

**REVISED AGENDA**

**March 18, 2026 6:00 PM**

**WYOMING COUNTY PLANNING COMMISSION**

Randy Ehrenzeller, Chair	Ed Coleman, Vice-Chair	Stacy Huber, Secretary
Roger Hadsall, Treasurer	Matthew J. Austin	Dale Brown
Jeremy Leaidicker	Paul Rowker	Robert Thorne

**MEETING LOCATION**

Wyoming County Emergency Operations Center  
3880 State Route 6, Tunkhannock, PA 18657 (please use side-door)

- I. Call to Order & Pledge of Allegiance
- II. Roll Call
- III. Approval of Today's Agenda (*additions or deletions?*)
- IV. Public Comment – (*If audience members wish to address the commission, please let the Chairman know which agenda item you wish to address, or that you wish to address an item not on the agenda*)
- V. Announcements: None to report from Staff
- VI. Approval of Minutes #684 from last meeting of Feb. 18, 2026
- VII. Correspondence: Review Chronological Report from Feb. 5, 2026 through March 4, 2026
- VIII. Subdivision and Land Development
  - A. Review Minor/Unique Plans Report for Feb. 5, 2026 through March 4, 2026
  - 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 as typically required by §607.7I. 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.
    - Waiver requested from needing to make the paved portion of the Minimum Access Drive 18 feet-wide as typically required by Table VI-1.
  - C. **Eckel-Veety – Minor Subdivision Plan – Falls Township** – File #2026-08
    - Wavier 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.
  - D. **TASD 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 (6) 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; 403.4I 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).

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 lane (§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; 403.4I 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 lane. 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; 403.4N; 500.4; 503 and 508).

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.

- IX. Old Business: None to report from Staff
- X. New Business: Discuss an item regarding Commission membership
- XI. Visitors & Guests
- XII. Adjournment

Commission Staff may be reached at:



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

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