**Planning Commission- County of Wyoming Pennsylvania**

**Minutes # 692** **October 21, 2026** **6:00 pm**

WYOMING COUNTY PLANNING COMMISSION

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| 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.** Call to Order and Pledge of Allegiance

***Vice-Chairman Ed Coleman calls the Planning Commission to order. The pledge was taken. Staff Director Matt Jones verbally notified all participants that audio from the meeting would be recorded.***

**II.** Roll Call

***Vice-Chairman Coleman stated there are eight (8) 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 | | Paul Litwin, Solicitor |
| Roger Hadsall, Treasurer | | |
| Matthew J. Austin | | |
| Dale Brown | | |
| Jeremy Leaidicker | | |
| Paul Rowker | | |
| Robert Thorne | | |
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**III.** Approval of Today's Agenda (*additions or deletions?*)

***Mr. Coleman asked if there were any changes to the Agenda. Director Jones said there was one thing he wanted to change. It involves the Henry Meadows Senior Housing Project. He was able to inspect the site this morning with the County's consult engineer, Mick Goodwin. He would like to discuss it a little later. It could be the last item. Mr. Coleman asks if it will be under Old Business. Matt Jones said yes and he will ask for approval for Chairman Ehrenzeller and himself to sign the As-Built Plans.***

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

***Vice- Chairman Coleman said the public could ask to comment on anything on the Agenda or any other item they would like to bring before the Planning Commission at any time. He said to just get his attention.***

**V.** Announcements:

Commissioners are exploring the idea of developing a new county-owned Senior Center on land owned by the county between EOC and the Nimble Hill wine tasting room. Recently solicited and received bids from design engineering firms. Anonymous donor has offered money but more funding is still needed to proceed.

***Vice-Chairman Coleman asked if there are any announcements. Matt Jones states there are two announcements. He wants to discuss a topic that some of the members have shown a keen interest in the past. Two Commissioners meetings ago the Commissioners announced that they have a renewed push to explore the concept of developing a community and senior center. It would be owned by the County on County-owned land. It would be located between the County's Emergency Operations Center (EOC) office and Nimble Hill Winery. It will be on the EOC side of the road across from Nimble Hill Winery. Attorney Litwin said it will be where the wood yard was previously located.***

***Matt Jones said the Commissioners recently solicited bids from design engineering firms. They have received four responses. They also say that they have an anonymous donor on the hook that has promised to donate quite a bit of money to forward the project. They need some more funding to move further with the project and they are exploring it actively. That is the extent of what he knows. This was announced two weeks ago. He is sure it will be in the newspaper if they make any further announcements at a Commissioners' Meeting. He doesn't know which of the four engineering firms may or may not have been selected or if any have been selected. That is the extent of the information he has.***

***The other bits of news involve two of the development projects that are ongoing. Spencer Gym 2.0 is owned by the Krause family. It is quickly developing behind the Pink Apple in Tunkhannock Township. They have the structure up and the windows have been recently installed. This morning he inspected the Henry Meadows Senior Housing project also in Tunkhannock Township down Hill Top Road off Sunrise Lane. That building is up and they have installed a functioning sprinkler system. They have installed 34 apartment units in the building. There are three community gathering rooms inside the structure where residents can come to socialize. There is one such room located on each of the three floors. They have included nice furniture in each of these rooms.***

***One of the things omitted from the build out is a fire hydrant. He wasn't happy with the omission but he and Roger Hadsall looked closely at the fire sprinkler system that has been installed. It is fully functional. They also have a twenty foot wide fire lane that runs around the back side of the building. Fire tanker trucks can come on site and help to put out any fires in addition to the fire sprinkler system. The site looks great. They have a lot of trees planted on the site. They were worried that they would run out of money and not be able to put up the outside pavilion. They were able to build a slightly smaller pavilion on the premises. It has ample parking. One spot is reserved for delivery vehicles and moving trucks. There will be a ribbon cutting next Thursday and he***

***believes they are extending invitations to certain parties. That will probably be coming online very soon. Mr. Coleman asks Matt Jones if he would like a motion to allow him and Chairman Ehrenzeller to sign the As-Built Plans as presented. Matt Jones said they working on the As-Builts now. He has seen the site this morning and can say that the essentials are installed.***

**VI.** Approval of minutes #691 from last meeting of September 16, 2026

***Mr. Coleman said the next thing on the Agenda was approval of the minutes of the meeting from September 16, 2026. Mr. Dale Brown said if the members have no problem with the meeting minutes he will make a motion to approve them. Stacy Huber seconded the motion and it was passed unanimously.***

**VII.** Correspondence: Review of Chronological Report from September 3, 2026 through October 7, 2026

***Mr. Coleman asks if there are any questions or comments on the Chronological Report from September 3, 2026 to October 7, 2026. There were none and it was accepted as presented.***

