

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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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 # 619

MAY 15, 2019

6:30 P.M.

I. Pledge of Allegiance

II. Call to Order

Chairman, Randy Ehrenzeller, 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 Chairman stated that within the meeting during each proposal the public would have an opportunity to speak.

IV. Approval of Minutes #618– April 17, 2019

Dale Brown made a motion to approve the Minutes #618 – April 17, 2019, as presented; the motion was seconded by Jim Davis, and was carried unanimously.

V. Correspondence Chronological Report

A general discussion took place regarding various entries on the Chronological Report. There was one correction made to change the name of the township from Eaton to Nicholson on entry for April 24, 2019. The report was then accepted as presented, with that correction made.

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 - #18-46 - Reviewed and waiting for revisions.** Time Extension was approved at last meeting. (INFORMATION ONLY - NO ACTION NEEDED)

C. **D & C FUEL SALES , INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - #18-55 –**

A temporary HOP allowing limited access (for construction vehicles only) was presented to the Board. The applicant asked to be allowed to continue construction work on this project with the Temporary HOP in place. A discussion with the Board Members, applicant, applicants engineer and the Planning solicitor took place.

The motion as follows was made by Ed Coleman and seconded by Dale Brown:

The Planning Commission Board Members agree to allow construction for the D & C Fuel Sales Inc. Convenience Store and Fuel Station as long as the Applicant signs a Waiver with the following items holding Wyoming County and its entities harmless.

a. that D&C secure a Medium Volume Highway Occupancy Permit that includes entry and exit driveway, widening of US 6 and traffic signals (“HOP”) from the Pennsylvania Department of Transportation (“PennDOT”); and

b. that D&C obtain and possess a Temporary Access Highway Occupancy Permit (“Temporary Permit”) from PennDOT authorizing construction vehicles to access the D & C Property; and

c. that should PennDOT revoke the Temporary Permit or it otherwise expires or terminates D&C shall cease all construction activities until such time as it obtains a replacement Temporary Permit or a HOP; and

d. that D&C execute an agreement with Wyoming County, in a form and substance satisfactory to the Wyoming County Solicitor releasing, indemnifying and holding Wyoming County harmless from any and all liabilities directly or indirectly related to the permission granted by Wyoming County to D&C to construct the Store prior to possession of a HOP and D&C's construction activities at the D&C Property pursuant to a Temporary Permit.

The motion was passed unanimously.

D. BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - #19-03 - Awaiting Conditions to be met (HOP is outstanding)

The engineer, Michael Goodwin, for this project asked for the Planning Board allowing the project to begin site development and construction of this land development using an access road from Tunkhannock Township Road, named Trieble Road only.

A motion was made by Matthew J. Austin, and seconded by Roger Hadsall, to allow access from Trieble Road, with a condition that the Driveway Permit from Tunkhannock Township to allow site development. The motion was passed unanimously.

E. MESHOPPEN DOLLAR GENERAL STORE - Meshoppen Borough - Subdivision and Land Development - #19-18 - Submission Acceptance

The Planning director stated that all necessary documents for submission of this project were presented.

A motion for Accepting the Submission of the Meshoppen Dollar General Store subdivision and land development plan was made by Roger Hadsall. The motion was seconded by Stacey Huber, and the motion was carried unanimously.

VII. Old Business:

A. Comprehensive Plan Update –Adoption of Plan by the Wyoming County Commissioners was April 30, 2019.

VIII. New Business

A. Wyoming County Greenways, Trails & Open Space Plan-Consultant Selection process underway - The Planning Department is seeking recommendations for Steering

Committee members. Consultant chosen was Thomas J. McLane & Associates, Inc. of Scranton, Pennsylvania.

A request for nomination of a candidate to fill the seat left by the death of Jim Luce on the Wyoming County Conservation District was made by the Wyoming County Commissioners, who will be received nominations from several entities to appoint the replacement. Commission Tom Henry stated that he would email the details of this to the Planning Board Members.

IX. Visitors & Guests - no comments or questions

X. Adjournment

A motion to adjourn the meeting was made at 7:05 p.m. by Jim Davis. The motion was seconded by Matthew J. Austin, and was carried unanimously.