

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 # 657

September 27, 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 #656– July 19, 2023

Dale Brown made a motion to approve the Minutes #656 – July 19, 2023. The motion was seconded by Ed Coleman, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report –July 19, 2023 to September 27, 2023
Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report
Accepted as presented with Zacharias Cemetery addition.

A motion was made by Sandy Boyle to amend the agenda to change the action from “Update” to “Approval” for “Tunkhannock Rehabilitation and Health Care Center, LLC Land Development” and “Endless Mountains Veterinary Center, PC Land Development”. The motion was seconded by Bob Thorne. The vote was carried unanimously.

B. Tunkhannock Rehabilitation and Health Care Center, LLC Land Development –
Tunkhannock Borough – File #23-32 – *Approval*

A motion was made by Ed Coleman to waive the §402.6.H (Sewage Disposal Information) requirement of the SALDO, and seconded by Stacy Huber. The vote was carried unanimously.

A motion was made by Dale Brown for approval with two conditions: the deeded easement and sewage must be completed before final approval and the signed acknowledgement and indemnification agreement satisfactory to the Wyoming County Solicitor Paul Litwin, Esq. must be signed by the developer. The motion was seconded by Robert Thorne. The vote was carried unanimously.

C. Endless Mountains Veterinary Center, PC Land Development – Tunkhannock
Borough – File #23-33 – *Approval*

A public comment from Ms. Linda Sherman was made about the plants and trees that are intended to be used as the buffer screening. The buffer screening meets the ordinance requirements and it was decided that the Shermans would speak with the Vet Center to make the decision on the trees and plants to be planted.

Robert Thorne made a motion to accept the waiver request regarding §402.6.K (Stormwater Management), and seconded by Stacy Huber. The vote was carried unanimously.

A motion was made by Ed Coleman for approval with conditions: must receive HOP after minor subdivision associated with the Land Development is approved, and seconded by Sandy Boyle. The vote was carried unanimously.

VIII. Old Business – Wisnosky will need to submit as-builts and request waivers

IX. New Business –

- A. Solar Farms – Land Development – *need to address decommissioning solar farms, potentially update the SALDO to include this*
- B. Exeter Township – Zoning ordinance amendment - *A copy was handed out to each PC member to review if desired*

X. Visitors & Guests – Robert Baker - Wyoming County Press Examiner; Linda and Joseph Sherman; Michael P. Kelly – Developer; Mick Goodwin – Milnes Engineering; Josef Reese – Milnes Engineering

XI. Adjournment –

A motion was made at 8:13 p.m., by Stacy Huber to adjourn the meeting; seconded by Bob Thorne, and carried unanimously.