

## MEETING MINUTES

### Planning Commission- County of Wyoming Pennsylvania

Minutes # 678

July 16, 2025

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

*Randy Ehrenzeller, Chairman, called the meeting to order- establishing 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		
Paul Rowker		
Jeremy Leaidicker		

#### III. Public Comment – *(If audience members wish to address the commission on topics on the agenda, please let the Chairman know what item you wish to address, or that you wish to address the commission on an item not on the agenda)* *(None offered at this time)*

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

*(Accepted as presented).*

V. Announcements:

***Mr. Ehrenzeller said that there were eight (8) members present this evening, Matthew Austin being the only one absent and read the following announcements that were printed on the agenda:***

- . On June 25, 2025, the Eaton Township Zoning Board approved the following relief from zoning regulations for proponents of a Starbucks Café along Hunter Highway:
  - Allowing a drive-through restaurant to be proposed in a zone where such use is not permitted by right.
  - Allowing a 2<sup>nd</sup> sign to be proposed on the property rather than holding it to one sign per property.
  - Waiving the requirement that a separate parking space be provided exclusively for truck deliveries.

As a result, proponents might submit a land development plan for County approval consideration in the future.

***Chairman Ehrenzeller had asked if the Board should assume that a Land Development application would be presented in the near future for this project. Director Jones said yes he would think that was forthcoming. He stated that Mr. Ehrenzeller had questioned him regarding the property the evening before wondering if installation of sidewalks could be requested of the Developer. Mr. Jones did a review of the sketch plan submitted to the Planning Office from the Proponents of Starbucks. He also researched the County SALDO and the Eaton Township Zoning Ordinance. He said that when the sketch plan was presented it was not made clear that sidewalks were requested but that the SALDO and Eaton Township Zoning Ordinance could require the developer to install them as a condition of approval if the Board was interested. Mr. Ehrenzeller said the Board would await an Application for Land Development from the parties for Starbucks.***

VI. Approval of Minutes #677 from last meeting of June 18, 2025

***A motion was made by Dale Brown to approve the Minutes #677 of June 18, 2025, seconded by Robert Thorne and approved unanimously***

VII. Correspondence: Review Chronological Report from June 12, 2025 through July 2, 2025

***Mr. Ehrenzeller requested a clarification on the Chronological Report listings for gas drilling activity. Roger Hadsall asked if they were Notices of water withdrawals. Mr. Jones said that there were quite a few submissions that had recently been submitted to the Planning Office. He said during the Corbet administration law was passed stating that the natural gas, fracking in particular, does not have to go through the regular land development or commercial industrial development process. It is not subject to any local land development codes. He stated there are laws and regulations that they have to provide counties notice of their activity. We try to provide a brief synopsis of what exactly they are reporting to us in the packet. Sometimes they are trying to run a temporary water line between a well pad and an impoundment or water withdrawal site. They may have approval from SRBC or they are seeking approval. It may be that they are seeking a permit from state DEP and they have to notify us that they are seeking approval or they have obtained it or they bought it from another company. They list an approximate location where the action is being taken. They list what township, well pad, name or street they are accessing. The previous Director had always listed them in her Chronological Report so this office continued her procedure. The Assessors' Office has requested all submissions be forwarded to them and we comply with their wishes.***

***Ed Coleman, Vice-Chair asked that the practice of listing these Notices in the Chronological Report continue. Mr. Ehrenzeller said he thought it was good information to have in front of the Board.***

***(Approved as presented).***

## VIII. Subdivision and Land Development

A. Review Minor/Unique Plans Report for June 12, 2025 through July 2, 2025.

*(Accepted as presented).*

### **B. Tunkhannock Area School District Solar Projects – Tunkhannock Primary School (former Roslund Elementary) – Land Development Plan *Tunkhannock Township and Tunkhannock Borough* – File #2025-25**

-Action requested: Staff recommends Commission vote to provide Conditional Approval based upon the following conditions being met in one (1) year.

- C1. Revise the plan by extending the Arborvitae tree plantings 240 feet eastward along the northern edge of the property to mitigate view of the panels from the neighboring residence uphill from the site at 39 Winola Ave. This will require 30 additional trees spaced at eight (8) feet apart (§6.15.1I).
- C2. Add to the plan the Borough/Township municipal boundary line (§403.3F).
- C3. Print legibly on the plan the name of an individual authorized to sign on behalf of the School District as the property landowner. (§403.3B)
- C4. Please add a notary block near the landowner signature block (§403.8B).
- C5. Please add date of revision to the plan cover-page just prior to resubmittal. (§403.E).
- C6. NPDES permit/erosion plan approvals will need to be secured from PA-DEP and the and the County Conservation District, and forwarded to County Planning (§§306.8; 403.4G;403.41 and (§610.B).
- C7. Applicant must communicate to County Planning their decision on whether or not they wish to secure a copy of the plan signed by the County at the time of approval (to share with financiers/insurers or for other purposes), or whether a mere Notice-to-Proceed-with-Construction Letter would suffice. If the former, then the applicant or landowner would also need to enter into an Improvements Construction Bond/Financial Security and Developer's Agreement with the County as another condition of approval, including submittal of a Cost Estimate signed by a PE (Professional Engineer) detailing the capital costs of installing the panels, concrete equipment pad, and trees in order to determine the amount of the Financial Security (§§306.9; 306.10; §403.4N; §500.4;§ 503 and §508).

