

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller	Ed Coleman	Stacy Huber
Matthew J. Austin	Dale Brown	Roger Hadsall
Jeremy Leaidicker	Paul Rowker	Robert Thorne

Wyoming County Emergency Operations Center 3880 State Route 6, Tunkhannock, PA 18657

Minutes # 674

March 19th, 2025

6:00 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

Stacy Huber, Secretary, called the meeting to order establishing a quorum.

Present	Absent	Staff
	Randy Ehrenzeller	Matthew C. Jones
	Ed Coleman	Robert Kenney
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

V. Announcement:

Matt Jones said that the Greens at Shadowbrook had received its sewer approval from DEP and had fulfilled all the conditions of its approval. He said that staff had sent the developer a Notice to Proceed to Construction letter.

VI. Approval of Minutes #673 – February 19th, 2025 Planning Commission meeting

A motion was made by Dale Brown to approve the Minutes #673 – February 19th, 2025, seconded by Roger Hadsall. The vote was carried unanimously.

VII. Correspondence

A. Chronological Report – February 18th, 2025 to March 10th, 2025

(Accepted as presented)

VIII. Subdivision and Land Development

A. Minor Subdivision Report

(Accepted as presented)

B. Tunkhannock Solar Project – Land Development Plan – Tunkhannock Township – File #2024-11 – Conditionally approved

Staff update (highlights):

- A revised plan was received on March 5, 2025.
- A licensed Professional Engineer has added their signature and seal to the plan.
- A newly-recorded access-and-maintenance agreement for the private Wellwood Drive right-of-way including the landowner was recently ratified by all pertinent neighbors.
- Letters from PA-PUC and FirstEnergy/Penelec say the site is serviceable for electricity.
- Two alternating rows of Green Giant Arborvitae evergreen trees spaced 15 feet apart have been proposed in an extended line that would successfully screen sight of the panels from neighbors.
- All outstanding invoices were recently paid in full.
- A decision on this plan is due to be rendered by the Commission today.

Action requested: Staff recommends Commission vote to provide **Conditional Approval** of this plan subject to the following conditions being completed within one year (by March 19, 2026):

C1. NPDES approval from PA-DEP and Wyoming County Conservation District (§§306.8 and 403.4G/I).

C2. Enter into a Developer’s Agreement with the County, and establish an Improvements Construction Financial Security, unless a signed plan not needed (§§306.9; 306.10; 403.4N; 500.4; 503 and 508).

Matt Jones said that the developer had submitted a revised plan for review since the previous meeting. He said that a licensed engineer had added seal and signature to the plan. He added that a new access agreement had been signed by the applicant and the neighboring lot owners allowing access to Wellwood Drive and that, should the road sustain any damage during construction of the solar project, the applicant had agreed to repair the road to its pre-construction state. He also explained that staff had received letters from the utility company and the state describing the site as serviceable for electrical purposes.

Matt then said that the revised plan showed a proposed driveway from Wellwood Drive to the site of the solar panels, and that two alternating rows of arborvitae were proposed in the vicinity of the driveway that would, in conjunction with existing evergreen coverage, adequately screen the solar panels from view from neighboring properties.

Matt said that a final decision was due at that meeting and that staff recommended approval based on two possible conditions with a one-year deadline for completion of those conditions: first, DEP and County Conservation District approval of the site's erosion plan, and second, a decision from the applicant on whether a signed final plan was needed for insurance/financing purposes.

Matt explained that if no such signed plan was needed by the applicant, then a Notice-to-Proceed-to-Construction letter could be sent upon completion of the first condition. However, if a signed plan was required, then the applicant would need to submit a financial bond on the proposed improvements before the plan could be signed. He said that the decision would need to be submitted to staff in writing.

The applicant, Sergey Kuznetsov, said that he hadn't determined if a signed plan was required and asked which route was the safest. Matt answered that it depended on the developer and any financial/insurance partners involved in the project, and explained the bonding process.