**VIII.** Subdivision and Land Development

A. Review Minor/Unique Plans Report from September 3, through October 7, 2026.

***Mr. Coleman said members have copies of the Minor and Unique report and asks if there are any questions. He asks for a motion. Robert Thorne makes a motion to approve the Minor/Unique Plans Report and Paul Rowker seconds the motion. It is passed unanimously.***

B. **Richard J. & Caroline K. Lawson and K&B Holdings, LLC (Jeffrey D. & Susan T. Burns, October, 226 – Minor Subdivision Plan –** ***Lemon Township*** **–** File #2026-37

- Director recommends Commission Disapproval for the following Waiver request (as was done for an almost identical proposal last month), for the following reasons:
- Minimum lot area of 1acre for Proposed "Remaining Land Parcel 1" (Table 606.4). As currently arranged, the existing parcel comprises 1.36 contiguous acres and already enjoys full use of a lakeview single-family home onsite. This plan proposes the breaking and transferring of pieces of land away from this parcel in a manner that would render it down to comprising just 0.37 contiguous acres. The Director believes that cutting lots that do not have access to *both* public sewer *and* public water into smaller substandard pieces may set a bad precedent and lead to overcrowing in areas that cannot sustain it. This could also lead to the proliferation of similar waiver requests from other parties. Director does not believe that an Undue Hardship has been demonstrated as defined by §1103 and PA Act 247 §512.1.

***Mr. Coleman asks Director Jones to open discussion regarding the Richard J. & Caroline K. Lawson and K&B Holdings, LLC minor subdivision plan. Matt Jones said this Subdivision is similar to a proposal we received and discussed last month. Included in last month's proposal were some concerns about the private drive that snakes uphill. That is not an issue with this application. He will introduce the subdivision and then pass it to Lawrence L. LaRue, PLS and Mr. Lawson. This proposal would break the same tract of land into three pieces. Two of the pieces would be proposed for transfer as lot additions or lot improvements to neighboring properties of Mr. Lawson and his family. The one remaining issue he sees with this plan is that they are asking for a waiver to still render the parent tract***

*down from over one acre to one third of an acre. That tract already enjoys full use. It is a lakeview house owned by the Burns. The concept of lot improvement or lot addition is not much of an issue. The parent tract would be cut down to a third of an acre similar to what was discussed last month. The Ordinance has a minimum of one acre for newly proposed lots. The property does not have access to public water. There are some concerns that were discussed last month that this would render the lot substandard and could lead to overcrowding in areas that may not be able to sustain it. It could lead to a proliferation of similar waiver requests from other parties. He believes everyone is going to want to cut their properties down to a third of an acre if others are allowed to do it. We have rules of proving Undue Hardship defined in our County Ordinance. This is how he would introduce this Waiver request and he recommends the Planning Commission reject it. At this point he hands discussion over to the surveyor, Lawrence L. LaRue, PLS and the Applicant, Richard Lawson.*

*Lawrence L. LaRue, PLS said he is before the Planning Commission this evening on a lot addition. Mr. Richard J. Lawson is looking to add two pieces onto his neighboring properties. He understands that there were some concerns at last month's meeting regarding granting access to the property. Mr. Lawson's future plans for this property is to preserve it from being developed. He does not want any development on the pieces in question and the additional lots he owns to the north and the east. He understands there were concerns that the property contained a flag lot that could be potentially sold in the future. He believes that with the current configuration this could alleviate these fears and it is shown that he is just adding these lots to Mr. Lawson's current parcels. By adding this land to current parcels he owns he is making them more conforming to the county Ordinance. One particularly small lot is .49 acres and it will now be closer to the one acre minimum that the SALDO has for a requirement. He also alleviates some of the building setback issues around the existing storage building at the top. This will make it more conforming to the Ordinance.*

*With regards to the newly created lot the Planning Director and Commission had concerns with precedence. He believes the precedence is set if you can show a uniqueness. This is a unique lot in size, area and feature. It is served by a community sewer system and on lot water. The current SALDO does not have a provision for this particular situation, he argues. There are no lot size recommendations for lots that contain a public sewer system and private on lot wells, they suggest. This creates a unique situation that the SALDO does not allow for and he does not believe it would set any future precedence if the Commission would vote to approve the waiver this evening.*

*Mr. Coleman asks if the SALDO requires public water and sewer if a smaller lot is requested for development. Mr. LaRue said there is a section that allows for on lot sewer and on lot water but not one that provides for public sewer and private water. There are allowances for public water and public sewer and private water and private sewer but none for public sewage and on lot water. Mr. Coleman said that if you don't have both then the minimum 1-acre requirement applies to you. Just because the owner has half does not get them full way. Mr. LaRue responds that there is nothing in the SALDO that specifically says that.*

*Mr. Coleman asks Attorney Litwin for his opinion on this matter. Attorney Litwin states that this is the reason they are requesting a waiver. If the Ordinance doesn't allow for a smaller lot size based just on public sewer their argument is that because they have public sewer the Ordinance doesn't address it. They believe they have a hardship and request a Waiver of the Ordinance's one-acre minimum requirement.*

