

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller	Ed Coleman	Stacy Huber
Dale Brown	Paul Rowker	Matthew J. Austin
Roger Hadsall	Jeremy Leaidicker	Robert Thorne

LOCATION

Minutes # 667 **August 21, 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		Matthew C. Jones
Ed Coleman		Caitlyn Allaoui
Stacy Huber		
Dale Brown		
Roger Hadsall		
Matthew J. Austin		
Robert Thorne		
Paul Rowker		
Jeremy Leaidicker		
	Paul Litwin, Esquire	

- 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)*

Jeremy Srebro was present to voice his concerns for the Bardwell area Solar Farms that are potentially coming in Tunkhannock Township. He is concerned about the herbicide used around solar panels, the short life of each panel, and the water flowing to surrounding areas. What environmental studies will be done?

Director Matthew C. Jones, AICP, updated Mr. Srebro on the current status of Tunkhannock Solar and the guidelines any submissions would have to go through. Any spraying of herbicide is not addressed in our SALDO. It would fall under DEP/Soil conservation. The question was posed to P.E. Mick Goodwin. Mick said most likely this would be covered under additional permits.

Elizabeth Srebro added that all the herbicide will affect the surrounding farms, wells, and creeks. She has a certified organic farm and it will affect her.

Dale Brown said he has seen solar farms with crops between the panels, and sheep or goats keeping the area trimmed.

IV. Agenda

V. Approval of Minutes #666 – July 17, 2024

Stacy Huber made a motion to approve the Minutes #666 – July 17, 2024. The motion was seconded by Matt Austin, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report –July 17, 2024 – August 21, 2024

A submission was duplicated on the Chronological Report. The correction was noted and then accepted as presented.

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

B. Greens at Shadowbrook – Tunkhannock Township – File # 2024-24 - Acceptance

Mick Goodwin presented the Land Development “GREENS AT SHADOWBROOK”. He stated that the land development is for line striping and the waiver is for the number of units permitted in one building. He noted that the parking plan was approved with the permit. Density per building requirement allows 12 units per building to prevent high rise apartments. The waiver is requested since they are using the same space, converting hotel rooms into 55 apartments.

There is an existing conditions plan and a site plan for striping the parking lot. Matthew C. Jones asked if the parking plan allows for the residents and the uses in the surrounding buildings. Mick stated that the parking plan was approved for building permit purposes before it was decided that a land development was needed. The existing golf course has been there for years and has never needed anywhere near as many spaces as are being proposed.

A motion was made by Ed Coleman to accept the submission, and seconded by Jeremy Leaidicker. The vote was carried unanimously.

C. Meshoppen Dollar General – Meshoppen Township – File # 2024-17 – Approval with Conditions

- i. Condition: Sewage planning approval from DEP (or confirmed exemption from DEP) must be forwarded to the Planning Office (§306.6).
- ii. Condition: A stormwater management infrastructure maintenance guarantee in an amount approved by the Planning Commission, but no more than 25% of the estimated cost of the system as verified by the Planning Office Consulting Engineer, must be posted (§§500.6; 505.2; 505.2A and 508).

- iii. Condition: A developer's agreement must be established between the applicant and the County (§§500.6 and 508). The developer's agreement must reference an approved stormwater management infrastructure maintenance guarantee security (§508.1I). The applicant has expressed interest in bonding the proposed site improvements. If the applicant still wishes to post bond for the proposed site improvements, then the developer's agreement must also reference an approved construction improvements guarantee security (§508.1H).
- iv. Condition: A copy of the new deed, now that the reverse subdivision was recently completed, must be provided to the Planning Office (§§403.4E and 406.1).
 - v. Condition: Plan Note #2 must be edited to provide the updated deed reference and parcel number for the recently consolidated lot proposed for development (§§403.3B; 403.3I; 403.3T and 406.1).
 - vi. Condition: Add signature and seal of Applicant's Engineer to the plan (§§403.3.D and 406.1).
 - vii. Condition: Final revision date must be added to the plan prior to submission to the Planning Office for signature consideration (§§403.3E and 406.1).
- viii. Please be aware that, prior to recordation of the preliminary/final land development plan, the notarized signature(s) of the landowner(s) will need to be added to the plan. They will need to match the owners listed on the latest deed (§§406.1 and 403.3B).
- ix. Please be aware that, after securing approval signatures through the Planning Office, the preliminary/final land development plan will need to be recorded within 90 days thereafter, and a receipt of the recording must be provided to the Planning Office within 30 days of the recording (§306.11).
- x. Please be aware that a DEP public water supply permit (PWSP) or documentation from DEP that PWSP is not required, will need to be provided, as well as As-Built Plans and inspection of the site by the County Planning Office Consulting Engineer to confirm compliance prior to the County issuing a Certificate of Conformance to allow occupancy of the store (§§306.12; 306.13; 403.4F; 406.1; 408; 408.3; 500.4; 611A; 611.2 and 702.3E).

