

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller

Ed Coleman

Sandra Boyle

Dale Brown

Jim Davis

Roger Hadsall

Stacy Huber

Matthew J. Austin

Robert Thorne

LOCATION

Minutes # 652

November 16, 2022

6:30 p.m.

I. Pledge of Allegiance

II. Call to Order & Roll Call

Randy Ehrenzeller, Chairman, called the meeting to order establishing a quorum.

Present	Absent	Staff
Randy Ehrenzeller		Lynnelle M. Farber
Ed Coleman		Caitlyn Allaoui
Sandra Boyle		Paul Litwin, Esquire
Jim Davis		
Dale Brown		
Roger Hadsall		
Stacy Huber		
	Matthew J. Austin	
Robert Thorne		

III. Public Comment – *(If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address, or that they wish to address the commission on an item not on the agenda)*

IV. Agenda

V. Approval of Minutes #651– October 19, 2022

Dale Brown made a motion to approve the Minutes #651 – October 19, 2022. The motion was seconded by Jim Davis, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report – October 19, 2022 to November 16, 2022

Accepted as presented

VII. Subdivision and Land Development

A. Minor Subdivision Report

Accepted as presented

B. **Food Express Convenience Store Building Addition** – Tunkhannock Borough – File #21-12 - Review

Planning Director Lynnelle Farber summarized the changes from the approved submission and what is currently being constructed. The engineer is suggesting to comply with the Wyoming County SALDO. The question of the building's purpose was raised and it was confirmed it would remain as warehouse storage space. There are four additional parking spaces added on the hill. The total building space is 200ft² less. The dumpster location needs to be on the map. Architect Ed Kovaleski confirmed the distance between the wall and the chain link fence is still 22 feet. He also said he had responded to Kevin O'Connor's email. The concerns for the trucks backing into the unloading space has been addressed as each delivery person has been notified to drive around instead of backing up.

A motion was made by Ed Coleman that the applicant come back with the missing details from the map. It was seconded by Bob Thorne. The vote was carried unanimously.

VIII. Old Business –

IX. New Business –

Linda Sherman came to voice her concerns about the upcoming construction for the new Endless Mountains Veterinary Center. When VanDuzers owned the property, there was an agreement that the green space between their properties be maintained. Mrs. Sherman would like to continue to maintain the green space which includes mowing and leaf removal. Mrs. Sherman also expressed concern that the water runoff from new pavement and the light invasion on her property may be a nuisance. Chairman Randy Ehrenzeller stated that the Planning Commission would keep this in mind when EMVC submits their plans for construction.

X. Visitors & Guests – Bob Baker, Linda Sherman, Joseph Sherman, Ed Kovaleski – Food Express Architect, Katelyn Kovaleski

XI. Adjournment –

A motion was made at 6:53 p.m., by Roger Hadsall to adjourn the meeting; seconded by Ed Coleman, and carried unanimously.