



*which Agenda item you wish to address, or that you wish to address an item not on the agenda)*

***Mr. Coleman solicited public comments, and none were offered.***

V. Announcements: None to report from Staff.

VI. Approval of minutes #684 from last meeting of February 18, 2026

***Mr. Dale Brown stated that if there were no comments he would make a motion to approve the minutes #684 from last meeting of February 18, 2026. Mr. Coleman asked if anyone would like to second the motion. Mr. Roger Hadsall seconded the motion and it was approved unanimously.***

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

***There were no comments regarding the Chronological Report and it was accepted as presented.***

VIII. Subdivision and Land Development

A. Review Minor/Unique Plans Report for February 5, 2026 through March 4, 2026.

***Mr. Coleman asked if there were any questions on the Minor/Unique Plans Report. Mr. Jeremy Leaidicker made a motion to approve the Report and it was seconded by Mr. Robert Thorne. It was unanimously approved.***

B. **Wiernusz – Minor Subdivision Plan – Eaton Township – File #2026-07**

***-Waiver requested*** from needing to pave the first 50 feet of length of a Minimum Access Drive that would be shared between two lots typically required by §607.71. A vote is requested of the Commission. Only the Commission has the authority to approve or disapprove waiver requests. Staff can approve/disapprove minor plans in-house, but Staff does not have the authority to grant waiver requests.

***Matt Jones stated that in a moment he would introduce Greg Ellsworth, Jr., surveyor-in-training with Milnes Engineering on behalf of the land owner. This is the Wiernusz property which is at the corner of Route 29 in Eaton Township and Jenks Road. There is the Sugar Hollow Auto Repair Shop and some storage units there. He shows them the plan presented on the monitors and points out the intersection with Jenks Road coming down Route 29. Not too far from this location is Bowman's Creek Bridge. The auto shop and the storage units are pointed out. He shows the location of the mobile home and he mentions the graphic showing before and after subdivision. The land owner's ambition is to provide extra space to do a building addition. The boundary lines would be dissolved and a new boundary line would come through. The trailer home would see their property's boundary line moved. The driveway system that accesses Jenks Road would serve the trailer home and a back lot that would be newly arranged. Conceivably, after the subdivision a new home could be built on this property by right. Now it becomes a shared driveway or under our ordinance a minimum access drive. Since 2024 there is a rule that you are suppose to pave the apron if you have more than one dwelling unit or more than one lot sharing a driveway system. The Applicant's agents came to us with a Waiver Request to not have to do that. They would rather just leave it gravel. Typically, the Ordinance requires this to be paved a length of 50 feet off***

*Jenks Road and a width of 18 feet. They have asked for Waivers from those requirements. This morning our office heard from Eaton Township and they said they were unsupportive of the waiver requests. They did not elaborate why. They said their Township Planning Commission met about this on March 3<sup>rd</sup> and did not support the Waiver requests. They listed comments that would be pertinent to a land development phase that could come later and would not be pertinent to tonight's discussion. Staff can process minor subdivision plans in house but Staff does not have the power to award waiver approvals. Only the Planning Commission has that authority.*

*Greg Ellsworth was invited to speak to the Board. He presented a letter from Lawrence LaRue, PLS his supervisor at Milnes Engineering. It provides a brief overview of the Wiernusz project and what they are asking. He said Matt covered the scope of the project pretty well. The remaining lands would be landlocked if this Subdivision were to go through. That's why they need a fifty (50) foot wide access easement so the remaining land is not landlocked. By Ordinance it would create a minimum access drive which does require that the first fifty (50) feet eighteen (18) feet wide be paved. His clients and Milnes Engineering would like to ask for a waiver of this requirement. They feel that there are many driveways in this area that are unpaved that access the road. At this time there is no development proposed. He certainly understands that they would have the right to build a residential dwelling in the future which is why they are subject to this requirement. There are photographs attached to the letter he presented showing that the driveway is fairly well maintained. It's very low traffic at the time. In the foreseeable future they don't see any increases in vehicle traffic. It's just used to access the field that the remaining lands contain. The owner of the remaining lands would be required to maintain that driveway and ensure that it does not dump gravel, dirt, mud and debris onto the main road. As Matt said Eaton Township did make additional comments on their Municipal Comment form that are more pertinent to a land development. They would be addressed in the future when Sugar Hollow Auto Repair decides to proceed.*

