

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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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 # 664

May 15, 2024

6:30 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

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

Present	Absent	Staff
Randy Ehrenzeller		Caitlyn Allaoui
Ed Coleman		Paul Litwin, Esquire
Stacy Huber		
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)

Public Comment: Alice Young and Barry Young wanted to address the Tunkhannock Solar Project. They live on Wellwood Drive, a private lane, which is the access road for the Tunkhannock Solar Project. The road is part of the HOA, they have to pay for the repairs themselves. It isn't built for heavy construction. It frequently washes out and is a gravel/dirt road. The owners of the land – Shupps – are not part of the HOA. They don't contribute to the management of the road.

Alice is concerned about stormwater management. Anthony Talarico owns the road and the adjacent site of the project. Talarico and Wellwood Drive are down slope from the project. Mrs. Young requested that the project be tabled until the concerns were addressed.

Chairman Ehrenzeller said we can discuss the access point, and there is a letter from County Conservation, they will have to have a plan to handle runoff. That's in place now so it will be addressed.

IV. Agenda

V. Approval of Minutes #663– April 17, 2024

Dale Brown made a motion to approve the Minutes #663 – April 17, 2024. The motion was seconded by Roger Hadsall, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report – April 17, 2024 to May 15, 2024

Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

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

Since the NPDES is required, Chairman Ehrenzeller feels comfortable that runoff will be addressed. Discussion about the water runoff continued, including conversation about Aqua. Ed Coleman mentioned that if Mr. Talarico says they can't use his road, they will have to address this. Attorney Litwin said this will be addressed by the engineer review.

A map was provided with the access road, but Barry Young stated that it does not extend to the end of the private road.

Discussion returned to access/right-of-way. According to Attorney Litwin, the access road will be addressed with the Tunkhannock Solar Project review.

Attorney Litwin stated that a subdivision is needed since the entire lot is not being used.

It was stated that all the necessary documents were received. After discussion of the access road, Submission Acceptance was recommended so that the review period can start on this land development.

A motion was made by Dale Brown to accept the submission of the Tunkhannock Solar Project. The motion was seconded by Bob Thorne. A vote was taken and the motion passed unanimously.

C. Meshoppen Dollar General – Meshoppen Township – File #2024-17 – Acceptance

Interim Director Caitlyn Allaoui stated all necessary documents are received for a complete packet. Submission Acceptance was recommended so that the review period can start on this land development. Chairman Randy Ehrenzeller asked if this is the same lot they proposed to build on before – confirmed that it is. Attorney Paul Litwin said to table to waivers for now and focus on the acceptance.

A motion was made by Ed Coleman to accept the submission and table the waivers for the

Meshoppen Dollar General. The motion was seconded by Matt Austin. A vote was taken and the motion passed unanimously.

D. Winding Creek Ranch Pole Barn Garage Land Development – Eaton Township – File #2024-18 - Acceptance

It was stated that all the necessary documents were received; however, the engineering certification stating “ZONING DOES NOT EXIST IN TUNKHANNOCK TOWNSHIP” is incorrect. This project is located in Eaton Township and Zoning does exist there. Submission Acceptance was not recommended until accurate information is provided and Zoning Ordinances are followed.

Dale Brown commented that he thought this was agricultural, which we would not cover. Discussion continued about agricultural and residential zoning, but it was determined that due to the error on the cover page, it would not be pertinent at this time.

A motion was made by Ed Coleman to not accept the submission for the Winding Creek Ranch Pole Barn Garage. The motion was seconded by Stacy Huber. A vote was taken and the motion passed unanimously.

VIII. Old Business –

IX. New Business –

X. Visitors & Guests – Natalie Coffee – ARM Group, Alice Young, Barry Young

XI. Adjournment –

A motion was made at 7:07 p.m. by Roger Hadsall to adjourn the meeting; seconded by Paul Rowker, and carried unanimously.