

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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

Website: www.wyomingcountypa.gov

Email: 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

November 20, 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.
 - A. Approval of Minutes #669 – October 16, 2024
 - B. Approval of Minutes: Joint Meeting with County Commissioners to Adopt Tunkhannock Mobility Study – October 23, 2024
- VI. Correspondence
 - A. Chronological Report – October 16, 2024 to November 20, 2024
- VII. Subdivision and Land Development
 - A. Minor Subdivision Report
 - B. **Tunkhannock Solar – Land Development Plan – *Tunkhannock Township*** – File #2024-11 –

Staff recommends *disapproval* of the land development plan due to non-compliance with the following Ordinance requirements which were cited for the applicant in staff's letter on Oct. 18, 2024:

- Wellwood Drive has not been proposed to be brought up to the standards of a Local Street/Road as required by SALDO §§607.2 and 607.7A and Tables VI-1 and VI-2. No signature permission from neighboring landowner of Marc Antony lot as co-applicant has been provided.
- Location of proposed electric lines not yet superimposed on plan with boundary lines and rights-of-way with easement references (§§403.3.E4; 403.3.K4 and 403.3J). No signature permission from neighbor as co-applicant provided for new electric lines to traverse the Marc Antony lot and/or along Wellwood Drive right-of-way (§§403.3B; 403.4E; 403.4M and 403.8B).
- Landscaping plan is missing detail on number of trees to be planted; the species of trees; and does not mitigate sight/glare of the proposed solar panels from the neighboring Young lot and Diocese lot as required by SALDO §§615.1H and 615.1I.
- License number of Professional Engineer has not been added to the plan as required by SALDO §§403.3D and 406.1 as well as §503(1) of PA Act 247 and §3 of PA Act 367.
- NPDES not yet received as required (§§306.8; 403.4G and 403.4I).

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

- Consulting engineer has provided review comments.
- Staff director will provide more comprehensive punch-list.
- Applicant expected to eventually revise plan after receiving director’s letter.
- Project will be next discussed at Dec. 18, 2024 Planning Commission meeting.

D. **Rustic Creek – Preliminary Major Subdivision – Tunkhannock Township** – File #2024-36

Staff recommends *disapproval* of the following waiver request:

- Applicant has requested waiver from Tables VI-1 and VI-2 (and effectively from §§607.2 and 607.7A) which require the portion of the pre-existing driveway running from State Route 6 to the front of the newly-proposed lot be brought up to the standards of a Local Street/Road.

Staff recommends *disapproval* of the land development plan due to non-compliance with the following Ordinance requirements which were flagged for the applicant’s engineer by the County consulting engineer in a letter dated Oct. 3, 2024 and confirmed in a follow-up e-mail from the Planning director on Oct. 8, 2024:

- The portion of the pre-existing driveway running from State Route 6 to the front of the newly-proposed lot has not been proposed to be brought up to the standards of a Local Street/Road as required by §§607.2 and 607.7A and Tables VI-1 and VI-2.

E. **Henry Meadows Housing – Land Development Plan – Tunkhannock Township** – File #2024-40

Staff recommends approval of the following waiver request:

- Applicant has requested waiver of certain requirements in Table 803.2 – namely the maximum of 12 dwelling units allowed per apartment building – to allow for 34 units in the proposed building.

Items improved by recent plan revisions:

- The required 50 feet-wide ultimate right-of-way has been provided (§§803.3B and Table VI-1).
- A clear legend has been provided for the Lighting Plan on Sheet 10.
- The associated subdivision plan (File #2024-39) was granted conditional approval on Nov. 14.

Items that can be made conditions of eventual approval:

- When the related subdivision plan is finalized and recorded, please process a new deed and obtain a new Parcel Identification Number (PIN) for the new 7.61-acre lot. Please add the new deed reference number and Long-PIN reference (with all 15 digits, dashes, and dots) to the Site Data table on Sheet 1 (§§403.3B; 403.3I; and 406.1).
- Sewage exemption or approval from PA-DEP (§306.6).
- NPDES approval from PA-DEP and the County Conservation District (§306.8).
- A driveway permit for site access to Sunrise Lane will need to be obtained from Tunkhannock Township if not already secured. Please provide copy of Township driveway permit to the County Planning Office when available (§612.8C).

Items that will need to be addressed in the coming weeks:

- Please provide one (1) designated Loading/Unloading Berth to accommodate moving companies or small-truck deliveries near the (service) elevator or other key entrance to the building (§612.7).

- Please provide either a fire hydrant near the new building OR a copy of the proposed sprinkler system plan along with a note added to the land development plan coversheet referencing the sprinkler system plan (§620).
- Please obtain from the utility authority a letter confirming that peak water can be provided for the building's anticipated drinking water and hydrant pressure/sprinkler system needs (§611).
- Please plant one (1) street tree near the Sunrise Lane cul-de-sac and two (2) more trees along the north-south portion of the proposed minimum access drive (§§615.4A.1; 615.4A.3 and 615.4C.4).
- Please plant another shade tree on Sheet 9 in/near the bed of 20 chokecherry bushes to break up the parking lot heat-island effect (§615.3B.1).
- The County consulting engineer should review recent revisions to Appendices E+H of the PCSM to see if it satisfies any remaining concerns regarding stormwater control for the site.
- Possible conditional approval can be considered at Dec. 18, 2024 Planning Commission meeting.

Items to keep in mind:

- If the applicant wishes to obtain a copy of the Preliminary-Final Land Development Plan signed and recorded by the County, then the applicant will be required to bond the construction improvements. If a signed copy is not needed, then a notice-to-proceed letter can be provided when all conditions of approval are met. In that case, a site inspection, Certificate of Conformance, and the submittal, signature, and recordation of As-Built Plans would follow.

VIII. Old Business

- i. Mobility Study received conditional approval on Oct. 23, 2024.

IX. New Business:

X. Visitors & Guests

XI. Adjournment