*Mr. Coleman asked if the Township gave them any indication as to why they denied the Waiver request. Mr. Ellsworth said the Township did not deny the Waiver request they just had concerns with it and it is up to the County Planning Commission Board to approve or deny the Waiver request. He does not believe they indicated any specific reasons. He believes they just said they had some concerns with potential mud or debris getting on the road if he read the email correctly. Mr. Hadsall asked Matt who he had a conversation with this morning in Eaton Township. He asked if it was the Supervisors, a representative or their Planning Commission.*

*Matt Jones answered that he received the set of information this morning. He asked if they wanted it read or give them the highlights. They asked for the highlights. He said he received the Municipal Comments form from Angela Tuttle, Eaton Zoning Officer. She said here are all the comments from the township. The Municipal Planning Commission met on March 3<sup>rd</sup>. Their Township Supervisors met on March 10<sup>th</sup>. The Supervisors had no comment. The Planning Commission at the municipal level said they were not supportive of the driveway waiver requests. They commented on one housekeeping issue that was simple and he can work with the Applicant to remedy. They said that they noticed that fill was recently placed on the property and they have been in touch with the Conservation District asking the purpose and why it is there. There is an Ordinance at the Township level that may prohibit putting fill too close to a river. This is an item that they are keen on trying to suss out. He has spoken with the County Conservation District about this site. Matt mentioned that he had recently seen fill being placed there. Dave Taylor is their erosion specialist there. He says that he is aware of what is going on there and he is monitoring the situation that he has no concerns at this time. Matt has also been in touch saying that if a land development plan would come subsequently that an erosion*

*prevention plan would become a component of that. It would be subject to Conservation District approval as part of the whole approval process. Angela writes that they have requested more information about the fill situation. She says that the Township Road, presumably, Jenks Road, Township Road #391 that goes through that area should be maintained and cleared of any mud or debris that may be tracked onto the road from this location. Concerns have been raised about drainage from the site going into neighboring properties.*

*Mr. Ellsworth interjected at this point to state that they believe the drainage they are referring to is not associated with this driveway. In the north of the property where the fill is placed there is a cross pipe that goes across the road. They have spoken to the land owners and there is concern with drainage. Their client is planning on addressing that. That pipe backs up and then flows back into the adjoining property owners to the north. He does not believe that the drainage issues they are speaking of are associated with the driveway waiver being discussed tonight.*

*Mr. Dale Brown asked if the pipe goes under Route 29. Mr. Ellsworth confirmed that the cross pipe to the North does go under Route 29. Matt states that the only other statement in the letter from the Township says the Township was not supportive of the driveway waiver request. Matt stated it's up to the County Planning Commission if they want to award Waivers. Mr. Hadsall asked if the Commission could do Conditional Waivers if they developed the 21 acre property in the back.*

*Attorney Paul Litwin stated that this appears to be a Minor Subdivision so it is not a Land Development. Once it's approved they can file their deeds and the lots are separate. A conditional thing could not be granted. All that is being decided on this Plan tonight is that the two lots will have new boundaries and they are separated. Mr. Dale Brown asked if they could give conditional approval stating that if new wheeled vehicles start traveling that driveway that it needs to be paved in. Attorney Litwin said all the board is doing tonight is allowing the property to be subdivided. They would have no authority to police the property or anything now or in the future. That would really be something that would be zoning related regulating the use. If they were going to develop either lot in the future they would have to comply with our land development requirements. Anything more than one residential on the back lot would require a land development. If the front lot is thinking of a commercial expansion that will also require a land development.*

