

AGENDA

March 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. Announcements: None to report from Staff.
- VI. Approval of Minutes #673 from last meeting of February 19, 2025
- VII. Correspondence: Review Chronological Report from February 19, 2025 to March 10, 2025
- VIII. Subdivision and Land Development
 - A. Review Minor Subdivision Report
 - B. **Tunkhannock Solar – Land Development Plan – Tunkhannock Township – File #2024-11**
 - Staff update (highlights):
 - A revised plan was received on March 5, 2025.
 - A licensed Professional Engineer has added their signature and seal to the plan.
 - A newly-recorded access-and-maintenance agreement for the private Wellwood Drive right-of-way including the landowner was recently ratified by all pertinent neighbors.
 - Letters from PA-PUC and FirstEngery/Penelec say the site is serviceable for electricity.
 - Two alternating rows of Green Giant Arborvitae evergreen trees spaced 15 feet apart have been proposed in an extended line that would successfully screen sight of the panels from neighbors.
 - All outstanding invoices were recently paid in full.
 - A decision on this plan is due to be rendered by the Commission today.
 - Action requested: Staff recommends Commission vote to provide **Conditional Approval** of this plan subject to the following conditions being completed within one year (by March 19, 2026):
 - C1. NPDES approval from PA-DEP and Wyoming County Conservation District (§§306.8 and 403.4G/I).
 - C2. Enter into a Developer’s Agreement with the County, and establish an Improvements Construction Financial Security, unless a signed plan not needed (§§306.9; 306.10; 403.4N; 500.4; 503 and 508).

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

-Staff update (highlights):

- The applicant has been working on related subdivision plans to create lease parcels.
- The applicant has also been working to add screen fencing and evergreen buffer trees to the Land Development Plan, and to finish other Punch-List items.
- A revised Land Development Plan must be submitted no later than May 7, 2025.
- A decision on the Land Development Plan is not due to be rendered until May 21, 2025.

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

-Staff update (highlights):

- A revised plan was received on March 5, 2025.
- The berm around the proposed shooting range has been raised 8 feet high on the side facing the neighboring cemetery in order to muffle the noise of gunfire.
- The proposed safety fence has been extended to surround the entire complex.
- The proposed stormwater controls were recently confirmed to be adequate.
- A decision on this plan is due to be rendered by the Commission today.

-Action requested: Staff recommends Commission vote to **approve** applicant's request for **waiver** of the 8% maximum slope for non-residential driveways (§607.16.C6). Staff has no safety concerns for the proposed 9% driveway slope.

- Action requested: Staff recommends Commission vote to provide **Conditional Approval** of this plan subject to the following conditions being completed within one year (by March 19, 2026):

- C1. In the Certificate of Ownership block, please list Richard Wilbur as Chairman of the “Wyoming County Commissioners” rather than the Planning Commission (§403.3B). Please also correct this information where it appears on Page 3.
- C2. Please secure a new Parcel ID Number (PIN) from the Wyoming County Assessor for the recently-subdivided 10.15-acre parcel to be developed. Please add this new PIN reference to General Note #31 on the plan cover page. Please update everywhere else on the plan these references appear on Pages 2-5. Please use the complete Long-PIN reference with all 15 digits, dashes, and dot (§§406.1; 403.3B and 403.3T.14).
- C3. Just prior to resubmitting the plan one final time, please add to its cover page the latest date of revision (§403.3E).
- C4. Please secure a Driveway Permit from Tunkhannock Township for the proposed access to Sunnyside Road (Township Road #410), and forward a copy to the County Planning Office (§306.7).
- C5. Please secure NPDES approval from PA-DEP and the Wyoming County Conservation District, and forward a copy to the County Planning Office (§§306.8; 403.4I and 610.B).
- C6. Please secure Sewage approval or exemption letter from PA-DEP, and forward a copy to the County Planning Office (§306.6).
- C7. Please secure Public Water will-serve letter from the Tunkhannock Municipal Authority, and forward a copy to the County Planning Office (§§403.4F; 404.5; 611A and 611D).
- C8. Please secure Public Sewer will-serve letter from the Tunkhannock Municipal Authority, and forward a copy to the County Planning Office (§§403.4F; 404.5; 611A and 611D).

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