

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller

Ed Coleman

Sandra Boyle

Dale Brown

Jim Davis

Roger Hadsall

Stacy Huber

Matthew J. Austin

Robert Thorne

LOCATION

Minutes # 653

December 21, 2022

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 M. 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 #652– November 16, 2022

Dale Brown made a motion to approve the Minutes #652 – November 16, 2022. The motion was seconded by Sandra Boyle, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report – November 16, 2022 to December 21, 2022

Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

B. **Food Express Convenience Store Building Addition** – Tunkhannock Borough – File #21-12 – *Modification Approval*

A discussion was conducted by Architect Ed Kovalski, Planner Lynnelle Farber, and Attorney Paul Litwin updating the Planning Commission on all the changes that were made to be compliant with the SALDO and Zoning. According to Attorney Litwin, the parking spaces were approved by Tunkhannock Borough. A certified letter was sent to the zoning officer regarding the parking spaces and the zoning board granted the variance for 10 parking spaces. The new drawing is in compliance with the Wyoming County SALDO.

A request was made to have a chain and sign with “Employees Only” to prevent customers from entering the restricted section of the store. If this is violated, the permit will be revoked.

A discussion about the driving lanes and clearance behind the building concluded that it was in compliance.

A motion for Modification Approval was made by Dale Brown on the condition LaBella acknowledges in writing that all their concerns have been satisfied. It was seconded by Matt Austin. The vote was carried unanimously.

VIII. Old Business –

IX. New Business –

X. Visitors & Guests – Bob Baker, Ed Kovalski – Food Express Architect, Harsha Patel – Food Express Owner

XI. Adjournment –

A motion was made at 6:50 p.m., by Stacy Huber to adjourn the meeting; seconded by Matt Austin, and carried unanimously.

The Planning Commission voted to go into Executive Session to consult with Paul Litwin about potential litigation. The Executive Session began at 6:51 p.m. and adjourned at 7:06 p.m.