

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square * Tunkhannock, PA 18657 * Phone: 570-996-2268

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman
Sandra Boyle, Secretary
Jim Davis, Member
Stacy Huber, Member
Vacancy

Ed Coleman - Vice-Chairman
Dale Brown, Member
Roger Hadsall, Member
Matthew J. Austin, Member

LOCATION - *Emergency Operations Center*
3880 US 6 East, Tunkhannock PA 18657

Minutes # 622

AUGUST 21, 2019

6:30 P.M.

I. Pledge of Allegiance

II. Call to Order

Secretary, Sandy Boyle, called the meeting to order establishing a quorum.

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

III. Public Comment

The Secretary stated that within the meeting during each proposal the public would have an opportunity to speak.

IV. Approval of Minutes #621– July 17, 2019

Dale Brown made a motion to approve the Minutes #621 July 17, 2019, as presented; the motion was seconded by Roger Hadsall, and was carried unanimously.

V. Correspondence Chronological Report

A general discussion took place regarding various entries on the Chronological Report. The report was then accepted as presented.

VI. Subdivision and Land Development:

- A. **Minor Subdivision Report - A general discussion took place regarding various entries on the Minor Subdivision Report. It was accepted as presented.**
- B. **SILVER SPRINGS RANCH EVENT CENTER - Monroe Township - File #18-46 - reviewed and waiting for revisions. A Time Extension was approved at June meeting for 90 days, expiring in September. (informational only - no action needed)**
- C. **D & C FUEL SALES , INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - File #18-55 – Awaiting Conditions to be met (Final Medium Volume HOP is still outstanding) (informational only - no action needed)**
- D. **BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - File #19-03 - Preliminary Approval With Conditions (HOP) - (informational only - no action needed) The Director relayed the information that BKV Operating, LLC received the Highway Occupancy Permit from PennDOT on July 18, 2019, therefore all conditions were met and they have permission to access the property from SR6.**
- E. **MESHOPPEN DOLLAR GENERAL STORE - Meshoppen Borough -File #19-18 - Received the response to the review letter and revised plans - Preliminary Approval with conditions:**
 - CONDITION 1 - Equitable Ownership in the lands to be developed, pending review and approval by the Board Solicitor, as applicable.**
 - CONDITION 2 - Provide documentation from PennDOT indicating that any and all work within the PennDOT right-of-way are acceptable to them, and proof that a Highway Occupancy Permit has been issued.**

CONDITION 3 - Submission and approval of the retaining wall design will remain a condition of approval for the land development, but it can be submitted with the as-built plans prior to final approval for occupancy. The Planning Board allows the Director to give permission for the site construction to commence without this condition being completed, provided that the other four conditions are all met.

CONDITION 4 - Proof of Applicant's receipt of the Letter of Adequacy from the Wyoming County Conservation District that the Erosion & Sediment Control Plan has been reviewed and deemed acceptable.

CONDITION 5 - Proof that Meshoppen Borough is aware of and agrees to maintain the stormwater facilities, and within defined limits and restrictions, if any would be imposed due to the direct connection of site stormwater piping to the system within the road right-of-way.

Dale Brown made a motion to grant Preliminary Approval with Conditions as listed, to the "MESHOPPEN DOLLAR GENERAL" land development; the motion was seconded by Jim Davis, and was carried unanimously.

- F. **STONEHEDGE GOLF COURSE (pavilion addition) - Tunkhannock Township - File #19-20 - Awaiting review by LaBella. (informational only - no action needed)**
- G. **SKYLINE ESTATES - Nicholson Township - File#16-35 - Letter of Credit Reset Request. Awaiting confirmation of conditions from Engineer. Upon confirmation, letter of credit will be reset per the conditions.**
- H. **UNITY PLAZA PROJECT - Eaton Township - #19-31 - Land Development - Submission Acceptance and action on Waivers Requested.**

The Planner stated that all the required documents have been presented, and submission acceptance could be granted by the Board, however the developer would like two Waivers also acted upon. Michael Goodwin, PE, of Milnes Engineering, Inc. introduced the said waivers being presented for action.

A motion from Matthew J. Austin and seconded by Roger Hadsall was made to accept the submission of this land development. A vote was taken and passed unanimously.

WAIVER 1: A waiver/modification approval is requested to allow for a maximum lot coverage that exceeds 40%. The lot coverage allowed in the Eaton Township Zoning Ordinance is 50%, and this plan conforms to that standard. *Wyoming County Subdivision and Land Development Ordinance, Section 703, table 704.1.A.*

A motion to grant this waiver was made by Dale Brown and seconded by Jim Davis. A vote was taken and the motion passed unanimously.

WAIVER 2: A waiver/modification approval is requested to allow for the installation of thirty-one (31) parking stalls, in lieu of greater of forty (40) parking stalls. The proposed number of stalls meets the requirements of the Eaton Township Zoning Ordinance, and overflow parking is available in the adjacent Wal-Mart parking lot if needed. *Wyoming County Subdivision and Land Development Ordinance, Appendix C.*

A motion to grant this waiver was made by Dale Brown and seconded by Matthew J. Austin. A vote was taken and the motion passed unanimously.

- I. **LAKE CAREY WASTE WATER TREATMENT PLANT - SKETCH PLAN-Tunkhannock & Lemon Townships - #19-32** - Presentation of sketch plan prior to submission of the Land Development Plan.

Coleman Gregory, of the Larson Design Group, presented the sketch plan for this land development and answered questions presented by the Planning Board and members of the public. No action was needed on this sketch plan.

- J. **MESHOPPEN CAR WASH SKETCH PLAN-SKETCH PLAN-Meshoppen Borough #19-35** - Presentation of a sketch plan prior to submission of the Land Development Plan.

Tim Gourley, PE of Tract Engineering, PLLC, presented the sketch plan for this land development and answered questions presented by the Planning Board and members of the public. He had several questions for the board.

1. Question 1: Since this lot goes from the corner of Church Street (proposed entrance to lot on Church Street) to Sterling Street, which is the proposed exit from the lot. Would SR6 be considered the side lot or also a front lot as per the SALDO. The answer was that all three sides, Church Street, Sterling Street and SR 6 would be considered Front Lots with the 4th side of the property facing what will be open land.

Answer: A Waiver would have to be requested by the applicant for any relief of the setbacks and buffer zones.

2. Parking requirements. As they don't anticipate on having anyone other than an employee parking, they have only planned for four (4) parking spots. There is no requirements for parking for a car wash in the SALDO and he just wanted confirmation of this information.

Answer: Confirmation of that understanding was given.

3. The lot configuration, because of the "urban setting" and the existing property lines, is 3.3 to 1 ratio instead of the required width-depth ratio in the SALDO.

Answer: A Waiver would have to be requested by the applicant for relief from this requirement.

VII. Old Business:

- A. **Planning Commission** – The Planning Commission still has one vacancy at this time. The Wyoming County Commissioners are considering new candidates at this time. Anyone interested in serving on the Planning Commission should send a letter of interest to the Wyoming County Commissioners.
- B. **Wyoming County Greenways, Trails & Open Space Plan** - The Kick-off Meeting was held on July 31, 2019, and was well attended. Next meeting will be set for September and the consultant will be attending the Annual Township Convention to gather information from the municipalities.

VIII. New Business

- A. No new business.

IX. Visitors & Guests - No comments or questions from Visitors & Guests

X. Adjournment

A motion to adjourn the meeting was made at 7:55 P.M. by Roger Hadsall. The motion was seconded by Matthew J. Austin, and was carried unanimously.