

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller	Ed Coleman	Stacy Huber
Dale Brown	Paul Rowker	Matthew J. Austin
Roger Hadsall	Jeremy Leaidicker	Robert Thorne

## LOCATION

**Minutes # 666** **July 17, 2024** **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		Matthew C. Jones
	Ed Coleman	Caitlyn Allaoui
Stacy Huber		Paul Litwin, Esquire
	Dale Brown	
Roger Hadsall		
Matthew J. Austin		
Robert Thorne		
Paul Rowker		
Jeremy Leaidicker		

**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 #665 – June 19, 2024

*Roger Hadsall made a motion to approve the Minutes #665 – June 19, 2024. The motion was seconded by Bob Thorne, and the vote was carried unanimously.*

**VI.** Correspondence

A. Chronological Report – June 19, 2024 – July 17, 2024

*Accepted as presented*

**VII. Subdivision and Land Development**

**A. Minor Subdivision Report**

*Accepted as presented*

**B. Braintrim Baptist Church Land Development – Windham Township – File #2024-10 – Consideration for Approval with Conditions, Waiver Request**

*Matt Austin made a motion to Accept the Waiver Request A regarding §615.6 (Buffers and Screens), and seconded by Jeremy Leaidicker. The vote was carried unanimously.*

*Roger Hadsall made a motion to Accept the Waiver Request B regarding §402.A 402.B 402.C (Preliminary Plan Requirements), and seconded by Stacy Huber. The vote was carried unanimously.*

*Matt Austin made a motion to Accept the Waiver Request C regarding §612.2.D (Site Plan; Design), and seconded by Bob Thorne. The vote was carried unanimously.*

*Roger Hadsall made a motion for approval with two conditions: Department of Environmental Protection (PADEP) sewage planning approval and the issuance of the HOP and municipal driveway permits, and seconded by Stacy Huber. The vote was carried unanimously.*

**C. Tunkhannock Solar Project – Tunkhannock Township – File #2024-11 – Time Extension Request**

*Natalie Coffee – ARM Group – informed the Commission of the work they are doing to meet the requirements for the SALDO – requesting a 70 day extension to get to the October Planning Meeting.*

*A motion was made by Roger Hadsall to grant a seventy (70) day extension to the Tunkhannock Solar Project, and seconded by Jeremy Leaidicker. The vote was carried unanimously.*

**D. Meshoppen Dollar General – Meshoppen Township – File # 2024-17 – Discussion, Waivers, Deliberation of Time Extension Request**

*A motion was made by Stacy Huber to accept the Waiver #1 Appendix B.I.F. of the SALDO, namely, the requirement for sloped stormwater basins. The flat-bottom stormwater basin proposed for this project is acceptable. The motion was seconded by Matt Austin, and the vote was carried unanimously.*

*A motion was made by Bob Thorne to accept the Waiver #2 §612.6 (Number of Spaces to be Provided). The proposed project would typically require 34 parking spaces. The applicant has requested to provide only 32 parking spaces. The motion was seconded by Roger Hadsall, and the vote was carried unanimously.*

*A motion was made by Matt Austin to accept the Waiver #3 §612.9.B (Parking and Loading Area Setbacks). The parking spaces must be located a minimum of 10 feet from any building wall. The Commission approved this waiver request on condition that a five (5) feet wide sidewalk be provided between the parking area and the proposed store, along the southeast side. The motion was seconded by Jeremy Leaidicker, and the vote was carried unanimously.*

*A motion was made by Matt Austin to accept the Waiver #4 §615.3.B.1 (Parking Lot Landscaping). The SALDO requires one (1) planting island for every ten (10) parking stalls. The Commission approved the waiver of the required planting island on condition that two (2) proposed dogwood trees on the southwest side will be replaced by red maples and some hedges will be added on the Landscaping Plan. The motion was seconded by Stacy Huber, and the vote carried unanimously.*

*A motion was made by Bob Thorne to accept the Waiver #5 Table 704.1.A (Commercial and Industrial Lot Size Dimensions). The required maximum lot coverage percentage in the SALDO is 40%. The requested 52% lot coverage has been approved because the proposed stormwater controls appear to be adequate. The motion was seconded by Paul Rowker, and the vote was carried unanimously.*

*A motion was made by Roger Hadsall to grant a sixty (60) day extension to the Meshoppen Dollar General Land Development, and seconded by Jeremy Leaidicker. The vote was carried unanimously.*

**VIII.** Old Business-

**IX.** New Business-

**X.** Visitors & Guests- Bob Baker – Wyoming County Examiner; Jessica Harker – Wyoming County Examiner; Mick Goodwin – Milnes Engineering; Tyler Kotch – Peters Consultants; PJ Melocheck – Miller Bros Construction; Joseph Karmazin – Miller Bros Construction; Natalie Coffee – ARM Group

**XI.** Adjournment-

*A motion was made at 8:00 p.m. by Bob Thorne to adjourn the meeting; seconded by Matt Austin, and carried unanimously.*