*Matt Jones said how this plays out is that we don't bond minor subdivisions. Sometimes there are incidental improvements that are associated with them that the Ordinance requires. This is a new law as of 2024 so we are learning as we go. What staff has done in this case is to say that we will approve your subdivision Plan if you put a promissory/covenant note on your plan that they will pave that apron. He generally gives them one to two years to get it done eventually. Applicants generally shop it around trying to get someone to pave the driveway apron for cheaper on the off season. If they don't eventually do it we can try to come after them for non-compliance of the ordinance. It's really only for major projects and land developments that we have traditionally bonded those improvements and have them float a bond at point of approval. In those instances we won't issue a Certificate of Conformance until we've inspected the site and see that it is built out properly. This situation is a weird hybrid animal. Minor Subdivisions are approved by staff in house and in this case we would require them to put a note on the plan saying that they would eventually pave the driveway apron in order to comply with the ordinance. We do not hold up their subdivision waiting to see if they paved it yet. He would want to see the Promissory note on the plan.*

*Mr. Coleman asked: So our office does not typically give waivers? Matt said the office is not*

*authorized to grant waivers, only the Planning Commission can provide them. Mr. Coleman said he is uncomfortable voting on the waiver without knowing why Eaton Township said no. He wanted to know what they knew that the Board did not. Mr. Austin said it's not the Board's fault that they want to divide the property in that manner. Mr. Dale Brown says he does not know the zoning in the area but he is fearful that there will be a commercial building erected on the property such as a sand and gravel pit on the remaining lands. Mr. Ellsworth said anything commercial would not be placed on that property unless they came back as a land development approval. The only thing they would have the right to construct on that property as per this approval would be a single family residential dwelling, so just a house.*

*Mr. Hadsall addressed the letter Mr. Ellsworth presented on behalf of Lawrence LaRue this evening. He said the second to last paragraph said property owners would enter into a recorded maintenance agreement to ensure the access drive entrance is properly maintained and in stable condition and it would be noted on the minor subdivision plan. He doesn't know which note specifically that would be but asks if that would cover the matter for any problems that may come up in the future.*

*Attorney Litwin said the document would have to be drawn up, recorded and the property would have to be monitored and asked who would enforce it. Matt said that statement just says that the two lots would be responsible to maintain the gravel driveway however they see fit amongst themselves. That is all that statement really means. The Planning Office's only requirement is that they would have to pave the driveway apron. Mr. Brown inquired if the other Commission members remembered the last time an addition was put on this property. An addition was built and they did not inform the Board prior to construction. He said he suspected a building to be going up before too long with all the work being done.*

*Mr. Ellsworth said they are trying to follow the proper procedure this time. This Subdivision is the first step they are trying to get done in order to follow through with the land development. If the feeling of the Planning Commission is to deny the waivers. He would ask for them to be tabled until next month until he gets a feeling for Eaton Township and what their concerns are. He just got notification by email today of the Eaton Township Municipal Comment response.*

*Mr. Jones said he must make a decision on the overall plan and provide a decision letter within 90 days from the date of their submission. At this point we are five weeks into the process. He said it could be postponed maybe one more month. Mr. Coleman concurred that their Wavier decision would not go beyond the 90 days. Mr. Ellsworth said it would give them more time to speak to Eaton Township and Mr. Coleman said hopefully the extra time would give the Board more information.*

*Mr. Brown made a motion to table making a decision on the waiver requests until the April 15th County Planning Commission meeting, and staff would be instructed, meantime, to ask the Eaton Township Planning Commission for more information on why they oppose the driveway waiver requests. The Motion was seconded by Stacey Huber. It was approved unanimously*

**C. Eckel-Veety – Minor Subdivision Plan Falls Township – File #2026-08**

*-Waiver requested to allow the flag-pole portion of a Flag Lot to exceed the 750 feet maximum length typically required by §606.5D. Applicant is requesting the corridor be 1,039.54 feet-long.*

*Matt Jones said that he would pull up an image of Mr. John Seamans, PE, PLS, plan and he could*

*distribute any papers he wanted to show everybody. This Wavier request has to do with the length of a flag pole lot, the flag staff of a flag pole lot. We did hear back from Falls township regarding this particular presentation and they and their zoning officer had no concerns with it. He pulls the Eckel-Veety plan up on the monitor screens.*

