

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## WYOMING COUNTY PLANNING COMMISSION

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

## LOCATION

**Minutes # 669** **October 16, 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	Matthew C. Jones
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

**V.** Approval of Minutes #668 – September 25, 2024

*Dale Brown made a motion to approve the Minutes #668 – September 25, 2024. The motion was seconded by Roger Hadsall, and the vote was carried unanimously.*

**VI.** Correspondence

A. Chronological Report – September 25, 2024 to October 16, 2024

*Accepted as presented*

**VII. Subdivision and Land Development**

**A. Minor Subdivision Report**

*Accepted as presented*

**B. Tunkhannock Solar Project – Land Development Plan – Tunkhannock Township – File #2024-11 – Time Extension Request**

*Planning Director, Matt Jones, gave the Planning Commission an overview of what was still lacking from this project. He is still working to develop a more comprehensive list of deficiencies. However, the following issues remain, or have emerged: In order for this project to proceed as presented, the ordinance would require that Wellwood Drive be improved to the standards of a Local Road/Local Street. Such improvements have not yet been proposed by the applicant. Some research indicates that Wellwood Drive may be privately owned by the neighbor, Mr. Talerico (Marc Antony, Inc) and that it may be accessible only to a limited list of landowners exclusive of the Shupp property where the solar panels are proposed to be located. Research also indicates that Wellwood Drive might be subject to the covenants of a maintenance agreement through a kind of homeowners' association-like entity. Mr. Talerico introduced himself to a member of the applicant's team during the September Planning Commission meeting, and said publicly he was open to negotiations. The applicant has provided no news since on this front, except to still purport that the Shupps enjoy legal access to Wellwood Drive. Staff is still researching this issue. Secondly, the applicant was notified in June that a professional with "PE" credentials would need to add their name, signature, and license seal to the plan to verify the proposed conditions are accurately presented and meet generally accepted engineering standards. Their resubmission in September still did not see this information added. Also- The applicant was advised at the September meeting that a landscaping plan would need to be added to the plan-set to include substantial evergreen plantings along Shupp's frontage with Talerico. This item remains outstanding. There were no representatives from the applicant to speak on behalf of the Tunkhannock Solar Project. Matt Jones stated he still recommended the 30-day extension be approved so he could soon send the promised punch-list, and to give the applicant more time to make meaningful progress and possibly reach conditional approval for next month's meeting. However, if substantial progress is not made by the November meeting, or if certain critical issues remain, then staff might recommend denial of the project.*

*A motion was made by Roger Hadsall to approve the time extension request, and seconded by Stacy Huber. The vote was carried unanimously.*

**C. Henry Meadows Housing – Tunkhannock Township – File #2024-40 – Presentation by Developer, Submission Acceptance**

*Jude Cooney, A+E Group, gave a brief overview of the minor subdivision and land development plan for Henry Meadows Housing.*

*Attorney Paul Litwin asked about the access road – is it public? Jude stated it is a public township road. Jude mentioned asking for a waiver for the number of units per building. Matt Jones previously reviewed this item and believes it would not be an issue, but will double-check. A general discussion took place on the overall design of the building and some of its potential features such as recreation, balconies, laundry, etc. Potential issues were noted, including no legend on the lighting plan to indicate the dark-circle icons represent newly-proposed lights. Also- the driveway easements appear to be proposed at different widths on this land development plan as compared to the related subdivision plan recently received. Mr. Jones stated that these would need*

*to match. The group thanked Mr. Cooney for his presentation.*

*A motion was made by Dale Brown to accept the submission for Henry Meadows Housing, and seconded by Matt Austin. The vote was carried unanimously.*

**VIII.** Old Business-

**IX.** New Business-

i. Reminder of joint meeting with County Commissioners for Mobility Study – October 23, 2024, 6:00 PM, Wyoming County EOC

**X.** Visitors & Guests- Jessica Harker – Wyoming County Examiner; Rich Kresge – LaBella Associates; Jude Cooney – A+E Group; Leslie Rhoades, John Carroll

*Leslie Rhoades wished to speak about solar projects at this time. Her main concern was decommissioning. She has studied ordinances from various places in Pennsylvania to gain information for herself as she may have solar panels on her property in the future. Attorney Litwin confirmed that the decommissioning agreement is to protect the county and that she would need to do what is necessary to protect her interests.*

**XI.** Adjournment-

*A motion was made at 7:28 p.m. by Stacy Huber to adjourn the meeting; seconded by Roger Hadsall, and carried unanimously.*