

# 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 # 617**

**March 20, 2019**

**6:30 P.M.**

- I. Pledge of Allegiance
- II. Call to Order

Secretary, Sandra Boyle, called the meeting to order establishing a quorum.

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

- III. Public Comment

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

IV. Approval of Minutes #616 – February 20, 2019

*Stacy Huber made a motion to approve the amended Minutes #616 – February 20, 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. It was accepted as presented.*

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 - Reviewed and waiting for revisions. Time Extension Request.**

*The Planner presented a Time Extension Request from the Silver Springs Ranch Event Center for a 90 day extension in order to complete the revisions and township requirements for conditional usage as an event center.*

*The Motion to grant the 90 day Extension was made by Dale Brown and the Motion was seconded by Matthew J. Austin. The motion was carried unanimously.*

**C. D & C FUEL SALES, INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - #18-55 – Awaiting Conditions to be met and update of project to the Board. (No board action)**

**D. BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - #19-03 - Under Review. (No board action)**

**E. EIO WASTE SOLUTIONS & RECYCLING - Monroe Township - #19-04 - Reviewed and waiting for revisions (No board action)**

**F. BRIDGE VIEW COMMONS TOWNHOUSE MAJOR SUB-DIVISION (PHASE I) - Nicholson Borough - #16-01 - Final Approval of as-builts for 4 lots.**

*The plans were presented by the director with questions and discussion with the applicant and the Planning Solicitor. The Solicitor proposed that the Planning Commission grant Preliminary Approval with the Conditions as follows:*

- a) Only lots #12, #13 and #14 are included in this approval. Lot #15 will not be included;*
- b) A revised Map to reflect the changes of the lots to be approved (#12, #13 & #14 only);*
- c) That the applicant and the County sign a Developers Agreement;*
- d) The Declaration of Covenants be recorded prior to any sales of the lots;*
- e) That a Secured Escrow Account to reflect the guarantees addressed in the Developers Agreement.*

*The Motion for the Conditional Preliminary Approval as stated above was made by Dale Brown, and seconded by Jim Davis. Stacy Huber abstained as he is on the Redevelopment Authority Board. The motion was passed by yes votes from Roger Hadsall, Dale Brown, Jim Davis and Matthew J. Austin.*

**G. WILLIAMS FIELD SERVICES, LLC, PHASE II WAREHOUSE PROJECT (ZENITH PROJECT) - Tunkhannock Township - #19-09 - Submission Acceptance**

**The application and plans for the Williams Field Services, LLC, Phase II Warehouse Project (Zenith Project) were presented by the director, stating that all necessary documents were received.**

**A Motion for Submission Acceptance was made by Matthew J. Austin, and the motion was seconded by Roger Hadsall. The Motion was carried unanimously.**

Old Business:

- A. Comprehensive Plan Update – Anticipate Adoption of Plan by Commissioners**

**VII. New Business**

- A. Wyoming County Greenways, Trails & Open Space Plan-Consultant Selection process underway - The Planning Department is seeking recommendations for Steering Committee members. - Consultant chosen was Thomas J. McLane & Associates, Inc. of Scranton, Pennsylvania.**

**B. Board Member Mike Irish has tendered his resignation from the board effective immediately, creating an opening on the Board.**

VIII. Visitors & Guests - no comments or questions

IX. Adjournment

*A motion to adjourn the meeting was made at 6:57 p.m. by Jim Davis. The motion was seconded by Roger Hadsall, and was carried unanimously.*