*Mr. Coleman asked for an explanation of Section C2 of the conditions. Mr. Jones stated that the former Roslund School straddles the Tunkhannock Borough and Tunkhannock Township Municipal border. The Developer did not show this on their plan. It is important to indicate the location properly because each town will get their own cut of building permits if they decide to hold them to that later in the process. It's important to know where what is within the municipal boundary.*

*Mr. Ehrenzeller asked if there were any more questions on the Conditional Approval.*

*Mr. Coleman made a motion that Conditional Approval be granted based upon the 7 items in the Agenda being met by July 16, 2026.*

*Jeremy Leaidicker seconded the motion and it was approved unanimously.*

IX. Old Business: None to report from Staff.

X. New Business: None to report from Staff.

XI.. Visitors & Guests:

*Patricia Fried and Mary Klein, residents and sisters of Monroe Township introduced themselves to the Board. They said their concern was not listed on the Agenda for the evening. They were welcomed by Mr. Coleman to speak on whatever topic they chose.*

*They stated they were the residents and owners of 599 Star Hill Road in Monroe Township across from the Silver Springs Ranch. Director Jones verified that the Planning Office had received phone calls in the Planning Office from Ms. Fried. Mr. Brown inquired if their property was on the road from Beaumont Road to Sardoni's Farm. They acknowledged it was. Ms. Klein was told Silver Springs Ranch is planning to put in a Banquet Hall (only tents are currently used now). Music plays late at night. There are traffic, lighting, noise and garbage impacts.*

*Director Jones stated that Cody Stanco is the current Zoning Officer for Monroe Township. He spoke with him recently and they discussed the proposed project. Mr. Jones believes it will require land development approval if a sizeable building is proposed and possibly special exception approval to have the venue so close to their property line. Cody Stanco is working through the zoning process now and said he would contact Mr. Jones when he had more information.*

*Mr. Hadsall asked if there had been a submission at the county level for this project. Mr. Jones said no. application or plan had been presented. He said that the first point of action would be at the township level since it is zoned. It would need to be addressed at the township office and then move on from there. He did note that the Proponent of the project has the surveyor team of the Glenn Johnson family. It appears that Cody Johnson would help the owners if they move forward with an application. He stated we heard from Cody Johnson, Cody Stanco and Patricia Fried and that is the extent.*

*Attorney Litwin said that the Proponents would have to have Land Development approval if a sizeable structure is proposed. The commentators mentioned that the landowner may have booked the hosting of a wedding reception for October. Mr. Jones said for the land to be determined for any particular use be it event category or outdoor use is something the Zoning Officer would determine and issue a possible permit. Attorney Litwin said it would definitely require a zoning permit; the issue is whether a special exception might also be required.*

*Upon asking for clarification from the guests, Mr. Jones explained the Zoning Officer's role in determining if a permit can be issued based on the property's listed use in their Zoning regulations. The Zoning officer can issue a direct zoning permit if the property falls into a category approved in the section. If a particular use is not listed for the land special zoning permission may be sought from the Township zoning board. Landowner would work with zoning officer to prepare an application to be brought before the Zoning Board. It depends on the ordinance's exact language, and the zoning officer's interpretation of that language.*

*Mr. Ehrenzeller suggested to the guests that they stay in touch with Mr. Stanco for updates on the property in question. Mr. Coleman told the guests that they should avail themselves of the Wyoming County SALDO so they can become knowledgeable on exactly what powers the Planning Commission has. Mr. Jones provided them with the county website information and where it can be found.*

*A last comment was made by Eric Mark of the Wyoming County Press Examiner. He stated he was trying to stay informed on the local solar projects for the school district. He asked if the projects were*

*before either the Borough or Township officials before it came to the Planning Commission. Matt Jones said that three solar projects had been brought before the Planning Commission. Tunkhannock Area School District proposed three projects to date, the former Roslund school now called Tunkhannock Primary. This is a project that straddles both municipalities. Another application came in for the Mehoopany site which is The HANDS School in Mehoopany Township. The third site is at the high school which had been denied last month due to construction proposed over sewer lines which is not allowed.*

*Mr. Mark asked if the County's conditions are met can they go ahead with the project or will they need more approvals. He was told upon receipt of applications Staff must check if they are complete packets, then they are brought to the Planning Commission. The Planning Commission double checks that the applications are complete packages and when they vote to determine that it starts a 90 day clock. This is time provided for the County to make and communicate a decision, yes, no, or yes with conditions. As soon as the Planning Commission determines they are ready to start a ninety day clock because the package is ready and complete, the next day staff forwards a copy of all materials to the affected local municipal government(s). They are given thirty days to provide any comments they might have. In the case of the high school project which straddled the boundary line as well as Roslund Elementary we forwarded packets to Tunkhannock Township, Tunkhannock Borough and Tunkhannock Borough's Zoning Officer. We give them a pre populated form they can fill out and return to our office within thirty days. They are frequently returned. When staff gives an overall review their comments are taken into account and presented to the Planning Commission. The Planning Commission then gives the final vote.*

## **XII. Adjournment**

*A motion to adjourn was made by Mr. Hadsall seconded by Stacy Huber and carried. The meeting adjourned at 6:28 PM.*

Commission staff may be reached at:

## **WYOMING COUNTY OFFICE OF COMMUNITY PLANNING**

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[WyomingCountyPA.gov/board](http://WyomingCountyPA.gov/board)