

V. Approval of Minutes #667 – August 21, 2024

Stacy Huber made a motion to approve the Minutes #667 – August 21, 2024. The motion was seconded by Bob Thorne, and the vote was carried unanimously.

VI. Correspondence

- A. Chronological Report – August 21, 2024 to September 25, 2024
Accepted as presented

VII. Subdivision and Land Development

- A. Minor Subdivision Report
Accepted as presented

- B. **Bunker Hill Solar – Land Development Plan – Tunkhannock Township** – File #2024-32 –
Acknowledge new application as “complete and submit[ted]” (§306.2E).

Eli Bracken gave a brief overview of the Solar Farm proposed for Bunker Hill. It was stated that all necessary documents were received. Submission Acceptance was recommended so that the review period can start on this land development.

A motion was made by Roger Hadsall to accept the submission of the Wyoming Bunker Hill Solar Projects, and seconded by Dale Brown. The vote was carried unanimously.

- C. **Rustic Creek Family Acres – Major Subdivision Plan – Tunkhannock Township** – File #2024-36 –
Acknowledge new application as “complete and submit[ted]” on condition that applicant/surveyor acknowledges in writing it is considered/will need to be renamed/processed as a “Preliminary” Major Subdivision (§§301.1 and 303.1E).

Addition: *Waiver Request to not show a 50’ right of way §607.16D (Residential Driveways)*

Lindy LaRue gave a brief overview of the Preliminary Major Subdivision for Rustic Creek Family Acres LLC. Matt Jones detailed the requirements of the SALDO and why this waiver is being requested. There are no new houses being added and the current width of the right of way has been adequate prior to this subdivision. Ed Coleman questioned whether or not it was safe for emergency vehicles, Lindy responded that it has been an active campground for many years without issues.

A motion was made by Ed Coleman to accept the waiver request regarding §607.16.D (Residential Driveways) of the Wyoming County Subdivision and Land Development Ordinance, and seconded by Stacy Huber. The vote was carried unanimously.

Submission Acceptance was recommended so that the review period can start on this major subdivision. A motion was made by Dale Brown to accept the submission of the Preliminary Major Subdivision for Rustic Creek Family Acres LLC, and seconded by Bob Thorne. The vote was carried unanimously.

- D. **Meshoppen Dollar General – Land Development Plan – Meshoppen Township** – File #2024-17
Recommend approval of waiver request from §505.1 (Improvement Maintenance Guarantee).

Recommend approval of waiver request from §508.1I (Reference of Maintenance Guarantees in the Developer’s Agreement).

Waiver of §505.2 should also be requested and granted (Stormwater Maintenance Guarantee).

Re-Issue *Conditional Approval* but with the following *revised conditions*:

1. Condition: Sewage planning approval from DEP (or confirmed exemption from DEP) must be forwarded to the Planning Office (§306.6).
2. Condition: The applicant has expressed interest in bonding the proposed site improvement construction. If the applicant still wishes to post bond for the proposed site improvement construction, then a Developer's Agreement must be established between the applicant and the County as part of this process (§§500.6 and 508).
3. Condition: A copy of the new deed, now that the reverse subdivision was recently completed, must be provided to the Planning Office (§§403.4E and 406.1).
4. Condition: Plan Note #2 must be edited to provide the updated deed reference and parcel number for the recently consolidated lot proposed for development (§§403.3B; 403.3I; 403.3T and 406.1).
5. Condition: Add signature and seal of Applicant's Engineer to the plan (§§403.3.D and 406.1).
6. Condition: Final revision date must be added to the plan prior to submission to the Planning Office for signature consideration (§§403.3E and 406.1).

Same advisories:

Please be aware that, prior to recordation of the preliminary/final land development plan, the notarized signature(s) of the landowner(s) will need to be added to the plan. They will need to match the owners listed on the latest deed (§§406.1 and 403.3B).

Please be aware that, after securing approval signatures through the Planning Office, the preliminary/final land development plan will need to be recorded within 90 days thereafter, and a receipt of the recording must be provided to the Planning Office within 30 days of the recording (§306.11).

Please be aware that a DEP public water supply permit (PWSP) or documentation from DEP that PWSP is not required, will need to be provided, as well as As-Built Plans and inspection of the site by the County Planning Office Consulting Engineer to confirm compliance prior to the County issuing a Certificate of Conformance to allow occupancy of the store (§§306.12; 306.13; 403.4F; 406.1; 408; 408.3; 500.4; 611A; 611.2 and 702.3E).

Matt Jones detailed the reason this is back on the agenda – showing the reason the maintenance bond should no longer be required.

Ed Coleman questioned why Dollar General doesn't maintain it, the residents will be left to deal with it. Mick Goodwin added that permanent maintenance must be established before closing out the permit and this is recorded. Dale Brown said there are not many neighbors to be affected.

A motion was made by Dale Brown to accept the three waivers, and seconded by Roger Hadsall. With a majority vote 6 to 1, the motion passed.