A motion was made by Dale Brown to approve the conditions and advisory statements for conditional approval. The motion was seconded by Roger Hadsall, and the vote carried unanimously.

D. Winding Creek Ranch Pole Barn Garage – Eaton Township – File # 2024-18 – Approval with Conditions, Waivers

- i. Recommend approval of waiver request from §607.16. We finally heard back from Eaton Township. A driveway permit has already been approved for the existing driveway on Goble Hill Road, and they are not requiring a new updated driveway permit.
- ii. Recommend approval of waiver request from §406.2. Metes and bounds have been added to the land development plan from prior survey. A new survey does not appear necessary. Generous building setbacks have been provided.
- iii. Recommend approval of waiver request from §612.9.B requiring parking spaces be located no closer than 10 feet from any building. This does not seem necessary for this plan.
- iv. Recommend approval of waiver request from §615.3.B requiring planting islands between every ten parking spaces. Contractor yard and boat/equipment storage

uses require less intense customer visitation. Shade trees inside the parking/loading area not necessary under these unique circumstances.

- v. Recommend approval of waiver request from §§612.7.B; 612.7D; 612.8 and 612.10.C requiring specific number and arrangement of parking spaces/loading areas and paving of all gravel areas. The unique arrangement proposed on the plan appears adequately safe, and the applicant has added a note that they do intend to seal-coat the driveway, parking, and loading areas.
- vi. Recommend approval of waiver from Erosion Plan approval from the Conservation District. The District sent a letter stating this project is exempt from requiring Erosion Plan approval as it involves less than 1 acre of new earth disturbance. The plan should be updated to reflect that the actual provision being waived should be correctly cited as §306.8 rather than §303.7.
- vii. Condition: Update list of waivers on the plan as “approved” (§§403.4L and 406.1). This includes all waivers approved in July as well as the waiver that was approved (site context map) in June.
- viii. Condition: Add note that all lighting will be installed in a downward-facing manner to preclude offsite glare (§§617.3C and 708).
- ix. Condition: County signature block must be edited to read “Approved by” rather than “Reviewed by” (§§403.3X; 306.10 and 406.1).
- x. Condition: Bonding for this project will not be required. Please remove the plan note promising an improvements construction guarantee (§§306.9 and 306.10).
- xi. Condition: Final revision date must be added to the plan prior to submission to the Planning Office for signature consideration (§§403.3E and 406.1).
- xii. Please be aware that, prior to recordation of the preliminary/final land development plan, the notarized signature(s) of the landowner(s) will need to be added to the plan (§§406.1 and 403.3B).

Paul Rowker asked if a bond was necessary for oversized equipment from Eaton Township. Rebecca Peterson said the new building isn't for that, this is just for self-storage. Ryan Matylewicz stated only boats and RVs will be stored in the new Pole Barn Garage.

Matthew C. Jones confirmed that no new driveway permit is required for this land development.

A motion was made by Matt Austin to approve all waivers. The motion was seconded by Paul Rowker, and the vote carried unanimously.

A motion was made by Ed Coleman to approve the conditions and advisory statements for conditional approval. The motion was seconded by Bob Thorne, and the vote carried unanimously.

VIII. Old Business-

IX. New Business-

- X.** Visitors & Guests- Jeremy Srebro; Elizabeth Srebro; PJ Melocheck – Miller Bros Construction; Ryan Matylewicz – Winding Creek Ranch; Joe Rinkus – LHC

Construction Management; Rebecca Peterson – Folsom Engineering; Jessica Harker – Wyoming County Examiner; Mick Goodwin – Milnes Engineering, Inc

XI. Adjournment-

A motion was made at 7:07 p.m. by Matt Austin to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.