

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller
Dale Brown
Stacy Huber

Ed Coleman
Jim Davis
Matthew J. Austin

Sandra Boyle
Roger Hadsall
Robert Thorne

LOCATION

Minutes # 658

November 15, 2023

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		Lynnelle Farber
	Ed Coleman	Caitlyn Allaoui
Sandra Boyle		Paul Litwin, Esquire
	Jim Davis	
Dale Brown		
Roger Hadsall		
Stacy Huber		
Matthew J. Austin		
	Robert Thorne	

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. Approval of Minutes #657– September 27, 2023

Stacy Huber made a motion to approve the Minutes #657 – September 27, 2023. The motion was seconded by Sandra Boyle, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report –September 27, 2023 to November 15, 2023

Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

B. **Henry Meadows Housing Sketch Plan** – Tunkhannock Township – File #23-46 –
Discussion and Waiver

Jude Cooney, A+E Group, gave the Planning Commission an overview of the sketch plan for Henry Meadows Housing and requested a waiver of § 803.2. to create an apartment building with 34 dwelling units.

Sandra Boyle asked why this project couldn't be two buildings of 12 units and not need a waiver. Mr. Cooney stated that the cost would be too high to construct two units.

Mr. Cooney asked if the Planning Commission could act on the waiver, but Attorney Paul Litwin stated that since there isn't an official application for this project, there cannot be a waiver approved.

A motion was made by Roger Hadsall to table the waiver, and seconded by Sandra Boyle. The vote was carried unanimously.

VIII. Old Business –

A. Solar Farms – Ordinance Amendment

Decommissioning the solar farm is the biggest concern. Lynnelle will meet with Carson Helfrich and supply information to the Planning Commission members.

IX. New Business –

X. Visitors & Guests – Robert Baker – Wyoming County Examiner; Jude Cooney – A+E Group; Samantha Zimmerman – A+E Group

XI. Adjournment –

A motion was made at 7:09 p.m., by Roger Hadsall to adjourn the meeting; seconded by Matt Austin, and carried unanimously.