Sergey asked how quickly the decision had to be made. Matt answered that Sergey could contact staff at any time and that an email would suffice. Sergey said that for the time being he would opt to forego the signed plan at that point. Matt asked the members to keep the condition, in case Sergey later changed his mind regarding needing a signed plan.

A motion was made by Paul Rowker to approve the plan with the two conditions as listed (approval of erosion plan by DEP/County Conservation District and an improvement bond if a signed final plan is needed; to be completed by March 19th, 2026). The motion was seconded by Bob Thorne, and passed unanimously.

C. Bunker Hill Solar – Land Development Plan – Tunkhannock Township – File #2024-32 – Staff update

Staff update (highlights):

- The applicant has been working on related subdivision plans to create lease parcels.
- The applicant has also been working to add screen fencing and evergreen buffer trees to the Land Development Plan, and to finish other Punch-List items.
- A revised Land Development Plan must be submitted no later than May 7th, 2025.
- A decision on the Land Development Plan is not due to be rendered until May 21st, 2025.

Matt Jones said that the developer recently submitted the required subdivision plans for the leased parcels and is adding fencing and evergreen buffers to the land development plan. He said that a decision is not due until May, and that he is currently reviewing the decommissioning agreements.

He added that once a revised land development plan is submitted to staff and the subdivisions have been reviewed and approved, the land development project can move forward for further consideration by the commission.

D. **PA State Police – Land Development Plan – Tunkhannock Township** – File #2025-5 – *Conditionally approved, waiver granted*

Staff update (highlights):

- A revised plan was received on March 5th, 2025.
- The berm around the proposed shooting range has been raised 8 feet high on the side facing the neighboring cemetery in order to muffle the noise of gunfire.
- The proposed safety fence has been extended to surround the entire complex.
- The proposed stormwater controls were recently confirmed to be adequate.
- A decision on this plan is due to be rendered by the Commission today.

-Action requested: Staff recommends Commission vote to **approve** applicant’s request for **waiver** of the 8% maximum slope for non-residential driveways (§607.16.C6). Staff has no safety concerns for the proposed 9% driveway slope.

- Action requested: Staff recommends Commission vote to provide **Conditional Approval** of this plan subject to the following conditions being completed within one year (by March 19, 2026):

C1. In the Certificate of Ownership block, please list Richard Wilbur as Chairman of the “Wyoming County Commissioners” rather than the Planning Commission (§403.3B). Please also correct this information where it appears on Page 3.

C2. Please secure a new Parcel ID Number (PIN) from the Wyoming County Assessor for the recently-subdivided 10.15-acre parcel to be developed. Please add this new PIN reference to General Note #31 on the plan cover page. Please update everywhere else on the plan these references appear on Pages 2-5. Please use the complete Long-PIN reference with all 15 digits, dashes, and dot (§§406.1; 403.3B and 403.3T.14).

C3. Just prior to resubmitting the plan one final time, please add to its cover page the latest date of revision (§403.3E).

C4. Please secure a Driveway Permit from Tunkhannock Township for the proposed access to Sunnyside Road (Township Road #410), and forward a copy to the County Planning Office (§306.7).

C5. Please secure NPDES approval from PA-DEP and the Wyoming County Conservation District, and forward a copy to the County Planning Office (§§306.8; 403.4I and 610.B).

C6. Please secure Sewage approval or exemption letter from PA-DEP, and forward a copy to the County Planning Office (§306.6).

C7. Please secure Public Water will-serve letter from the Tunkhannock Municipal Authority, and forward a copy to the County Planning Office (§§403.4F; 404.5; 611A and 611D).

C8. Please secure Public Sewer will-serve letter from the Tunkhannock Municipal Authority, and forward a copy to the County Planning Office (§§403.4F; 404.5; 611A and 611D).

