

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller

Ed Coleman

Sandra Boyle

Dale Brown

Jim Davis

Roger Hadsall

Stacy Huber

Matthew J. Austin

Robert Thorne

LOCATION

Wyoming County EOC at 3880 US 6, Tunkhannock, PA 18657

Minutes #647

March 16, 2022

6:30 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

Matt Austin, Chairman, called the meeting to order establishing a quorum.

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

III. Public Comment – *Tom O'Reilly – process of subdivision plan – problem getting driveway permits. With approval, they can have individual deeds, go back to ask for driveways individually. Meets the spacing requirements for PennDOT approval.*

IV. Agenda

Adding E: Abbruzzi, Minor Subdivision, needed to be added to agenda for waivers.

Motion made by Roger Hadsall, seconded by Dale Brown, vote carried unanimously.

V. Approval of Minutes #646– February 16, 2022

Dale Brown made a motion to approve the Minutes #646 – February 16, 2022. The motion was seconded by Jim Davis, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report –February 16, 2022 – March 16, 2022

A general discussion took place regarding various entries on the Chronological Report. Updated a correction on Chrono, motion to approve, seconded. Accepted as presented.

VII. Subdivision and Land Development

A. Minor Subdivision Report

No questions, stands as presented.

B. Meshoppen (6) Dollar General Store Land Development and Subdivision Meshoppen Township- File #21-64 Waivers

General discussion between Planning Commission members occurred about outstanding comments and approvals. Conditions of Approval: NPDES, HOP, Approval of subdivision, Sewage. Planning Commission decided to many items remain outstanding to take action.

A motion was made by Jim Davis to table the submission for Meshoppen Dollar General and seconded by Roger Hadsall. The vote carried unanimously.

A discussion regarding the on-lot well occurred between Planning Commission regarding the surety of the well. The Planning Commission decided that surety of the well should be posted.

A motion made by Roger Hadsall that the applicant shall post surety for the on lot well, and seconded by Stacy Huber and carried unanimously.

The County Planner mentioned the timeline of the project is approaching 90 days and that an extension would be needed.

A motion was made by Dale Brown to grant a 90 day extension, seconded by Roger Hadsall and carried unanimously.

C. Subdivision of Lands of Thomas J. O'Reilly-Lemon Township File# 22-7 – Waivers & Approval with Conditions.

Request for waiver for permits or give conditional approval and try to get permits for Sewage Planning and HOP, §303.6. Due to the complexity of the Highway Occupancy Permits, the applicant is going to attempt again to obtain.

Stacy Huber made a motion to table approval discussion for one month, seconded by Roger Hadsall, carried unanimously.

D. Bridgeview Commons-Nicholson Borough-File # 22-8 - Approval with Conditions

Dale Brown made a motion to accept the Waiver Request regarding §402.C, §402.4 of the Wyoming County Subdivision and Land Development Ordinance, seconded by Jim Davis and carried unanimously.

Stacy Huber made a motion to accept the Waiver Request regarding §604.1.A of the SALDO, seconded by Roger Hadsall and carried unanimously.

Dale Brown made a motion to accept the Waiver Request regarding §604.3 of the SALDO in regards to the water and electric, seconded by Jim Davis and carried unanimously.

Roger Hadsall made a motion to accept the Waiver Request regarding §607.8.C.1 of the SALDO, seconded by Jim Davis and carried unanimously.

Stacy Huber made a motion to accept the Waiver Request regarding §607.8D, §607.7.F, §607.8.E of the SALDO, seconded by Roger Hadsall and carried unanimously.

Jim Davis made a motion to accept the Waiver Request regarding §607.22 of the SALDO, seconded by Dale Brown and carried unanimously.

Roger Hadsall made a motion to accept the Waiver Request regarding §607.23 of the SALDO, seconded by Stacy Huber and carried unanimously.

Dale Brown made a motion to accept the Waiver Request regarding §622.2.A and §622.3 of the SALDO, seconded by Jim Davis and carried unanimously.

A discussion occurred after the approval of the waivers in regards to additional outstanding matters. The Planning Commission agreed that the NPDES Permit, a maintenance agreement to include the existing stone wall and a potential access to sewage infrastructure for maintainance should be conditions of approval.

A motion was made by Roger Hadsall to grant approval with conditions as noted above and seconded by Stacy Huber. The vote carried unanimously.

E. Minor Subdivision for John Kuesel, Jr. & Sara Abbruzzi -Lemon Township- #22-10 - Waivers

Roger Hadsall made a motion to accept the Waiver Request regarding §801.7A of the SALDO for minimum lot width, seconded by Jim Davis and carried unanimously.

Dale Brown made a motion to accept the Waiver Request regarding §606.4 of the SALDO for lot size, seconded by Stacy Huber and carried unanimously.

Dale Brown made a motion to accept the Waiver Request regarding §607.9.D of the SALDO for the interior set back, seconded by Stacy Huber and carried unanimously.

IX. Old Business- Update: Tunkhannock Borough Mobility Study; setting a second meeting, invites to be sent out

X. New Business- No new business

XI. Visitors & Guests- Michael Lusaitis, Dennis Phelps, Thomas O'Reilly, Larry O'Reilly, Eric Kyttle, Jude Cooney, Warren Howeler, Bob Barker

XII. Adjournment-

A motion was made at 8:20 p.m., by Jim Davis to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.