

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman
Ed Coleman, Vice Chairman
Sandra Boyle, Secretary
Dale Brown, Member
Matthew J. Austin, Member

Jim Davis, Member
Michael Irish, Member
Roger Hadsall, Member
Stacy Huber, Member

LOCATION - *Emergency Operations Center*
3880 US 6 East, Tunkhannock PA 18657

Minutes # 616

February 20, 2019

6:30 P.M.

- I. Pledge of Allegiance
- II. Call to Order

Vice-Chairman, Ed Coleman, called the meeting to order establishing a quorum.

Present	Absent	Staff
	Randy Ehrenzeller	Lynnelle M. Farber
Ed Coleman		Laurie Pedley, Staff
Sandra Boyle		Paul Litwin, Esquire
Dale Brown		
	Jim Davis	
	Mike Irish	
Roger Hadsall		
Stacy Huber		
Matthew J. Austin		

- III. Public Comment

The Vice-Chairman stated that within the meeting during each proposal the public would have an opportunity to speak.

IV. Approval of Minutes #615 – January 16, 2019

Stacy Huber made a motion to approve the Minutes #615 – January 16, 2019, as presented; the motion was seconded by Dale Brown, and was carried unanimously.

V. Correspondence Chronological Report

A general discussion took place regarding various entries on the Chronological Report. It was accepted as presented.

VI. Subdivision and Land Development:

A. **Minor Subdivision Report**

A general discussion took place regarding various entries on the Minor Subdivision Report. It was accepted as presented.

B. **DOLLAR GENERAL - MESHOPPEN BOROUGH - #18-47 – Waiver requests prior to making a formal application.**

The newest plans presented showed the impervious cover within the SALDO regulations utilizing porous pavement, therefore there was no need for a waiver. The use of porous pave was an acceptable method to remain in the requirements of the SALDO for impervious lot coverage.

C. **UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION – PHASE II OFFICE/WAREHOUSE BUILDING – #18-58 - Northmoreland Township – Preliminary Approval**

Matt Austin made a motion to grant Preliminary Approval for the UGI ENERGY SERVICES - SAN PEDRO COMPRESSOR STATION - PHASE II OFFICE/WAREHOUSE BUILDING. The motion was seconded by Sandy Boyle and was carried unanimously.

D. **BKV OPERATING, LLC - PLUSHANSKI WELL PAD COMPRESSOR - Lemon Township- Waiver Approvals and Preliminary Approval**

WAIVER REQUESTS:

SALDO SECTION 506.1 AND SALDO SECTION 508:

The applicant requests a waiver for Construction guarantees and Development Agreement. This project only proposes the construction of a small building on an

existing well pad and no other improvements. This improvement will not require operation and maintenance.

A motion to grant this waiver was made by Dale Brown and the motion was seconded by Matthew J. Austin. The motion was passed unanimously.

SALDO SECTION 403.3.R AND 403.3T.1-3 & 9:

The applicant requests a waiver from the requirement that bearings and distances of the total tract boundary lines and the locations of all perimeter monuments be shown on the plan. GIS parcel data is shown for graphical purposes and was checked with Deed descriptions. The proposed building is further than 150' from the approximate property boundary which is a great deal more than minimum building setback requirements. A waiver in accordance with Section 309 is proposed in the form of a map showing a boundary produced from deed descriptions. A map of current property boundary has not been recorded but an older pre-subdivision map has been included for reference. All of these documents can be found in Appendix 2.

A motion to grant this waiver was made by Dale Brown and the motion was seconded by Matthew J. Austin. The motion was passed unanimously.

SALDO SECTION 612.3 AND 616:

The applicant requests a waiver from the requirement that the building and surrounding area be illuminated in accordance with Section 617. Section 612.3 calls for lighting if designed for use by more than (4) cars. After building construction it is not anticipated to have regular traffic to the proposed building. This site is closed to the public and inspected as needed. Light could also have un-necessary negative effects for neighboring residents.

A motion to grant this waiver was made by Dale Brown and the motion was seconded by Matthew J. Austin. The motion was passed unanimously.

SALDO SECTION 615.6:

The applicant requests a waiver from the requirement of a landscape buffer. It appears that the intent of 615.6 is mostly to reduce erosion, protect surface water quality, and aesthetically enhance areas of common public presence. The building is proposed on a stabilized well pad and in an area with existing surrounding buffers such as a well pad perimeter berm. The Section requires a buffer for any project proposing an NPDES permit. This building will not require an NPDES or other permits required for earth disturbances. The area to the north of the building is an earthen berm followed by an area of dense high weed vegetation and existing forest. To the east is a cut slope and a large vegetated topsoil stockpile. To the south is existing well pad facilities, an earthen berm, and dense field of high weed vegetation.

To the west is an earthen berm, stormwater facility, and a vegetated topsoil stockpile. Furthermore, it is not proposed in a rural area. The site was meadow before construction of the well pad and is proposed through the Erosion and Sediment Control Permit that the site gets restored back to meadow condition once the well pad is no longer necessary. Site photos have been included in Appendix 5 to aid in this decision.

A motion to grant this waiver was made by Dale Brown and the motion was seconded by Matthew J. Austin. The motion was passed unanimously.

With the waivers requested now approved, a motion to grant Preliminary Approval was made by Matthew J. Austin and seconded by Roger Hadsall. The motion was passed unanimously.

E. SILVER SPRINGS RANCH EVENT CENTER - Monroe Township -

The County Planner explained that there has been a review made and some questions asked by the applicant's engineer for clarification, but no revised plans have been presented. There is no action to be taken at this time.

F. D & C FUEL SALES, INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - #18-55

The County Planner explained that after the review and revisions of this plan, the only conditions outstanding are that of 1) the HOP Permit required and; 2) the correction of the Stormwater Calculations as per the February 15, 2019 letter of review from Labella Associates, comments #20 and #25 (copy of letter attached to the Minutes as Appendix A).

Dale Brown made the motion to grant Preliminary Approval with the Conditions that the two matters above written are completed. Matthew J. Austin seconded this motion and it passed unanimously.

G. BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - #19-03 - Submission Acceptance

The Planner stated that the submission documents were in order and recommended submission acceptance to start the review process.

Matthew J. Austin made the motion to grant submission acceptance for the "BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY" land development. Said motion was seconded by Sandy Boyle and carried unanimously.

**H. EIO WASTE SOLUTIONS & RECYCLING - Monroe Township - #19-04 -
Submission Acceptance**

The Planner stated that the submission documents were in order and recommended submission acceptance to start the review process.

Dale Brown made the motion to grant submission acceptance for the "EIO WASTE SOLUTIONS & RECYCLING" land development. Said motion was seconded by Roger Hadsell and carried unanimously.

Old Business:

- A. **Comprehensive Plan Update** – Anticipate Adoption of Plan in February 2019 by Commissioners

VII. New Business

- A. **Wyoming County Greenways, Trails & Open Space Plan-Final RFP & Scope Approved by DCNR. The Planning Department is seeking recommendations for Steering Committee members. Proposal deadline was February 11, 2019 and the Planning Office received five (5) proposals.**

VIII. Visitors & Guests

IX. Adjournment

A motion to adjourn the meeting was made at 7:01 p.m. by Matthew J. Austin. The motion was seconded by Dale Brown, and was carried unanimously.