

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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

Website: www.wycopa.org Email: lfarber@wycopa.org

WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller
Dale Brown
Stacy Huber

Ed Coleman
Jim Davis
Matthew J. Austin

Sandra Boyle
Roger Hadsall
Robert Thorne

LOCATION

July 21, 2021

Minutes

6:30 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

Randy Ehrenzeller, Chairman, called the meeting to order establishing a quorum.

Present	Absent	Staff
Randy Ehrenzeller		Lynnelle M. Welch (Via Zoom)
Ed Coleman		Jessica Coolbaugh
Sandra Boyle		Paul Litwin, Esquire
Jim Davis		
Dale Brown		
Roger Hadsall		
Stacy Huber		
Robert Thorne		
	Matthew J. Austin	

III. Public Comment – *(If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that 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 #639– June 16, 2021- July 21, 2021

Dale Brown made a motion to approve the Minutes #639 – June 16, 2021. The motion was seconded by Jim Davis, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report –July 16, 2021 to July 21, 2021

(Accepted as presented)

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as Presented

B. Kost Tire and Auto Center Addition Land Development- Tunkhannock Township- File #21-07

Still under review by Engineer. A general discussion took place in regards to requesting information about number of employees

C. Food Express Convenience Store Addition Land Development- Tunkhannock Borough- File #21-12- Submission Acceptance

Nick Argot presented a request for a 90 day extension. Accepted and Approved.

A motion was made by Sandra Boyle and seconded by Ed Coleman. The vote was carried unanimously.

Nick Argot presented a waiver request for sewage facilities from 306.6 and 402.6H due to purpose of land development for beer storage only. Accepted and Approved.

A motion was made by Stacey Huber and seconded by Robert Thorne. The vote was carried unanimously.

Nick Argot presented a waiver request regarding the requirement for a PNDI search receipt from section 406.2T. All Earth disturbance proposed for the project is within existing impervious areas on site. Accepted and Approved.

A motion was made by Dale Brown and seconded by Jim Davis. The vote was carried unanimously.

Nick Argot presented a waiver request for an off street parking variance from Appendix C-2 due to land development being used for storage only. It was approved by Tunkhannock Zoning Hearing Board on March 2, 2021. Accepted and Approved.

A motion was made by Jim Davis and seconded by Sandra Boyle. The vote was carried unanimously.

Nick Argot presented a request for conditional approval based on receiving the Highway Occupancy Permit

A motion was made by Ed Coleman and seconded by Roger Hadsall. The vote was carried unanimously.

D. **Major Subdivision for Brian & Sarah Streby Approval-** Tunkhannock Boro & Township- File #21-02

A general discussion took place regarding the purchase of the Greyfield Parcel by the Streby's to be integrated into Parcel 1. A recorded Easement has been discovered on the North end of the property giving resident's access to Parcel 1. At this time there are no plans to develop the property any further. The Planning Commission wanted to note that the newly created easement does not create a complete access from Parcel 2 to Avery Street. The county planner recommended Conditional Approval based on Surveyor installing pins and Surveyor's raised seal and signature on map. Accepted and Approved.

A motion was made by Sandra Boyle, and seconded by Dale Brown, The vote was carried unanimously.

E. **Wisnosky Storage Unit Extended-**Tunkahnock Township- File # 21-04

(No Action)

F. **Pifcho's Major Subdivison** - Nicholson Township- File # 21-29

The County Planner recommended approval. The plan creates new lots that are accessible by a new easement/extension of private road. Road naming app already in with 911/mapping for being assigned an address.

A motion was made by Jim Davis and seconded by Ed Coleman, The vote was carried unanimously.

VIII. Old Business- Greenway Trails Steering committee

IX. New Business-

X.Visitors & Guests- *Nicholas R. Argot P.E, Project Manager, Borton Lawson: Bob Baker, Wyoming County Examiner, Ernie King, Wyoming County Commissioner*

XII. Adjournment-

A motion was made at 7:31 p.m., by Robert Thorne to adjourn the meeting; seconded by Jim Davis, and carried unanimously.