*Director Jones said the Ordinance says you must have a one acre minimum unless you have both. He*

*said the line has to be drawn somewhere and Community Planning is something of an art form as much as a science. The concern is that you can have overcrowding of lands that may not be able to sustain it. This is the Ordinance passed by the duly-elected County Board of Commissioners in 2016 and as amended since then. He states these are the rules. You must have a one acre minimum unless you have both public sewer and public water and in that case you can get a smaller lot size. The Planning Commission may think an Undue Hardship has been demonstrated and want to give them a waiver. Again, other parties may feel a precedent may be set and we may have more Waiver requests brought before the Planning Commission.*

*Mr. LaRue said if overcrowding is being considered as an issue he would like to remind the Board that the Applicant has no intention of building on these parcels. Their intention is to preserve more of the property. The house existing there is the only house that is being discussed. He presented a photo exhibit that showed 25 properties. Eighteen of these properties are all under one acre in size; their creation may have pre-dated the Ordinance. The smallest one is .01 acre. Mr. Coleman said that tells him that eighteen people can come before the Board requesting waivers on their properties if they wanted to shrink them further. Mr. Lawson states that his neighbor's property size is less than a tenth of an acre. Mr. LaRue states anyone who came before the Board would still need to fulfill the property setbacks. He says that the parcel in question tonight does meet all the required setbacks.*

*Matt Austin asked how all these lots were created in the past. He was told by the Commission members that they were created a long time in the past before the subdivision and land development ordinance. Mr. Hadsall said that it seemed to him that if a Waiver was granted, then Mr. Lawson's existing lots would be made better by making them bigger.*

*Jeremy Leaidicker said the demand on the aquifer would be the only consideration and they are beside a lake. Roger Hadsall said they could draw a new well. He said a reason to grant the Waiver is they have public sewer and they don't need extra space to install an on lot septic system. Mr. Lawson said the Burns' house was kept on a smaller parcel with a separate lot in case a septic system needed to be installed but they are on a public sewer now. Mr. Burns' grandfather owned the land and he was trying to think ahead when he had control of it. It is said that the lot is oddly shaped. Mr. Lawson is asked if he owns the large tract of land behind the property in question. He says he does own that land. He just purchased it from Mr. Burns.*

*There is a conversation between the Planning Commission members confirming boundary lines of the properties. Mr. Lawson states once again that he has no plan to erect any future buildings on the property. Ed Coleman asked for a Motion to be made on this matter. Roger Hadsall said he would make a motion to approve the Waiver request. Matt Austin made a motion to second the Waiver request. The Motion passed unanimously.*

**IX.** Old Business:

*The old business concerns the Henry Meadows Senior Housing Development. Matt Jones states that Henry Meadows has been built out and it looks very good. The Planning Department is expecting the As-Built Plans to arrive in their office any day. They had their crew out while the Planning Director was inspecting the property on October 21, 2026 to ground proof the installations and produce the As-Builts. He would request that the Planning Board consider approving the idea that Chairman Randy Ehrenzeller and Director Matt Jones be allowed to sign the As-Builts and work with the Applicant to get them recorded as the final part of the process and be allowed to issue them*

***their Certificate of Conformance once that's happened.***

***Dale Brown asks if this would allow them to start using the building. Matt Jones said it would allow them to open the building and allow renters to move in. Rodger Hadsall asks if Mick Goodwin, PE, County Consultant from Milnes Engineering will also review the As-Builts before they are signed by Matt Jones and Chairman Ehrenzeller. Matt Jones said he would have him look at them with him and make sure that they reflect what is there on the ground. He would not record them if they were inaccurate. Mick Goodwin was present with Matt Jones at the inspection. He looked very carefully at the storm water basin and all the other installations. He sent Matt Jones a letter today memorializing that they went to the site together and everything checks out.***

***Mr. Coleman asks for a motion to the effect that Chairman Randy Ehrenzeller and Director Matt Jones are given approval to sign the As-Builts for Henry Meadows Senior Housing Project. Roger Hadsall makes a motion for Chairman Ehrenzeller and Matt Jones to sign the As-Builts for this project. Paul Rowker seconds the Motion and it passed unanimously.***

**X.** New Business

***There is no new business.***

**XI.** Visitors & Guests

***No questions or comments are offered by the public.***

***Tonight's attendees include: Eric Mark, Press Examiner, Lawrence LaRue, Milnes Engineering, Richard Lawson, Landowner, Mauri Rapp, Rocket***

**XII.** Adjournment:

***Ed Coleman asks for a Motion for Adjournment. Jeremy Leaidicker makes a motion to adjourn and Robert Thorne seconds it. The meeting is adjourned at 6:26 p.m.***

Commission staff may be reached at: