

Planning Commission- County of Wyoming Pennsylvania

Minutes # 683

January 21, 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

Vice-Chairman Ed Coleman called the Planning Commission to order. Because of the absence of five (5) members, a decision was made to reach Robert Thorne by conference call so he could participate remotely. Mr. Thorne was reached by speakerphone, thereby achieving a quorum.

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

III Re-Organization: Nomination & Election of Officers for 2026:

Vice-Chairman Ed Coleman stated that it was time to nominate officers for the year. He suggested a renomination of the same slate of officers:

- *Chair: Randy Ehrenzeller*
- *Vice-Chair: Ed Coleman*
- *Secretary: Stacy Huber*

Matt Jones stated that he reviewed the By-Laws and there is a capacity to elect a fourth officer; presumably, this is valuable if three (3) other officers are unavailable to chair a meeting. If the Board wished, they could elect a Treasurer as a fourth officer that could chair a meeting. They could elect a Treasurer or retain the original three (3) positions. Mr. Coleman suggested someone should nominate Roger Hadsall as Treasurer. Stacy Huber nominated Roger Hadsall as Treasurer. Nominations were closed. A unanimous vote in the affirmative for the proposed panel occurred. Mr. Coleman stated that the officers would be:

- *Chair, Randy Ehrenzeller*
- *Vice-Chair, Ed Coleman*
- *Secretary, Stacy Huber*
- *Treasurer, Roger Hadsall*

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

Mr. Coleman asked if there were any changes. Attorney Litwin suggested they skip discussion on the Announcements in the interests of time. Mr. Coleman asked if they should proceed to the solar project. Attorney Litwin asked how long Mr. Thorne would be available by conference call. Mr. Thorne said he had between 30-45 minutes. Mr. Jones suggested they proceed to the approval of minutes from the previous meeting and approval of the chronological report.

IV. Announcements

- *Tioga County and Susquehanna County recently adopted new regulations affecting Data Centers.*
- *Staff has been tasked with drafting new regulations to mitigate any adverse impacts of large-scale commercial and industrial developments, which would include Data Centers and refrigerated warehouses. No discussion was held at this time.*

V. Approval of minutes #682 from last meeting of November 19, 2025.

Mr. Coleman stated that the minutes of November 19, 2025 were forwarded to the members. He asked if there was any discussion to be had, or if there was a motion to be made. A motion was made by Dale Brown to approve the minutes. It was seconded by Mr. Huber and approved unanimously.

VI. Correspondence: Review of Chronological Report from November 6, 2025 through January 7, 2026.

Mr. Brown noted three (3) minor edits should be made to the report. It was acknowledged that the report would be amended accordingly. A motion was made by Mr. Huber to approve the Chronological Report on condition these corrections be made; this was seconded by Mr. Hadsall, and approved unanimously.

VII. Public Comment: Mr. Coleman stated: (*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 on the agenda*) *None offered at this time.*

VIII. Subdivision and Land Development

- A. Review Minor/Unique Plans Report for November 6, 2025 through January 7, 2026.

Mr. Coleman asked if there were any questions on the Minor/Unique Plans Report. If there were no comments he would ask for a motion for approval. Mr. Hadsall made a motion to approve the Minor/Unique Plans Report and Mr. Huber seconded. It was approved unanimously.

- B. T ASD Solar – Mehoopany Site (HANDS School) - Land Development Plan – Mehoopany Township – File#2025-18

-Project Update:

Deadline for a decision on this project. Three (3) Time Extensions previously granted, with instructions that a Revised Plan needed to be submitted no later than Jan. 7, 2026. No revisions have been received.

-Action requested: Staff again recommends a vote to **Disapprove** this project for **fire safety** (§621) and other non-compliance deficiencies outlined in Staff's letters of July 24...August 22...and Oct. 16, 2025.

Mr. Coleman asks Mr. Jones for an update for the T ASD Solar - Mehoopany Site (HANDS School) project. Mr. Jones states that the Planning Commission has had the project in front of them since April 2025. There have been three (3) time extensions previously granted to the Applicant with instructions that a revised plan would need to be submitted no later than January 7, 2026. No revisions were received. We are up against a decision deadline for this project. Staff again recommends a vote of Disapproval for this project, primarily for fire safety concerns based on Ordinance Section 621 and other noncompliance deficiencies outlined in Staff's letters of July 24, August 22, and October 16, 2025. The current proposal is to locate solar panels in the inaccessible rear of the HANDS School. A large portion of that building burned down more than 15 years ago when it was Mehoopany Elementary; and there is no ready access for firetrucks to the rear of the site. The engineering team has floated the idea in talks with us about possibly moving the array to the east, but we have been provided no new plan to that effect. The engineering team says they have encountered some utility issues while scoping the possibility of moving the array's proposed location. Staff's recommendation is that we disapprove this plan because we are up against a deadline. This would prevent a flawed plan with safety concerns from receiving a Deemed Approval if the Commission failed to Disapprove it due to lack of a quorum at a future meeting. If they want to go back to the drawing board and resubmit, there is nothing that would prohibit the Applicant and their engineer from doing so in the future. Mr. Jones closed his remarks, and offered to answer any questions members might have. He also noted that a member of the Applicant's engineering team, Benjamin Clemmer, and John Shepulsky from the School District are also present to speak tonight.

