

Planning Commission- County of Wyoming Pennsylvania

Minutes # 684 **February 18, 2026** **6:00 pm**

WYOMING COUNTY PLANNING COMMISSION

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

Meeting Location:

Wyoming County Emergency Operations Center
3880 State Route 6, Tunkhannock, PA

I. Pledge of Allegiance

The pledge was taken. Staff Director Matt Jones then verbally notified all participants that audio from the meeting would be recorded.

II. Call to Order & Roll Call and Pledge of Allegiance

Chairman Randy Ehrenzeller called the Planning Commission to order. He stated there are seven (7) members present constituting a quorum.

Present	Absent	Staff
Randy Ehrenzeller, Chair		Matthew C. Jones, Director
	Ed Coleman, Vice-Chair	Meghan Coury, Assistant
Stacy Huber, Secretary		
Dale Brown		
Roger Hadsall, Treasurer		
Matthew J. Austin		
Robert Thorne		
	Paul Rowker	
Jeremy Leaidicker		

III. Approval of Today’s Agenda (additions or deletions?)

Mr. Ehrenzeller asked if there were any additions or deletions. Director Jones said there were none. It was accepted as presented.

IV. Public Comment- (If audience members wish to address the commission, please let the Chairman know which Agenda item you wish to address, or that you wish to address an item not on the agenda)

V. Announcements: None to report from Staff.

VI. Approval of minutes #683 from last meeting of Jan. 21, 2026

Mr. Ehrenzeller asked if there were any questions or comments on the minutes or any additions or deletions that were requested. Mr. Dale Brown made a motion that the minutes be approved. Mr. Roger Hadsall seconded the motion. The motion was approved unanimously.

VII. Correspondence: Review of Chronological Report from Jan. 8, 2026 through Feb. 4, 2026.

Mr. Ehrenzeller asked if there were any questions or comments on the Chronological Report. Mr. Ehrenzeller asked if the Subdivision presented by David Dymond would be located on commercial property he owned. Mr. Jones said that it is located at the end of Dymond Terrace towards the airport. Mr. Dymond is breaking off ten (10) acres to add to a pre-existing neighbor's lot. It looks like he is selling it to the Kovolenus family. The Chairman asked if there were any other questions or comments. Hearing none it will stand approved as presented.

VIII. Subdivision and Land Development

A. Review Minor/Unique Plans Report for January 8, 2026 through February 4, 2026.

Mr. Ehrenzeller asked if there were any questions on the Minor/Unique Plans Report. There were no comments and the report will stand approved as presented.

B. T ASD Solar - Tunkhannock High School - Land Development Plan – Tunkhannock Township – File#2025-46

-Staff Update: Project still under review. Staff cannot issue comprehensive review letter until Feb. 23 unless we hear from Tunkhannock Township sooner. The plan was shared with Tunkhannock Township on Jan. 23, and they are entitled to 30 days (until Feb. 22) to provide any comments they might have.

Mr. Ehrenzeller asked for a review of this project from Mr. Jones. Matt stated that the project is still in the hopper and is still under review. Staff cannot issue a comprehensive review letter until February 23, about a week from now, unless we hear back from Tunkhannock Township Municipal government sooner. We did forward the Plan and Municipal Comment form to them since it's a new, reconfigured submission. They are entitled to thirty (30) days to take a look at it.

The original key issue with that plan was the sewer line easement in the area. At first blush it appears that the Applicant mitigated that problem. We are required to wait the extra week and give the Township a full thirty (30) days to return their comment form. At that time Staff will provide a Review letter and forward it to the Applicant and their engineer team, ARM Group. John Shepulski, Facilities Director from T ASD is present this evening. Also, Mr. Chandler Ort is here representing the ARM Group. He is an EIT (Engineer in Training) from the Hershey

area and he is filling in for Ben Clemmer this evening. They are here to speak to the school district's solar projects tonight. Matt said the project does look good to him but can make no further comment until he hears back from Tunkhannock Township.

C. TASD Solar – Mehoopany Site (HANDS School) – Land Development Plan – Mehoopany Township – File #2026-03

- This new submission is a re-configuration of a plan previously disapproved due to fire safety concerns.
- Introduction: by Applicant's engineering team: Chandler Ort, Engineer-In-Training (ARM Group), Hershey
- Action Requested: Staff recommends Commission vote to acknowledge application package as "complete and received". This will begin the usual 90-day period for a review and decision.

Mr. Ehrenzeller said this submission is a new configuration of the Mehoopany Site (HANDS School) and invites Mr. Chandler Ort, EIT, to speak on his project. Mr. Ort introduces himself and says he is here to represent the ARM Group in Mr. Ben Clemmer's stead. He said that several months ago there was a submission for the Mehoopany Site (HANDS School), however there was concern raised about the original location of the solar array. It was originally located on the north end of the school behind it. There was a concern raised that if a fire occurred emergency services would not have easy access to it in that location. It was suggested that a gravel drive be provided to extend to that back area. However, that would have required a lot of earthwork, and there are channels, and basins on the site and playground features that would have been in the way. They decided to withdraw the original application and resubmit it with the array in the current location which is east of the school. This is where the application stands now. The arrays have been shifted to the east side with a permanent access drive included.

Matt stated that the decision to move the array to the east side of the building makes sense. He believes it's a better location than the original placement. He believes that the new fire lane comes within 200 feet of all the solar panels and equipment. A fire tanker truck can more readily get in there and contain a fire if one were to break out which is good. The tree buffer rubric makes a lot of sense and he does not have stormwater control issues or concerns. At first blush it looks pretty good. Staff is waiting on Mehoopany Township to return their comment form similar to the issue with Tunkhannock Township. We have sent the form to the local town to solicit their input and are awaiting their response. The reconfiguration looks good to Staff and the purpose for tonight's meeting is to present it to the members and answer any questions they may have for you. If they vote to consider the Application package complete, which I recommend they do, it will start the 90 day clock, for us to render a decision.

Mr. Ehrenzeller told the Board members that they have been provided with copies of the plans and they are also on the screens for viewing. He asks if anyone has any questions on the new position for the solar array. Mr. Dale Brown made a motion to accept the package for the Mehoopany Site Solar Project. Mr. Jeremy Leaidicker seconded the motion. The motion was approved unanimously and the package was accepted. He wished them good luck.

IX. Old Business: None to report from Staff

X. New Business: None to report from Staff

XI. Visitor and Guests: Chandler Ort, EIT, (ARM Group), John Shepulski, Facilities Director,
Michael Wintermute, Wyalusing Rocket-Courier

XII. Adjournment

A motion to adjourn was made by Mr. Robert Thorne and seconded by Mr. Stacy Huber and carried.

The meeting adjourned at 6:10 p.m.

Commission staff may be reached at:

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square, 3rd Floor * Tunkhannock, PA 18657 * 570-996-2268

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