A motion was made by Roger to re-issue the Conditional Approval, and seconded by Paul Rowker. The vote was carried with Ed Coleman abstaining.

E. Tunkhannock Solar Project – Land Development Plan – Tunkhannock Township – File #2024-11

Recommend approval of waiver request from §§402A; 402B and 402C (Site Context Map, Existing Resources and Site Analysis).

Discussion on whether consulting engineer team from LaBella thinks the proposed infiltration berm will be adequate for control of stormwater generated by development of new access drive and installation of pole-mounted panels.

Discussion on buffers and landscape plantings that will be required for the site per §615, etc. Waiver from these requirements is not recommended by staff. Existing tree-line does not completely surround the site proposed for solar panels from other neighboring properties nearby and is deciduous and spotty.

Discussion on newly submitted decommissioning proposal.

Deed reference alleging that Wellwood Drive was established with a private right-of-way adjacent and accessible by this parcel should be listed in larger print so as to be legible. Additional reference(s) to recent subdivision(s)

establishing Wellwood Drive as an adjacent right-of-way should also be added to the plan. Newly submitted survey sheet will need to be added to the rest of the plan-set as an integral part of it. Same goes for the newly submitted sheet titled "E101" displaying the proposed Penelec electric lines: The location of new electric lines (and associated easements) will need to be proposed/superimposed on top of imagery showing the location of the Wellwood Drive right-of-way. The proposed locations of the electric lines may need to be moved to access the site by way of the Wellwood Drive right-of-way rather than traverse neighboring properties depending on the image that results from prior deed and subdivision references. Applicant will need to have Professional Engineer with "PE" credentials verify the accuracy of the proposed conditions, and add their name, address, license number, signature, and seal to the plan. Re-submission of the plan with whatever edits are determined necessary by the Planning Commission will be necessary so staff can review.

Discussion of Wellwood Drive

A general discussion was held about the location of this solar farm and the worries of accessing the site. Anthony Talarico was present and said he is open to working something out and discussing the issue with ARM Group.

A motion was made by Ed Coleman to accept the waiver request §§402A; 402B and 402C (Site Context Map, Existing Resources and Site Analysis), seconded by Dale Brown. The vote was carried unanimously.

Matt Jones asked if we should discuss the decommissioning proposal and the buffer between properties, adding that some buffering would be required between the solar panels and the neighbors prior to approval. Ed Coleman believed it may be premature and should be discussed when this comes in for approval. Decommissioning will come into the final decision.

F. Greens at Shadowbrook – Land Development Plan – Tunkhannock Township – File #2024-24

Discussion on waiver request from Table 803.2 (maximum number of dwelling units per building).

Discussion on whether western access road meets the standards of §803.3B and Table VI-1.

If a full sprinkler system pre-exists or will be installed to service the apartment building, as is suggested in the developer's engineer's letter of Sept. 23, 2024, then please add a note to the plan stating such. Verification of this system will be required after plan approval, after construction, but before inspection, Certificate of Conformance, and occupancy of the apartment.

Recommend submission and granting of waiver request from §621 (fire access within 150 feet of back of apartment building) on the assumption a sprinkler system will be provided.

Please provide copy of the HOP.

DEP and SEO sewage approvals can be made a condition of plan approval.

Proof of securement of water supply would be needed after plan approval, and after construction, but prior to inspection, Certificate of Conformance, and occupancy of apartments.

Outcome of tonight's discussion will determine this project's next steps.

A motion was made to accept the waiver request from Table 803.2(maximum number of dwelling units per building) by Paul Rowker, seconded by Bob Thorne. The vote was carried unanimously.

A motion was made to accept the waiver request from §803.3B and Table VI-1 (road standards) by Ed Coleman, seconded by Dale Brown. The vote was carried unanimously.

A motion was made by Roger Hadsall to issue Conditional Approval with three conditions – a note promising the sprinkler system will be updated, HOP issued by PennDOT, and Sewage Planning approval from DEP. The motion was seconded by Dale Brown, and the vote was carried unanimously.

VIII. Old Business-

IX. New Business-

- Discuss whether to move 2025 meeting times back 30 minutes to 6:00 pm start.

Approved, beginning January 2025

- A draft of the Tunkhannock Mobility Study has been produced. Steering Committee will meet Oct. 1. PC members will be invited to a final study public adoption meeting with the Commissioners, date TBD.

Lynnelle Farber has taken on the task of completing the Tunkhannock Mobility Study at Hunt Engineering. The draft may be ready to be adopted by the Commissioners after the upcoming steering committee meeting.

X. Visitors & Guests-

Glenn Shupp, Alice Young, Neal Thatcher, Eli Bracken - SWCA, Joe Rinkus, Natalie Coffee – ARM Group, Mick Goodwin – Milnes Engineering, Jessica Harker – Wyoming County Examiner, Anthony Talarico, Dominic Talarico

XI. Adjournment-

A motion was made at 8:01 p.m. by Roger Hadsall to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.