

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman  
Sandra Boyle, Secretary  
Jim Davis, Member  
Stacy Huber, Member  
Vacancy

Ed Coleman - Vice-Chairman  
Dale Brown, Member  
Roger Hadsall, Member  
Matthew J. Austin, Member

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

**Minutes # 620**

**JUNE 19, 2019**

**6:30 P.M.**

I. Pledge of Allegiance

II. Call to Order

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

<b>Present</b>	<b>Absent</b>	<b>Staff</b>
Randy Ehrenzeller		Lynnelle M. Farber
Ed Coleman		Laurie Pedley
Sandra Boyle		Paul Litwin, Esquire
Dale Brown		
Jim Davis		
Roger Hadsall		
Stacy Huber		
Matthew J. Austin		

III. Public Comment

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

IV. Approval of Minutes #619– May 15, 2019

*Jim Davis made a motion to approve the Minutes #619 – May 15, 2019, as presented; the motion was seconded by Roger Hadsall, and was carried unanimously.*

V. Correspondence Chronological Report

*A general discussion took place regarding various entries on the Chronological Report. The report was then accepted as presented, with that correction made.*

VI. Subdivision and Land Development:

**A. Minor Subdivision Report - A general discussion took place regarding various entries on the Minor Subdivision Report. It was accepted as presented.**

**B. SILVER SPRINGS RANCH EVENT CENTER - Monroe Township - #18-46 - Reviewed and waiting for revisions. Time Extension was approved at March meeting. A new time extension was requested by the developer for 90 days.**

*Dale Brown made the motion to approve the time extension request for the "SILVER SPRINGS RANCH EVENT CENTER." The motion was seconded by Matthew J. Austin, and the motion passed unanimously.*

**C. D & C FUEL SALES , INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - #18-55 – Awaiting Conditions to be met (Final Medium Volume HOP is still outstanding) (informational only - no action needed) (no action)**

*Construction has started under the temporary HOP.*

**D. BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - #19-03 - Preliminary Approval With Conditions (HOP) - (informational only - no action needed)**

*Construction has started under the driveway permit from Tunkhannock Township access from Trieble Road.*

**E. MESHOPPEN DOLLAR GENERAL STORE - Meshoppen Borough - #19-18**

*Review was done with comments and was forwarded to applicant's engineer. Waiver Request to be acted on.*

**Waiver #1: WYOMING COUNTY SALDO - TABLE 615-1 - PROPERTY LINE AND ROW BUFFERS:**

Table 615-1 (Property Line and Road Right-of-way Buffers) require a 20' buffer on all sides of this development. However, the adjacent commercial properties do not comply with this requirement. To provide consistency with the neighboring properties, we are requesting a waiver. Please refer to the previously provided Site Plans dated 4/30/2019 which shows encroachment of the 20' buffers on the east, south and west side of the property.

*Michael Lusaitis of Steckbeck Engineering & Surveying, Inc. introduced the waiver requested. After a question and answer session the following action was taken:*

*A motion was made by Dale Brown to grant this waiver as requested. The motion was not seconded and the motion failed.*

**Waiver #2: WYOMING COUNTY SALDO - APPENDIX C**

Appendix C lists the parking requirements for Free-Standing Discount Superstore as 4.49 parking spaces required per 1,000 GFA. A waiver was previously granted to all for 26 spaces for the proposed 7,500 SF store, where 34 parking spaces would have been required.

The currently proposed plan shows a 9,100 SF building instead of the previously proposed 7,500 SF building. A waiver is now being requested to allow for 26 spaces for the proposed 9,100 SF building, in lieu of 41 parking spaces which would be required for the larger building footprint. It is the applicant's position that the 26 proposed parking spaces will be sufficient for this development.

*A motion was made by Dale Brown to grant this waiver approving of 26 parking spaces (sized 10 x 20) as requested. The motion was seconded by Roger Hadsall. A vote was taken by the Chairman as follows:*

*Ed Coleman - Yes      Sandra Boyle - No      Dale Brown - Yes      Jim Davis - Yes  
Roger Hadsall - Yes      Stacy Huber - Yes      Matthew J. Austin - Yes*

*The Motion to grant the waiver passed with a vote of six (6) Yes votes and one (1) No Vote.*

- F. OXBOW CREEK ELECTRIC GENERATION FACILITY - Nicholson Township - #14-17 - Deadline to file and receive final approval for this project is August 20, 2019. IMG Midstream is requesting a time extension of six (6) months from that date to February 20, 2020.**

*A motion to grant the time extension request for the Oxbow Creek Electric Generation Facility for final approval to the date of February 20, 2020, was made by Ed Coleman, and seconded by Matthew J. Austin. The motion passed unanimously.*

- G. STONEHEDGE GOLF COURSE (pavilion addition) - Tunkhannock Township - #19-20 - Submission Acceptance**

The County Planner stated that the office received the plans, payment and application and other necessary documents for submission, and recommended that submission acceptance was granted and the review process started.

*Matthew J. Austin made a motion for Submission Acceptance for the StoneHedge Golf Course (Pavilion Addition) Land Development. This motion was seconded by Dale Brown, and passed unanimously, thus beginning the review period.*

VII. Old Business:

- A. Wyoming County Greenways, Trails & Open Space Plan - Consultant Selected. The Planning Department is received responses from those who want to be on the Steering committee and has met with the consultant to discuss the project. The Kick-Off Meeting will soon be announced (2nd week of July).
- B. Skyline Estates paving is done. An engineer will be sent to inspect the project before releasing the bond that the Wyoming County Commissioners hold.

VIII. New Business

- A. No new business.

IX. Visitors & Guests -

Jerry Beucheane addressed the Planning Commission Board asking them to deny any future Sand Plant project (no plans have been received yet). He stated the concern over air quality from a sand plant and the safety of the local residents.

X. Adjournment

*A motion to adjourn the meeting was made at 7:24 p.m. by Jim Davis. The motion was seconded by Roger Hadsall, and was carried unanimously.*