

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

Ed Coleman

Sandra Boyle

Dale Brown

Jim Davis

Roger Hadsall

Stacy Huber

Matthew J. Austin

Robert Thorne

LOCATION

Wyoming County EOC at 3880 US 6, Tunkhannock, PA 18657

Minutes #646

February 16, 2022

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
Ed Coleman		Jessica Coolbaugh
Sandra Boyle		Paul Litwin, Esquire
Jim Davis		
Dale Brown		
Roger Hadsall		
Stacy Huber		
Matthew J. Austin		
Robert Thorne		

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 #645– January 19, 2022

After a few minor changes Dale Brown made a motion to approve the Minutes #645 – January 19, 2022. The motion was seconded by Ed Coleman, and the vote was carried unanimously.

VI. Correspondence

- A. Chronological Report –January 19, 2022- February 16, 2022.

Accepted as presented

VII. Subdivision and Land Development

- A. Minor Subdivision Report

- B. Meshoppen (6) Dollar General Store Land Development and Subdivision Meshoppen Township- File #21-64 Waivers**

A motion was made by Ed Coleman and seconded by Matt Austin to approve the waiver of SALDO Section 612.2.D. The applicant is proposing five (5) total parking spaces at nine (9') feet by twenty (20) feet in order to avoid the need for expanding the parking area footprint further. The vote was carried unanimously.

A motion was made by Dale Brown, and seconded by Matt Austin to approve a waiver of SALDO Section 612.6 and Appendix C. The applicant is proposing 35 parking spaces (instead of the 48 required) in order to avoid the need for expanding the parking area footprint further. Of the 35 proposed parking spaces, Twenty-eight (28) spaces are full sized spaces (10'x20'), five (5) are reduced width spaces (9'x20'), and two are ADA Compliant spaces (8'x20'). The vote was carried unanimously.

A motion was made by Dale Brown, and seconded by Jim Davis to approve a waiver of SALDO Section 615.6- 10' Buffers and Screen Requirements conditioned on leaving the present trees intact, on both the Meshoppen and Railroad sides of building. The vote was carried unanimously.

- C. Subdivision of Lands of Thomas J. O'Reilly-Lemon Township File# 22-7 – Acceptance & Waivers**

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

A motion was made by Roger Hadsall, and seconded by Bob Thorne to table the proposed waiver of SALDO Section 303.6 Highway Occupancy Permit until next month's meeting. The vote was carried unanimously.

- D. Bridgeview Commons-Nicholson Borough-File # 22-8- Acceptance**

A motion was made for acceptance by Matt Austin, and seconded by Sandra Boyle. The vote was carried unanimously.

- E. Walnut Ridge Major Subdivision-Mehoopany Township-Termination of Financial Guarantee**

Ed Coleman made a motion for the release of the Financial Guarantee as long as conditions are being met as per the Mehoopany Township Meeting Minutes Roger Hadsall seconded the motion and the vote was carried unanimously.

IX. Old Business-

X. New Business-

XI. Visitors & Guests- Warren Howeler, Bob Gage, Ernie King, Bob Baker, Mick Goodwin

XII. Adjournment-

A motion was made at 7:15 p.m., by Roger Hadsall to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.