

# 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 # 665** **June 19, 2024** **6:30 p.m.**

### I. Pledge of Allegiance

*After the Pledge of Allegiance, Randy Ehrenzeller provided time for new Director, Matthew C. Jones, AICP, to introduce himself to the Planning Commission Board. Jones thanked Office Manager Caitlyn Allaoui for all her hard work helping prepare materials for the meeting.*

### 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)

*Alice Young asked if there was any update on the Tunkhannock Solar Project. Office Manager Caitlyn Allaoui confirmed that the Engineer Review #1 was just received and did not recommend approval yet.*

### IV. Agenda

### V. Approval of Minutes #664 – May 15, 2024

*Dale Brown made a motion to approve the Minutes #664 – May 15, 2024. The motion was seconded by Ed Coleman, and the vote was carried unanimously.*

**VI. Correspondence**

A. Chronological Report – May 15, 2024 to June 19, 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 – Time Extension Request**

*Angela Slusser from Peters Consultants requested a time extension to address the outstanding comments from LaBella Associates. She initially requested a thirty (30) day extension. Vice-Chairman Ed Coleman suggested to request sixty (60) days in case they needed more time, then they wouldn't have to come back for an additional extension. Angela adjusted her request to a sixty (60) day time extension.*

*A motion was made by Stacy Huber, and seconded by Roger Hadsall, to grant a sixty (60) day extension to the Braintrim Baptist Church Land Development. The vote was carried unanimously.*

**C. Winding Creek Ranch Pole Barn Garage Land Development – Tunkhannock Township – File #2024-18 – Acceptance**

*It was stated that all the necessary documents were received, and the maps have been updated. Submission Acceptance was recommended so that the review period can start on this land development.*

*Dale Brown asked if this would qualify as agricultural use, therefore not requiring a land development. Rebecca Peterson – Folsom Engineering responded that a commercial use is being proposed – a contractor's yard.*

*There were questions about the need for the Waiver for §607.16 (Access Drives and Driveways). Roger Hadsall asked if the driveway does not conform. Peterson said this driveway has been there for a while. Attorney Paul Litwin asked if the site is for large equipment. Peterson said the equipment is already existing, the project is just adding storage.*

*Randy Ehrenzeller suggested they table the request for Waiver #1. Dale Brown made a motion to Table the Waiver Request regarding §607.16 (Access Drives and Driveways) of the Wyoming County Subdivision and Land Development Ordinance pending comments from Eaton Township, seconded by Roger Hadsall and carried unanimously.*

*Ed Coleman made a motion to Accept the Waiver Request regarding §402.A and 402.2 (Site Context Map) of the Wyoming County Subdivision and Land Development Ordinance seconded by Stacy Huber and carried unanimously.*

*A motion was made by Roger Hadsall to accept the submission pending comments*

*from Eaton Township for Waiver 1 (Section 607.16 [Access Drives and Driveways]) for the Winding Creek Ranch Pole Barn Garage. The motion was seconded by Jeremy Leaidicker. A vote was taken and the motion passed unanimously.*

**VIII.** Old Business-

**IX.** New Business-

**X.**Visitors & Guests-

Bob Baker – Wyoming County Examiner; Angela Slusser – Peters Consultants;  
Alice Young; Rebecca Peterson – Folsom Engineering; Bob Shumway; Larry Beebe

**XII.** Adjournment-

*A motion was made at 6:50 p.m. by Robert Thorne to adjourn the meeting; seconded by Ed Coleman, and carried unanimously.*