

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square * Tunkhannock, PA 18657 * Phone: (570)-996-2268
Website: www.wyomingcountypa.gov Email: lfarber@wyomingcountypa.gov

WYOMING COUNTY PLANNING

COMMISSION

Randy Ehrenzeller
Dale Brown
Roger Hadsall

Ed Coleman
Paul Rowker
Jeremy Leaidicker

Stacy Huber
Matthew J. Austin
Robert Thorne

LOCATION

Minutes # 663

April 17, 2024

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 Farber
Ed Coleman		Caitlyn Allaoui
Stacy Huber		Paul Litwin, Esquire
Dale Brown		
Roger Hadsall		
	Matthew J. Austin	
Robert Thorne		
Paul Rowker		
Jeremy Leaidicker		

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)

Public Comment: Alice Young – She wanted to address the Tunkhannock Solar Project. She is concerned about the project because her road is a dirt road, repairs are paid by the HOA, which is made up of four entities. The owners of the project property – Shupps – do not pay into the HOA.

Planning Director, Lynnelle Farber, stated that this was one of the topics that came up when they presented the project – the access road. There was a requirement that the company goes through the process of confirming the access road.

Attorney Litwin advised that they will need permission to use the road. Anthony Talerico owns the road, therefore the HOA needs to talk to Tony.

IV. Agenda

V. Approval of Minutes #662– March 20, 2024

Dale Brown made a motion to approve the Minutes #662 – March 20, 2024. The motion was seconded by Ed Coleman, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report – March 20, 2024 to April 17, 2024

Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

VIII. Old Business –

A. **Discussion about Shadowbrook – Extended Stay Hotel – Hold Harmless & Developer’s Agreement**

Attorney Litwin authorized to prepare the agreement to allow them to operate until the Land Development approval. The Agreement does not allow any new structures, but does permit the conversion of the apartments – no leases signed. Allows 180 days of stay. The Land Development will be submitted as an “As-Built”. It will be signed by the Planning Commission Chairman.

A motion to approve the agreement was made by Roger Hadsall, and seconded by Bob Thorne. The vote was carried unanimously.

IX. New Business – Planning Director, Lynnelle Farber, has formally submitted her resignation, effective May 3rd. This will be her last meeting.

X. Visitors & Guests – Thomas Henry – Wyoming County Commissioner; Bob Baker – Wyoming County Examiner; Alice Young

XI. Adjournment –

A motion was made at 6:48 p.m. by Roger Hadsall to adjourn the meeting; seconded by Ed Coleman, and carried unanimously.