*Mr. Seamons said what is on the table in front of the members tonight is Step 2 of a 2-Step Process. Mr. Eckel and Mr. Veety are sitting in the audience tonight. They agreed on this Plan configuration in 2025. When they hired him he told them they could not subdivide 3.68 acres all at once because Mr. Eckel's property is in Clean-and-Green (2 acres subdivided per year is the maximum allowed by this State program). They decided to do 2 acres last year that were approved by Falls Township. He indicates the area on the map near the black line marked Parcel B. He went through Falls Township as Matt Jones directed and asked for a waiver from the 750 linear feet of flag lot. Falls Township agreed to it and the map has been recorded in the Wyoming County Recorder of Deeds. The transfers were made. Since then, approval authority of Falls Township subdivisions was transferred to Wyoming County. The owners requested their properties be squared up with some of Mr. Veety's property in Lackawanna County. This property is on the Lackawanna County, Wyoming County line. Parcel B contains 1.6 acres of property and is proposed for subdivision and transfer to Mr. Veety now. They are asking for an extension of 160 feet in length for the flag pole portion of Mr. Eckel's remaining lands in addition to what Falls Township granted last year. This area contains a 2.3%-2.5% slope from Howkola Road down into the big parcel. Mr. Veety does not own it but he maintains it now. Mr. Eckel is a grain farmer with corn and soybeans. For the foreseeable future- Everything will probably still be planted with corn and soybeans as if it wasn't even divided.*

*He mentions the Waiver Request letter he presented to the Planning Office advocating for the waiver. Mr. Hadsall questioned if Mr. Eckel is going to get the long thin property. Mr. Seamans said he already owns it and it's in the Deed Book listed on the Plan. It is his access. The 1.6 acres is going to be added to the rest of Mr. Veety's property. Mr. Hadsall asked: So basically it makes the pole part of the flag lot not in compliance? Mr. Seamans said yes, it would be 160 feet longer than what Falls Township agreed to last year. He asks if there are any questions.*

*Matt Jones said it is worth mentioning also that this area where this flag pole staff is located is fairly wide and they've given quite a bit of a right of way to it. It is 50-60 foot wide. Mr. Seamans confirms that it is 60 feet wide. Matt says that the area is also rather flat so there are no steep slopes along the whole of that flagpole. If there were steep slopes or if it was a dangerous situation he might have strong feelings about it. It's a fairly flat area. Mr. Seamans reiterates that it is a 2.3%-2.5% slope the whole way back.*

*Mr. Coleman asks if there is any further discussion from the Planning Commission. Mr. Hadsall makes a Motion to Approve. Mr. Robert Thorne seconds the motion and it is approved unanimously.*

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

-Action due: Staff recommends Commission provide a vote of **Conditional Approval** on contingent that the following six (6) conditions be met within one year.

- C1. Add note to plan acknowledging that the Arborvitae evergreen buffer trees will be “at least six feet tall” at time of planting (§§615.6D.6 and 615.7B.6).
- C2. Remove the words “Reviewed and Recommended” from the County approval signature block (§§306.3; 306.10; 403.3X and 406.1).
- C3. Add name of individual representing landowner entity (eg. Paul Dougherty) (§§403.3B) and (406.1).
- C4. Add date of revision prior to resubmittal (§§403.3E and 406.1).
- C5. Approval of Erosion Prevention Plan by County Conservation District (§§306.8; 403.41 and 610.b).
- C6. Communicate whether you wish to bond the improvements in order to secure a copy of plan Signed by County at time of approval, or whether a mere Notice-to-Proceed-with Construction Letter will suffice (§§306.9; 306.10; 403.4N; 500.4; 503 and 508)

***Mr. Coleman lists the 6 conditions that Staff is recommending for the Conditional Approval for TASD Solar – Tunkhannock High School. He asks if there is a Motion. Mr. Hadsall made a Motion for Conditional Approval with conditions as listed on the agenda. Mr. Brown seconded the Motion. The Motion passed unanimously.***

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

**-Action due:** Staff recommends Commission provide a vote of **Conditional Approval** on contingent that the following seven (7) conditions be met within one year:

