§615). This was flagged in staff’s letter of Oct. 18, 2024, and discussed during Commission meeting on Nov. 20, 2024 (and printed on that day’s agenda).
 - License number and signature of a credentialed Professional Engineer (PE) attesting to the accuracy of the presentation have still not been added to the plan as required by State & County law (§403.3D). This was flagged in staff’s letter of Oct. 18, 2024 and in County consulting engineer’s letter of June 17, 2024.
 - Payment of County consulting engineer bills remains outstanding since Aug. 15, 2024 (Invoice #1 of 2) and Nov. 14, 2024 (Invoice #2 of 2). Payment is required prior to plan approval (§1105).
 - Decision due to be rendered at next Commission meeting on March 19, 2025.
 - Revised plan must be submitted no later than March 5, 2025 to be considered (§306.2A.2).

C. **Bunker Hill Solar – Land Development Plan – Tunkhannock Township** – File #2024-32

-Staff update: Applicant has been advised that they need to submit a separate subdivision plan in order to lease portions of existing lots for panel development (definition of “Subdivision” in Article II).

-Action requested: Staff recommends Commission vote to approve applicant’s Time-Extension Request through May 31, 2025 for the Land Development Plan.

D. **Pennsylvania State Police – Land Development Plan – Tunkhannock Township** – File #2025-5

-Overview of project provided by applicant’s engineer, George Albert.

-Discussion on proposed stormwater controls with County consulting engineer, Carl Schimmel.

-Action requested: Staff recommends Commission vote to approve applicant’s request for waiver of buffer tree planting requirements (§615) due to safety concerns unique to site.

IX. Old Business

X. New Business:

XI. Visitors & Guests

XII. Adjournment

Commission staff may be reached at:



WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

Matthew C. Jones, AICP, Director
Robert Kenney, Deputy Director
1 Courthouse Square, 3rd Floor, Tunkhannock, PA 18657
Phone: 570-996-2268
WyomingCountyPA.gov/board

Announcement:

A draft of the **2025-2050 Long Range Transportation Plan** is now available for public comment. The public comment period is open through March 15, 2025.

The document is a plan for state/federal funding of road and bridge repair projects for the five-county Northern Tier region of PA, which includes Wyoming County.

The Plan was drafted by the Northern Tier Rural Planning Organization with assistance from consultants at Michael Baker International.

An electronic copy of the draft was received by the Wyoming County Planning office on Feb. 14, 2025.

A hard copy of the draft was received by our office on Feb. 18, 2025. The public is welcome to view the draft in our office or online here:

<https://northerntier.org/wp-content/uploads/2025/02/Northern-Tier-RPO-2025-2050-Draft-Long-Range-Transportation-Plan.pdf>

Comments may be sent to Brian Baker, Regional Planning Program Manager, Northern Tier RPO, 312 Main Street, Towanda, PA 18848 (baker@northerntier.org).