

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller	Ed Coleman	Roger Hadsall
Dale Brown	Matthew J. Austin	Robert Thorne
Stacy Huber	Vacancy (2)	

LOCATION

Minutes # 660 **January 17, 2024** **6:30 p.m.**

I. Pledge of Allegiance

II. REORGANIZATION

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

Roger Hadsall motioned to open nominations for Chairman, and nominated Randy Ehrenzeller as Chairman. Seconded by Stacy Huber. Vote was unanimous.

Stacy Huber motioned to open nominations for Vice-Chairman, and nominated Ed Coleman as Vice-Chairman. Seconded by Randy Ehrenzeller. Vote was unanimous.

Ed Coleman motioned to open nominations for Secretary, and nominated Stacy Huber as Secretary. Seconded by Randy Ehrenzeller. Vote was unanimous.

A motion for nominations to be closed was made by Ed Coleman. The motion was seconded by Roger Hadsall. Roger Hadsall motioned to approve the slate. Seconded by Stacy Huber. Vote was unanimous.

*Chairman – Randy Ehrenzeller
Vice-Chairman – Ed Coleman
Secretary – Stacy Huber*

III. Call to Order & Roll Call

Randy Ehrenzeller, Chairman, called the meeting to order establishing a quorum.

Present	Absent	Staff
Randy Ehrenzeller		Lynnelle M. Farber
Ed Coleman		Caitlyn Allaoui
	Dale Brown	Paul Litwin, Esquire
Roger Hadsall		
Stacy Huber		
	Matthew J. Austin	
Robert Thorne		
	Vacancy	
	Vacancy	

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

VI. Approval of Minutes #659– December 20, 2023

Roger Hadsall made a motion to approve the Minutes #659 – December 20, 2023. The motion was seconded by Robert Thorne, and the vote was carried unanimously.

VII. Correspondence

A. Chronological Report – December 20, 2023 to January 17, 2024

Accepted as presented

VIII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

B. **Proposed Drive-In Restaurant and Retail Store** – Eaton Township – File # 2024-1 – *Sketch Plan*

The Planning Director introduced the project for Dynamic Engineering representative Dan Rotondo, present on behalf of Posh Properties.

Dan Rotondo gave an overview of the proposed plan, indicating no new entryways, 3300sf2 building: 1800 sf2 Starbucks, 1500sf2 retail space; 37 parking spaces.

Attorney Paul Litwin asked if the Subdivision was already approved. It was confirmed that the subdivision was completed prior to this Land Development.

Robert Thorne asked about the traffic light. Randy Ehrenzeller mentioned the North Bound turning lane does not have the green turning arrow at the signal. A traffic study was completed when Aldi was being brought in. Traffic team will be back for this new addition.

Ehrenzeller asked about sidewalks. Chad Patton confirmed there are no sidewalks required for Eaton Township zoning.

Ed Coleman asked about overflow traffic exceeding expectations, referencing Dunkin Donuts traffic issues. DR: There looks to be sufficient space from Hunter Highway. Bring Traffic engineers in for this.

Coleman asked what would occupy the retail space. DR: Currently talking with Verizon, but it is not confirmed.

Attorney Paul Litwin asked if there are sufficient parking spaces. DR: There are 37 total parking spaces. The requirement is 32.

Litwin asked if Starbucks would only be drive thru. DR: There will also be counter service with limited seating inside.

Coleman asked if it would affect the dynamics of the intersection. DR: This will be covered by the traffic study.

Litwin asked if they would use public sewer and water, and what capacity. DR: Yes, public sewer and water. Not at the stage to determine capacity.

Roger Hadsall asked how many gallons per day? DR: Anticipated usage estimate 1200-1800 gal/day

Stacy Huber asked if parking spaces were the right size. DR: They are according to guidelines. Coleman asked about the timeline for opening of operation. DR: If everything goes as planned, the restaurant would open in Fall 2025.

Dan Rotondo asked about submitting a sketch plan to our engineer for review, he will be in contact with the Planning Director to move forward.

IX. Old Business –

A. Solar Farms – Planner is working with consultant, SALDO draft

Carson Helfrich provided samples to the Planning Director for the Planning Commission to review. Attorney Paul Litwin mentioned the solar farm decommissioning and additions to campgrounds.

Members mentioned different ideas for review.

The Planning Director asked the Planning Commission members to review the SALDO and provide comments and other notes prior to the next meeting so it can be addressed then. There is no strict timeline on amending the current SALDO.

X. New Business –

The Planning Director will be reapplying for DCNR grant for Seneca Park, Eaton Township.

XI. Visitors & Guests – Dan Rotondo – Dynamic Engineering, Chad Patton – Eaton Township Zoning Officer, Bob Pitcavage – Eaton Township Supervisor

XII. Adjournment –

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