Matt Jones said that a revised plan had been submitted to staff on March 5th. He explained that the eight-foot-tall berm on the west side of the proposed shooting range,

facing the neighboring cemetery, will be extended to completely wrap around the range to mitigate the noise of training. He added that a proposed safety fence will fully enclose the complex, with the only entrance being the driveway that leads to the front of the building.

He said that the county's consulting engineer was satisfied that the stormwater controls will be adequate, and that the only issue that remained for staff was the slope of the driveway at 9% vs. the allowed 8%. He said that the developer had submitted a waiver request for the matter.

Matt said that staff recommended approval of both the waiver and the plan, with a deadline of one year for the developer to complete the conditions of approval listed in the meeting agenda.

Roger Hadsall asked about the property's Parcel Identification Number (PIN) and if it had been subdivided. Matt answered that a minor subdivision plan had recently been submitted, reviewed/approved by staff in-house, and recorded, and that the property would have a new PIN in the near future.

George Albert, the applicant, said that he will be working on a new deed for the property to secure a new PIN. He added that he had received the project's NPDES permit and would send a copy to staff. Matt asked that the condition be kept on the list.

Paul Litwin, county solicitor, recommended adding the leasing of the property to the list of conditions. He explained that Mr. Albert had been able to submit the project as an equitable owner due to having an option agreement with the county to enter a lease for the property. He said that Mr. Albert would have to exercise that option to initiate the lease, but that it hadn't happened yet.

A motion to waive the 8% slope limit to allow 9% for the driveway was made by Roger Hadsall, seconded by Dale Brown. The motion carried unanimously.

A motion to conditionally approve the plan with nine conditions (the eight listed in the meeting agenda, as well as the execution of a lease of the property between Wyoming County and PSP Tunkhannock, LLC) was made by Matt Austin, seconded by Jeremy Leaidicker. The motion carried unanimously.

IX. Old Business- None raised.

X. New Business-

Joe Sherman said that he lives on a property abutting one owned by Pristine Vision, LLC. He said that his attorney suggested submitting the documentation of an easement he had with the previous owner of Pristine Vision's lot to both Tunkhannock Borough and the county for future reference.

Matt Jones asked if the easement had been recorded. Linda Sherman answered that it had been, both with the Recorder of Deeds and the Prothonotary's Office. Matt asked when it had been recorded. Joe said it was recorded in 2018. Staff accepted the documentation.

Matt said that a subdivision plan had been submitted in 2024 for the Pristine Vision

property. Linda said that the company had approached her and Joe regarding a possible lot line adjustment of four feet for a fire safety door. She said she and Joe were willing to allow the four feet, but that Pristine Vision had then asked for an additional six feet for a sidewalk, which the Shermans declined. She said that they had offered an easement to Pristine Vision but had not received a response in two months.

Stacy Huber confirmed that Tunkhannock Borough had received a copy of the existing easement previously. Linda said that she was unaware of what Pristine Vision's plan for the structure was. Matt said he was unsure of the history of the property but that he would be looking into it, and asked Paul Litwin if he had any more information. Paul said that he was unsure of what had been approved and what was presented.

Stacy said that there were issues that needed to be resolved, including a right-of-way for the municipal authority. Paul asked if a land development had been submitted, to which Stacy said he didn't know. Matt said that he had only seen a subdivision plan. Roger Hadsall said that there might have been a sketch plan submitted.

Joe Sherman said that as far as he knew, when the previous owner had divided the lot and sold part to Pristine Vision, some additional pieces of land had been acquired from another adjacent lot owner to square up the property. He said that that might have been what the members were referring to.

XI. Visitors & Guests- *Sergey Kuznetsov, Kateryna Saveiko, Alice Young, Barry Young, Natalie Coffee, Linda Sherman, Joe Sherman, Terry Lane, George Albert*

XII. Adjournment-

A motion to adjourn the meeting was made at 6:38 p.m. by Roger Hadsall, seconded by Bob Thorne, and carried unanimously.