

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## 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

**January 19, 2022**

**Agenda**

**6:30 p.m.**

### I. Pledge of Allegiance

### II. REORGINIZATION

The floor was opened at 6:30 p.m. by the Planning Director for nominations for the Officers of the Wyoming County Planning Commission. Nominations of officers was made as follows:

*A motion was made by Dale Brown to retain the same officers in the position as in the previous year. The motion was seconded by Stacy Huber. No further nominations were made.*

*The vote to appoint all officers the same as the previous year was carried unanimously. The Officers will remain as follows:*

*Chairman- Randy Ehrenzeller*

*Vice Chairman- Ed Coleman*

*Secretary- Sandra Boyle*

### III. Call to order & Roll Call

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		

**IV.** 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)*

**V.** Agenda: *Added to the agenda; Reorganization of Planning Commission. Added to Deer Park Lumber Inc Lumber Sorting Building- Waiver. Added to New Business-A general discussion about Clarification of Interpretation of the definition of Minor Subdivisions in regards to Lot Additions in the Ordinance.*

**VI.** Approval of Minutes #644– December 15, 2021

*Dale Brown made a motion to approve the Minutes #644 – December 15, 2021. The motion was seconded by Sandra Boyle, and the vote was carried unanimously.*

**VII.** Correspondence

A. Chronological Report –December 15, 202- January 19, 2022

*Accepted as presented*

**VIII.** Subdivision and Land Development

A. Minor Subdivision Report

**B. Deer Park Lumber Inc Lumber Sorting Building-** Tunkhannock Township – [File #21-60]- *Approval & Waiver (Added)*

*A motion was made by Sandra Boyle to waive the Site Context map provided the submitted plan contains all the information required under sections 402.A and 402.2 the submission of the site context map be waived, seconded by Ed Coleman. The vote was carried unanimously.*

*A motion was made to approve the Deer Park Lumber Inc Lumber Sorting Building by Roger Hadsall and seconded by Robert Thorne. The vote was carried unanimously.*

C. Meshoppen (6) Dollar General Store Land Development and Subdivision Meshoppen Township- [File #21-64] Waivers

*To minimize the parking lot footprint and overall site disturbance, the Applicant is requesting a waiver of Section 612.9.B of the SALDO as it relates to the required ten (10) foot parking offset from the building. The applicant is proposing a row of seven parking spaces to the southwest of the proposed building, which are offset only five (5) feet from the proposed building wall and 4 parking spaces proposed within approximately seven (7) feet of the northwest building wall near the entrance vestibule. A motion was made to approve the waiver request by Dale Brown and seconded by Ed Coleman. The vote was carried unanimously.*

*The applicant is requesting a waiver of Section 402.4 of the SALDO as it requires an analysis and mapping of the existing resources of any project site which requires an NPDES permit (greater than 1 acre). The applicant is proposing a lot line revision to purchase and disturb only the area required to develop necessary improvements for the proposed 10,640 SF retail store use. The applicant position that the submitted plan shows what would be considered an insignificant impact upon the sites resources. A motion was made to approve the waiver request by Roger Hadsall, and seconded by Robert Thorne, opposed by Sandra Boyle. The vote was carried 5 to 1.*

*The applicant is requesting a waiver of Section 612.2.D of the SALDO which requires parking stalls to be designed with minimum of ten (10) feet by twenty (20) feet. The applicant is proposing parking spaces at nine (9) feet by twenty (2) feet. The applicant is also requesting a waiver of Section 612.6 and Appendix C of the Saldo which requires the number of off-street parking spaces. The parking requirements for Free-Standing Discount Superstore as 4.49 parking spaces required per 1,000 GFA, which would be 48 parking spaces for the proposed 10,640 DF retail store per the SALDO. The applicant is proposing 35 parking spaces in order to avoid the need for expanding the parking area footprint further. These two waiver requests were tabled until next month's meeting in February, a motion was made by Sandra Boyle to table the two waiver requests until February's meeting and seconded by Ed Coleman. The vote was carried unanimously.*

*The applicant is requesting a waiver of Section 615.4.A. of the SALDO which requires street trees to be provided along all existing streets abutting a proposed lot addition or land development. In lieu of the proposed street trees, the applicant is proposing a vegetation strip of shrubs along the front of the parking lot (between the parking area and the state road right-of-way). A motion to approve the request was made by Robert Thorne and seconded by Stacy Huber, The vote was carried unanimously.*

*The applicant is requesting a waiver of Section 615.6, in table 615-1 (Property Line and Road Right-of-Way Buffers) requires a "low" 10' wide buffer on all sides of this development. The applicant is proposing landscaping that will provide several buffer trees within the storm water management facility to act as a buffer between the existing and proposed commercial uses. A motion to approve the request was made by Dale Brown, and not seconded by any other members. The waiver request was denied.*

**D. Tunkhannock Ford Dealership-** Eaton Township – [File #19-57]- *Waiver Requests & Financial Guarantee*

*The applicant is requesting a waiver of Section 306.12 of the SALDO as it requires a Certificate of Conformance. The applicant is requesting an allowance for a financial guarantee for the remaining items of work to be completed in the spring. This will allow the owner to occupy and start using the facility during the winter months. A motion to approve the request was made by Roger Hadsall, and seconded by Robert Thorne, The vote was carried unanimously.*

*The applicant proposed a Financial Guarantee in Lieu of completing remaining items in accord with Section 306.10 of the SALDO. The financial guarantee is \$23,605.00 with a 10% Contingency for a total of \$25,965.50 A motion was made to approve the Financial Guarantee by Ed Coleman and seconded by Sandra Boyle, The vote was carried unanimously.*

**IX.** Old Business- Greenways Trails & Open Space Plan adopted on 12/23/2021 and a link is located on the County Website.

**X.** New Business- Clarification of Interpretation of the definition of Minor Subdivisions in regards to Lot Additions. NOT to count towards the 10 minor subdivisions in ordinance.

**XI.** Visitors & Guests- Bob Baker, Wyoming County Examiner; Alex Kinzey, Steckbeck Engineering; Mick Goodwin, Milnes Engineering, Bob Naegele, Colwell-Naegele Associates

**XII.** Adjournment-

*A motion was made at 8:04p.m., by Sandra Boyle to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.*