- C1. On the plan – Add the words “FIRE LANE” and “DO NOT BLOCK” to be painted on the parking lot pavement where it will interface with the newly-proposed gravel fire land (§621.1B.8).
- C2. Add note to plan acknowledging that the Arborvitae evergreen buffer trees will be “at least Six (6) feet tall at time of planting” (§§615.6D.6 and 615.7B.6)
- C3. Remove the words “Reviewed and Recommended” from the County approval signature block (§§306.3; 306.10; 403.3X and 406.1)
- C4. Approval of Erosion Prevention Plan by County Conservation District (§§306.8; 403.41 and 610.B)
- C5. Add date of revision prior to resubmittal (§§403.3E and 406.1).
- C6. Mail copies of revised plan to (1) The FWM Volunteer Fire Co., and (2) The County Emergency Management Agency so they can familiarize themselves with the location of the new fire access land. Provide County Planning Office tracking receipt copies to prove these mailings were sent (§621.3).

C7. Communicate whether you wish to bond the improvements in order to secure a copy of plan signed by County at time of approval, or whether a mere Notice-to-Proceed-with-Construction Letter will suffice (§§306.9; 306.10; 403.3N; 500.4; 503 and 508)

*Mr. Coleman lists the seven (7) conditions that Staff is recommending for the Conditional Approval for TASD Solar – Mehoopany Site (HANDS) School – Land Development Plan. He asks if there is a Motion for Conditional Approval. Mr. Jeremy Leaidicker makes a motion for Conditional Approval with conditions as listed on the agenda. Mr. Matt Austin seconds the Motion. It is approved unanimously.*

**F. PA State Police Barracks – Land Development Plan – Tunkhannock Township – File #2025-05**

-Update: Deadline for project to meet conditions of plan approval is March 19, 2026. Engineer is still waiting for a decision to be rendered by PA-DEP regarding sewage plan approval (one of the conditions).

-Action Due: Staff recommends Commission vote to **approve** recently received 90-Day **Time Extension Request** so deadline to meet conditions of plan approval will extend to June 17, 2026.

*Matt Jones addressed Mr. Coleman and said that he wanted to add a few items that are new to this project this week. No sooner than the Agenda was uploaded the DEP forwarded the sewage approval letter to our office. They waited an entire calendar year to give their approval and they sent it the very same day after giving themselves a two month extension because they didn't get it done by their own deadline. The PSP Police did get their Sewage Plan approval. Roger got a copy of it because he sits on the Municipal Sewer staff. Mr. Hadsall said he believes they are waiting on one more thing from DEP. Matt said they are waiting for the Tunkhannock Township Driveway permit so they can access Sunnyside Drive. The project will be located right across the street from the EOC office where the planning meetings are held. He would recommend that they are still given the time extension even though the final remaining item we are waiting on may come in several days. But they do need extra time because otherwise this project expires tomorrow.*

*Mr. Hadsall said he believes they are working for their part two permit. He said their engineer at Milnes is working on it. It might appear that DEP has blessed it but they are also requiring their part two permit. Basically, it's a permit to construct the extension. Matt asks Roger if it would still be in his estimation that they have at least satisfied what the county would be waiting on to green light construction. Mr. Hadsall stated they had received correspondence that they started construction it would be in violation of a DEP regulation. So construction of the sewage is not allowed. Matt questions whether they can begin other construction. Mr. Hadsall said he believes that they can begin construction at their own risk. Attorney Litwin said he would not give them any approval to begin construction until they had received the part two permit from DEP. He asks if Mr. George Albert is present this evening and was told no. It was decided to extend the PA State Police Barracks project for an additional ninety (90) days. Mr. Huber made the motion to extend the deadline and Mr. Jeremy Leaidicker seconded the motion. The motion was approved unanimously.*

*Attorney Litwin asked if Nimble Hill Winery had gotten their DEP permit approval. Mr. Hadsall stated that DEP has ruled that you can do 5 connections. The line was installed for Nimble Hill Winery and*

