

MEETING MINUTES

Planning Commission- County of Wyoming Pennsylvania

Minutes # 676

May 21, 2025

6:00 pm

WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller
Matthew J. Austin
Jeremy Leaidicker

Ed Coleman
Dale Brown
Paul Rowker

Stacy Huber
Roger Hadsall
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		Matthew C. Jones
Ed Coleman		
Stacy Huber		
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)*

Mr. Ehrenzeller asked if there were any members of the public who wished to address the Commission. There were none.

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

(accepted as presented)

V. Announcement:

Robert Kenney resigned from staff in April.

Mr. Ehrenzeller noted he was sorry to see Robert Kenney had resigned from staff effective in April.

Mr. Jones said he had a couple more announcements to share with the Commission, if acceptable, to which Mr. Ehrenzeller agreed.

Mr. Jones mentioned new developments regarding a potential Starbucks café off Hunter Highway in Eaton Township (Commission members had seen a Sketch Plan from proponents of the project months earlier). The proponents of this project have recently appealed to Eaton Township for relief from restrictions contained in the Township Zoning Ordinance. They are seeking a Special Exception to locate a drive-through restaurant in that zoning district which typically does not allow for such a use. They are also seeking a Variance from the requirement that a Loading/Unloading parking space be provided for truck deliveries to the site. And they are seeking another Variance from the limit of one sign allowed per lot (one sign already exists on the property, which advertises the neighboring Geisinger complex; proponents wish to erect a second sign on the lot advertising the Starbucks). It is expected that these appeals will be heard by the Eaton Township Zoning Hearing Board. Mr. Jones said he will share with Commission members any additional news he might learn in future regarding the matter.

Roger Hadsall asked if Eaton Township and Monroe Township share the same Zoning Hearing Board. Mr. Jones said he believed the two townships share a joint zoning ordinance, but have separate zoning hearing boards and separate zoning officers.

Vice-Chairman Ed Coleman asked why a drive-through would be an issue since another neighboring lot to the north contained a drive-through Burger King restaurant. Mr. Jones said it was his understanding that the Township Zoning Ordinance typically does not allow for that particular use in that zone, based on information he received from the Township Zoning Officer. It was then speculated that perhaps the Burger King was “grandfathered in” (pre-dated enactment of the ordinance). Mr. Jones said he expects a land development plan application will be submitted for County approval consideration if the zoning relief sought from the Township is granted to the proponents.

The remaining announcement: Mr. Jones alerted members that the Walmart in Eaton Township was preparing to undergo a +3,000 square feet sized expansion. Because this addition comprises such a small percentage increase over the large pre-existing building footprint, it falls under a specific threshold in the County Subdivision and Land Development Ordinance. As a result, the project does not require land development plan submittal or approval. This remains true because the site already has ample parking and lighting, and no new digging or impervious surfacing is proposed. The Eaton Township Zoning Officer has issued all required Zoning Permits for the project. The final step for proponents will be to secure the required Building Permit from Eaton Township and Bureau Veritas after which they may proceed with construction.

Mr. Coleman asked which side of the building would be bumped out. Mr. Jones said the expansion would occur on the south side of the building (on the right side of the building when approaching it from Hunter Highway).

Mr. Hadsall asked whether any proposed changes in parking had been considered. Mr. Jones said that the Township Zoning Officer had checked for this item’s compliance with the Township Zoning Ordinance.

Mr. Coleman asked whether the Commission would see any of the project's proposals. Mr. Jones said no; not unless the scope of the project were to change/grow.

Dale Brown asked what the +3,000 square feet addition was for. Mr. Jones said he could not remember [Editor's note: Previously-shared information indicates it is intended to expand the store's online grocery purchase/stock/pickup area].

VI. Approval of Minutes #675 from last meeting of April 16, 2025

A motion was made by Mr. Brown to approve the Minutes #675 of April 16, 2025, seconded by Jeremy Leaidicker, and carried unanimously.

VII. Correspondence: Review Chronological Report from April 10, 2025 through May 12, 2025

(Accepted as presented).

VIII. Subdivision and Land Development

A. Review Minor/Unique Plans Report for April 10, 2025 through May 12, 2025

(Accepted as presented).

B. Tunkhannock Area School District Solar Projects – Tunkhannock Primary School – Land Development Plan – Tunkhannock Township and Tunkhannock Borough – File #2025-25 – Application package acknowledged as “complete and received”

-Introduction of proposal provided by applicant's engineering team (Spencer Ericke, EIT, ARM Group).

-Action requested: Staff recommends Commission vote to acknowledge application package as “complete and submitted/received” (§306.2E).

Mr. Ehrenzeller welcomed Spencer Ericke to the meeting, and asked him to introduce the project, for which he gave a brief overview.

Mr. Hadsall noted it was recently discovered the project site (Roslund Elementary School) actually straddles the border between Tunkhannock Township and Tunkhannock Borough. He mentioned that the Borough has a zoning ordinance, but the Township does not. He asked: How is the applicant contending with all this? Mr. Ericke said that his team consulted with the Borough in advance to be sure they would comply with their setback requirements. Mr. Jones noted that staff would be requiring the applicant to depict on the plan the exact location of the municipal boundary. Mr. Ericke said he would make sure that occurs.

Mr. Jones noted that the pole-mounted panels appear located on the Township side while the roof-mounted panels appear located on the school building on the Borough side of the boundary. The site will be accessed from the south side of the complex (the Borough side). Mr. Jones warned Mr. Spencer that each municipality might require Building Permits for the pole-mounted panels (Township) and the roof-mounted panels (Borough) located within their jurisdiction. He said staff will be forwarding copies of the plan to both municipalities with requests that any comments they might have be provided within the usual 30-day deadline afforded by County law.

Mr. Ericke noted that the project proposes minimal new impervious surfacing- just a 600 square feet sized concrete pad for transformer placement. He said the temporary use of rubber track mats during construction is envisioned to eliminate the need for additional pavement.

Mr. Coleman asked how large the safety fence surrounding the pole-mounted panels would be. Mr. Ericke replied that the fence would be seven (7) feet high and completely encircle the pole-mounted array.

Mr. Jones acknowledged that the plan proposes buffer trees on the north and west sides of the pole-mounted panel array. He said staff would be checking whether that arrangement would be adequate, or if additional plantings will be needed to buffer the site from all neighboring residences within sight-distance. Mr. Ericke said that if the County ordinance requires additional buffering, then they'll be happy to accommodate.

A motion to acknowledge the application as "complete and received" was made by Robert Thorne, seconded by Mr. Hadsall, and carried unanimously. Mr. Coleman explained to Mr. Ericke that this action initiates the 90-day clock within which the County must review and act upon the plan. Mr. Ehrenzeller thanked Mr. Ericke for his presentation.

IX. Old Business- *None raised.*

X. New Business- *None raised.*

XI. Visitors & Guests- *Spencer C. Ericke, EIT (ARM Group)*

XII. Adjournment-

A motion to adjourn the meeting was made at 6:25 pm by Mr. Coleman, seconded by Stacy Huber, Secretary, and carried unanimously.

Commission staff may be reached at:

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square * Tunkhannock, PA 18657 * Phone: 570-996-2267

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