

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square * Tunkhannock, PA 18657 * Phone: (570)-996-2268

Website: www.wycopa.org Email: lfarber@wycopa.org

WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller

Ed Coleman

Sandra Boyle

Dale Brown

Jim Davis

Roger Hadsall

Stacy Huber

Matthew J. Austin

Robert Thorne

LOCATION

Virtual Meeting by ZOOM

& in-person at Wyoming County EOC at 3880 US 6, Tunkhannock, PA 18657

Minutes #638

May 19, 2021

Agenda

6:30 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

Randy Ehrenzeller, Called the virtual meeting to order establishing a quorum.

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

III. Public Comment –

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

No Public Comment was presented at this time.

IV. Agenda

The Planning Director stated that at this time there are additions to the agenda. The following items are to be added.

-Tunkhannock Ford Land Development- Request for Liability Waiver to proceed with Construction

-Eaton Hills Townhouses- Units 90-92- Request for Approval with extension of Construction Guaranty and Escrow

V. Approval of Minutes #637– April 21, 2021

Dale Brown made a motion to approve the Minutes #637- April 21, 2021. The motion was seconded by Roger Hadsall and carried unanimously.

VI. Correspondence

A. Chronological Report –April 21 to May 19, 2021

Minor Corrections and add the Labella Report; Approved as presented.

VII. Subdivision and Land Development

A. Minor Subdivision Report

Approved as presented.

B. **Kost Tire and Auto Center Addition Land Development-** Tunkhannock Township- File #21-07

The Planner gave a brief update on the project. A general discussion occurred. At this time there is no action for the Planning Commission to take.

C. **Food Express Convenience Store Addition Land Development-** Tunkhannock Borough- File #21-12

The Planner gave a brief update that the first round of comments from the County Engineer have been received and the applicant is working to respond and revise per comments.

D. **Major Subdivision for Brian & Sarah Streby-** Tunkhannock Boro & Township- File #21-02- *Submission Acceptance*

The Director stated that she has received the necessary documents and recommended Submission Acceptance so that the review period can begin on this subdivision.

A motion was made by Matthew Austsin to Accept the Submission. The motion was seconded by Ed Coleman and the motion carried unanimously.

E. **Major Subdivision For David L. & Eileen A. Dymond-** Eaton Township- File #21-15- *Submission Acceptance*

The Director stated that she has received the necessary documents and recommended Submission Acceptance so that the review period can begin on this subdivision.

A motion was made by Sandy Boyle to Accept the Submission. The motion was seconded by Roger Hadsall and the motion carried unanimously.

F. **Tunkhannock Ford Dealership Land Development-** Eaton Township- File #19-56 *Waiver of Liability*

The Director explained the reason that she has received a request from the applicant for waiver and presented a draft to be finalized by solicitor. Ford Dealership paying their own Attorney Fees. Paul Litwin has a conflict of interest and the commissioners have authorized attorney Ken Levitsky to represent the Planning Commission and the County, should the need arise.

A motion was made by Matthew Austin to execute Authorization. The motion was

seconded by Dale Brown and the motion carried unanimously.

G. Eaton Hills Townhouse- Units 90-92- Eaton Township- File #2017-09 *Request for approval of Units with an extension of Construction Guaranty and Escrow.*

The Director explained that maps have been submitted for Units 90-92 for approval. They are currently being reviewed by County Engineer. The County currently holds an amount in escrow to cover any anticipated costs associated with proposed improvements. The applicant is requesting that this Escrow be extended and Approval be granted for the Units.

A motion was made by Ed Coleman to grant approval pending Engineer review of plans. The motion was seconded by Robert Thorne and the motion carried unanimously.

A motion was made by Ed Coleman to execute construction Guaranty and extend escrow till improvements are deemed complete by Engineer inspection. The motion was seconded by Robert Thorne and the motion carried unanimously.

VIII. Old Business

Held executive session on May 6th via zoom

IX. New Business

Welcomed Jessica

X. Visitors & Guests

Bob Baker Wyoming County Examiner

XII. Adjournment

A motion was made at 6:54 p.m., by Roger Hadsall to adjourn the meeting; seconded by Robert Thorne, and carried unanimously