

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square \* Tunkhannock, PA 18657 \* Phone: (570)-996-2268  
Website: [www.wyomingcountypa.gov](http://www.wyomingcountypa.gov) Email: [lfarber@wyomingcountypa.gov](mailto:lfarber@wyomingcountypa.gov)

## WYOMING COUNTY PLANNING

### COMMISSION

Randy Ehrenzeller  
Dale Brown  
Roger Hadsall

Ed Coleman  
Paul Rowker  
Jeremy Leaidicker

Stacy Huber  
Matthew J. Austin  
Robert Thorne

### LOCATION

**Minutes # 662**

**March 20, 2024**

**6:30 p.m.**

**I.** Pledge of Allegiance

**II.** Call to Order & Roll Call

Ed Coleman, Vice-Chairman, called the meeting to order establishing a quorum.

Present	Absent	Staff
	Randy Ehrenzeller	Lynnelle Farber
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

*Addition to Agenda: New Business: Discussion about Shadowbrook – Extended Stay Hotel*

**V.** Approval of Minutes #661– February 21, 2024

*Dale Brown made a motion to approve the Minutes #661 – February 21, 2024. The motion was seconded by Matt Austin, and the vote was carried unanimously.*

**VI.** Correspondence

A. Chronological Report – February 21, 2024 to March 20, 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 –  
*Acceptance*

*The Planning Director received all documents to review and recommended acceptance.*

*A motion to accept was made by Matt Austin, and seconded by Bob Thorne. The vote was carried unanimously.*

C. **Tunkhannock Solar Project** – Tunkhannock Township – File #2024-11 – *Acceptance*

*The Planning Director received the submission with missing items – Stormwater report, NPDES, existing resources/analysis, access roads, and easements. Noting that it was an incomplete submission, she did not recommend acceptance.*

*Natalie Coffee, from ARM Group, spoke on the project, relaying there are no wetlands, they are in the preliminary stages of a Stormwater report, and there shouldn't be a change in runoff.*

*It was asked if the company would be willing to do a decommissioning agreement since they would not be bound to the new SALDO amendments. Ms. Coffee said she was sure they would.*

*Since the package is incomplete, instead of denying the submission, it was suggested to table it until all parts were submitted.*

*A motion to table was made by Dale Brown, and seconded by Stacy Huber. The vote was carried unanimously.*

**VIII.** Old Business –

A. Discussion of SALDO Amendments

*Per Attorney Litwin, Carson Helfrich has made all the changes that were discussed. If okay with the Planning Commission, he will ask Commissioners to advertise.*

*A motion to send to the Commissioners was made by Stacy Huber, and seconded by Bob Thorne. The vote was carried unanimously.*

**IX.** New Business –

A. Discussion about Shadowbrook – Extended Stay Hotel

*Attorney Litwin stated they are converting the hotel to multi-family housing. Developer wants to submit the land development as extended stay hotel so there won't be a delay to the tentative July opening. No new structures are being built, waivers may be needed. They may be in the same situation as the new Nursing Home. A Hold Harmless & Developer's Agreement to work around the land development requirements would allow them to continue construction.*

*Developer did not realize it should have been a Land Development – they haven't had any lease agreements, but have interested individuals. They are looking for openness and flexibility with this error and are hopeful to continue on their current timeline.*

*A motion to authorize Attorney Litwin to write a Hold Harmless and Developer's Agreement was made by Bob Thorne, and seconded by Jeremy Leaidicker. The vote was carried unanimously.*

- X.** Visitors & Guests – Bob Baker – Wyoming County Examiner; Warren Howeler – Rocket-Courier; Angelo Terrana, Joe Rinkus, Larry Beebe, Aaron Campbell, Kevin Potter, Neil King, Bob Shumway, Natalie Coffee – ARM Group, Megan Barone – Peters Consultants, Inc.; Nicholas Swizer, John Scholz

- XI.** Adjournment –

*A motion was made at 6:55 p.m. by Stacy Huber to adjourn the meeting; seconded by Bob Thorne, and carried unanimously.*