

# 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  
Vacancy (1)

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

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

**Minutes # 607**

**February 21, 2018**

**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. Welch
Ed Coleman		Laurie Pedley
Sandra Boyle		Paul Litwin, Esquire
Dale Brown		Tom Henry, County Commissioner
James Davis		
	Mike Irish	
Roger Hadsall		
Stacy Huber		

- III. Public Comment

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

Jerry Beauchene, a resident of Tunkhannock Township, addressed the Planning Board asking them what their mission statement was. It was answered by Roger Hadsall

and Ed Coleman as to the function of the Planning Commission Board. Mr. Beauchene stated that the reason for asking was because he wanted to address the air quality and health issues of the proposed water withdrawal site at the corner of SR6 and SR92, due to truck traffic. The board informed Mr. Beauchene that the Planning Commission had no control over the water withdrawal sites and those issues should be addressed to PennDOT and the Susquehanna River Basin Authority.

IV. Approval of Minutes #606 – January 17, 2018

***Jim Davis made a motion to approve the Minutes #606 – January 17, 2018, as presented; the motion was seconded by Sandy Boyle, and was carried unanimously.***

V. Correspondence

A. Chronological Report:

***A general discussion took place regarding various entries on the Chronological Report dated from January 17, 2018 to February 21, 2018.***

VI. Subdivision and Land Development

A. Minor Subdivision Report:

***The County Planner reviewed the entries on the January to February Minor Subdivision Report. Sandy Boyle made a motion to approve the Minor Subdivision Report, as presented; the motion was seconded by Dale Brown and was carried unanimously.***

B. FINAL LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL, LEMON, PA –  
Lemon Township - #18-07.

***The County Planner reviewed the submission of this proposed Land Development. Roger Hadsall made a motion to accept the submission of said FINAL LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL, LEMON, PA. The motion was seconded by Dale Brown, and the motion was carried unanimously.***

C. D & C FUEL STATION AND CONVENIENCE MARKET – Monroe Township -  
#18-09, Sketch Plan.

***Dean Butler, Engineer for the A & E Group representing D & C Fuel Station and Convenience Market, presented the sketch plan to the Wyoming County Planning Commission Board Members. A general discussion took place with questions asked about the size of the development on the lot (35%), parking calculations (consensus of the Board was that the average would be acceptable), as well as the turning lanes***

*on State Route 6, deliveries to be unloaded at the delivery door in rear of building, etc. No action was taken as this is just a sketch plan presentation.*

VII. Old Business

VIII. New Business

A. **Comprehensive Plan Update** – Documents Submitted to Department of Community and Economic Development.

B. **Planning Commission** – The Planning Commission still has one vacancy at this time. The Wyoming County Commissioners are considering new candidates at this time.

IX. Visitors & Guests

**No public comment was presented at this time.**

X. Adjournment

*A motion was made at 7:00 p.m. by Jim Davis to adjourn the meeting. The motion was seconded by Roger Hadsall, and was carried unanimously.*