Mr. Coleman asks if there are any comments Mr. Clemmer would like to make on behalf of his clients, T ASD. Mr. Clemmer stated that he wanted to give a run-down of how their project arrived at this situation. He said that he understands the Director's recommendation of denial and they feel it's appropriate. He knew the deadlines they were up against, and they were on the precipice of getting their resubmission back in with the revised layout moving the footprint over to the east side of the school. That being said— there were a few additional challenges encountered which they did not want to rush through. Rather than requesting another time extension due to the history of this project, they want to be respectful and not request another extension at this time. They do not have a firm

timeframe for re-submission considering the current logistics, and they would prefer to accept the denial. They would like to get off the monthly agenda so they can take the time to fully put together a plan that is ready to go. The Plan would be compliant with Staff's recommendations regarding the primary concern of access. This will be incorporated in the future plan. They could potentially be able to present the plan next month or the month after. He stated he would be happy to go over any questions or thoughts Commission members might have.

Commission members were asked if they have any questions and they responded in the negative. Mr. Coleman asked Mr. Shepulsky of TASD if he had any questions or comments. He stated that the project had been worked on over the past few months. He said that the School District wanted to do their due diligence to put the best possible light on the project for the tax payer. He fully accepts the fact that they have asked for extensions in the past. He feels it is time to take a step back and make sure they get the project right. Mr. Coleman asks Commission members if there is any further discussion. Mr. Brown makes a motion to Disapprove the TASD Solar – Mehoopany Site (Hands School) Project according to the Ordinance non-compliances outlined by Staff (§621). Mr. Hadsall seconds the motion. The motion of Disapproval was passed unanimously.

C. Oakwood Lake Village Water Treatment Plan Improvements – Land Development Plan – Tunkhannock Township – File #2025-42

-Action requested: Staff recommends a vote of **Conditional Approval** for this project, on contingent that **Nine (9) Conditions** be completed within one (1) year, as listed in Staff's letter of Dec. 23, 2025.

Mr. Coleman stated that Staff is recommending Conditional Approval of the Oakwood Lake Village Water Treatment Plan Improvement Land Development Plan based on their performing Nine (9) conditions within one year as listed in Staff's letter of December 23, 2025.

Mr. Jones interjected that he had an update on this project. Just yesterday the Applicant's Engineer sent him a revised plan by email. Because these edits are very simple, he was able to quickly ascertain that they have now since met all the conditions with the exception of number (9). They simply need to provide him a hard copy of the newly revised plan. He has an e-mail version but he does not have a hard copy. When he receives it, their project will be done as far as he can figure.

Mr. Coleman stated it was still a Conditional Approval for the project because of the one outstanding matter. Matt Jones agreed and said Condition number (9) is the only outstanding condition from the December letter. Mr. Coleman asks if there is any conversation between Commission members. Attorney Litwin said he would make the motion subject to the understanding that the resubmittal addresses the Eight (8) prior conditions as well. Mr. Jones stated that it could be stated in the record as in the agenda. Mr. Coleman stated that the project would be given Conditional Approval based upon the Nine (9) conditions being completed within one year of December 23, 2025. Mr. Hadsall makes a motion for the project to be given Conditional Approval as such, and Mr. Huber seconds. The motion is passed unanimously.

D. TASD Solar – Tunkhannock High School – Land Development Plan - Tunkhannock Township - #2025-46

-Introduction of new proposal by Applicant’s engineering team: Benjamin C. Clemmer, PE (ARM Group) re-configuration of previously Disapproved plan: re-application fee previously waived by Commission).

-Action requested: Staff recommends a vote to acknowledge application as “complete and received.” This will begin the usual 90-day review period.

Mr. Coleman said a motion is needed to acknowledge the application package as “complete and received.” He asks Mr. Clemmer if there is anything else that he would like to add. Mr. Clemmer states that it’s a project that has been seen before. It was previously denied because they had previously proposed to build overtop sanitary sewer facilities in the area. They have revised and shrunk the facility such that now they are avoiding all the associated sewer-line easements. The location and placement is similar. The general scope is similar. He can go over it if the members wish.

Mr. Coleman said he believes it is on the western edge of the high school, if he is correct. Mr. Clemmer says that is correct; it is on an embankment running west of a parking lot. Mr. Hadsall said they are looking to build under some electric lines but that is not an issue. Mr. Hadsall, who also serves as Staff Manager of the Tunkhannock Borough Municipal (Sewer) Authority, confirmed that he had recently spoken to Mr. Clemmer, and looked over the plans; he felt more comfortable with the newly-proposed arrangement.

Mr. Coleman asks if any member would like further discussions on the matter, or if there is a motion to acknowledge the application as “complete and received.” Mr. Huber made a motion to acknowledge the application as “complete and received,” and Mr. Brown seconded the motion. The motion passed unanimously.

Mr. Jones told Mr. Clemmer and Mr. Shepulsky that this begins their 90-day review clock. He acknowledges that the solar panels were moved outside of the sewer lines, so it appears the primary issue that tripped us up last time has been resolved. Mr. Clemmer stated that in all fairness the project required some additional surveys. Everything shown on the plan now is survey accurate.

Mr. Thorne is thanked for his participation by speakerphone.

IX. Old Business: None to report from Staff

X. New Business: None to report from Staff

XI. Visitor and Guests: Benjamin C. Clemmer, PE, (ARM Group), John Shepulsy, Facilities Director, TASD, Eric Mark, Wyoming Examiner, Michael Wintermute, Wyalusing Rocket-Courier

XII. Adjournment

A motion to adjourn was made by Mr. Hadsall and seconded by Mr. Thorne, and carried.

The meeting adjourned at 6:16 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

WyomingCountyPA.gov/board