*then four places have been connected to that pressure sewer since this was installed. The fifth one triggers the part two permit request. Matt Jones asked if Mr. Hadsall thought it was approvable conceivably or would he foresee any hangups. Mr. Hadsall said he doesn't see any problems; you just need to go through the process and show them on paper that this pressure sewer can handle the expected bulk of the State Police Barracks. Matt stated that if Tunkhannock Township gives him the driveway permit he can green light construction from the Planning Office. He will tell them that if they have any outstanding local or state issues they have to resolve them. He understands that they are hoping to start construction in April. Mr. Hadsall said they would not issue the sewage permit until DEP gives them the green light on the part two permit. Attorney Litwin asked: Don't they needed the sewer permit in order to build? Mr. Hadsall said they really have to wait until DEP gave them the green light on their part two permit because he was notified that they would be in violation if they began construction of the sewerage portions of the improvements without the permit. Mr. Hadsall said he believes the 90-day extension will give the project what it needs.*

**IX. Old Business:**

*Matt said he wanted to give an update on two projects. Tunkhannock Solar you may remember is a project that came in a year or two ago. Behind the Highlands neighborhood in Tunkhannock Township at the top of the hill there was a property owned by Sergey Kuznetsov. It was the former Schupp property. The latest news is that Mr. Kuznetsov sold the property to a different land owner. When it was listed Dale Brown alerted me. The real estate agent called me and notified me that Mr. Kuznetsov intended to abandon the solar project that had been conditionally approved at that site. That project's conditional approval is set to expire tomorrow, March 19th. It will likely expire and he wanted to provide the update.*

*Mr. Brown asked Matt if he contacted the new owner. He asked if he thought he should contact him. Attorney Litwin said the new owner had one day to reply. Matt said he's got one day and this would have been his chance to ask for a time extension. Matt said he shared all information with the real estate agent and that she should inform prospective buyers that Conditional Approval would expire on March 19, 2026. The real estate agent stated the solar project would be abandoned and the property would be sold. Mr. Jeremy Leaidicker said the listing on the property only said: "ask about the solar plans for the property." Attorney Litwin said there are no subsidies or tax benefits any more with the solar projects. These projects are not affordable. It's done and over with.*

*The second project is the Bunker Hill Solar project. This is located in the Bunker Hill area of Tunkhannock Township. It is in the vicinity of Miller Road and Bunker Hill Road north of Route 6. That project was initially bankrolled by an outfit called Sage Captura Holding Company. The project's ownership interests and lease interests have been sold to a separate company in New York City now. Their Conditional Approval is set to expire on April 16, 2026 which is the day after our meeting next month. He has informed the new owner that a remaining condition of their approval is that they would need to bond a decommissioning agreement on terms compliant with the county ordinance or ask for a time extension or the project approval will expire the day after our next meeting. They said they would get back to him as to what they decide to do next. He hasn't heard from them since. That was a week and a half ago. He just wanted to provide the update.*

**X. New Business: Discuss an item regarding Commission membership.**

*Mr. Paul Rowker, our friend and colleague, has been indisposed since December. He was sent a letter on March 5, 2026 and Matt didn't hear back yet. Attorney Litwin said he recently saw Paul out and about at the Walmart two or three days ago. He was looking fairly well. Attorney Litwin said Paul said he was improving and was hoping to be at the meeting tonight.*

*Matt said that State law and the County Planning Commission by-laws say that if a member misses three consecutive meetings they can have their commission on the board be reassessed. Tonight constitutes the 3rd consecutive meeting missed by Mr. Rowker. He said the members can make a decision on if they want to make any recommendations to the County Board of Commissioners regarding the matter. Mr. Coleman said the Commission members understand that Mr. Rowker had a medical issue and that he is making progress and working his way back. He has a desire to return to meetings and he and the other members would like to let it lie for the time being. The members would like to give Mr. Rowker the time to get better and return to the Commission. The other members were in complete agreement.*

**XI.** Visitor and Guests:

*John Seamans, PE, PLS, Keith Eckel, Greg Ellsworth, SIT, Hunter Hosier, Kate Hosier, Roy Veety, Eric Mark, Press Examiner, Michael Wintermute, Rocket Courier*

**XII.** Adjournment

*A motion to adjourn was made by Mr. Robert Thorne and seconded by Mr. Jeremy Leaidicker and carried.*

*The meeting adjourned at 6:46 p.m.*

Commission staff may be reached at:

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**WYOMING COUNTY OFFICE OF COMMUNITY PLANNING**

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