

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller  
Dale Brown  
Stacy Huber

Ed Coleman  
Jim Davis  
Matthew J. Austin

Sandra Boyle  
Roger Hadsall  
Robert Thorne

## LOCATION

**Minutes # 650**

**Date September 28, 2022**

**6:30 p.m.**

### I. Pledge of Allegiance

### II. Call to Order & Roll Call

Ed Coleman, Vice-Chairman, called the meeting to order establishing a quorum.

| Present           | Absent            | Staff                |
|-------------------|-------------------|----------------------|
|                   | Randy Ehrenzeller | Lynnelle M. Welch    |
| 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

*Dale Brown made a motion to remove VII.B. “Major Subdivision for John E. McClurg & Rhonda L. McClurg” from the agenda due to it being incorrectly classified as a major subdivision. The motion was seconded by Sandra Boyle, and the vote was carried unanimously.*

### V. Approval of Minutes #649– July 20, 2022

*Sandra Boyle made a request to change the wording on VII.F. “Lot Addition for J. Stark Bartron & Rebecca J. Bartron Frisco” from “make it an existing nonconforming structure” to “deem it to be a nonconforming structure”. Sandra Boyle made a motion to approve the Minutes #649 – July 20, 2022 with this correction. The motion was seconded by Dale Brown, and the vote was carried unanimously.*

**VI. Correspondence**

- A. Chronological Report –July 20, 2022 to September 28, 2022

*Accepted as presented*

**VII. Subdivision and Land Development**

- A. Minor Subdivision Report

*Note made to expand on description of minor subdivisions, stands as presented*

- ~~B. Major Subdivision for John E. McClurg & Rhonda L. McClurg – Tunkhannock Township – File #22-38 – Approval~~

- C. **Rivercrest Wastewater Treatment Plant Upgrade** – Tunkhannock Township – File #21-59 – Approval

*A motion was made by Dale Brown for approval with conditions for Rivercrest Wastewater Treatment Plant Upgrade based upon the covenant being in place to maintain operations in perpetuity and a resubmission of a complete package, and seconded by Roger Hadsall. The vote was carried unanimously.*

- D. **Steele Property Development** – Tunkhannock Township – File #22-31 – Approval

*A motion was made by Matt Austin to waive the Site Context Map provided the submitted plan contains all the information required under sections 402.A and 402.2 the submission of the site context map be waived, seconded by Dale Brown.*

*A motion was made to approve the Steele Property Development by Matt Austin, and seconded by Sandra Boyle. The vote was carried unanimously.*

- E. **Karam Orthodontics** – Tunkhannock Township – File #22-32 - Approval

*Because a representative for Karam Orthodontics was not present to discuss any questions, a motion to table the item was made by Sandra Boyle, and seconded by Robert Thorne. The vote was carried unanimously.*

- VIII. Old Business** – Walnut Hill Residential Subdivision – Atty Aaron Hovan requests a waiver from the current SALDO and extends the existing permit for 3 years from today's date.

*A motion was made by Dale Brown to deny the extension of the previously approved plan, and seconded by Sandra Boyle. The vote was carried unanimously.*

- IX. New Business** – Wyoming County has a new State Park – Vosburg Neck State Park. There will be an event at 11:00 AM in Vosburg

- X. Visitors & Guests** – Bob Baker, Mick Goodwin, Rebecca Peterson, Mike Bisignani, Aaron Hovan

- XI. Adjournment** –

*A motion was made at 7:35 p.m. by Sandra Boyle to adjourn the meeting; seconded by Stacy Huber, and carried unanimously.*

The Planning Commission voted to go into Executive Session to consult with Paul Litwin about potential litigation. The Executive Session began at 7:35 PM and adjourned at 7:58 PM.