

# 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 # 618**

**APRIL 17, 2019**

**6:30 P.M.**

I. Pledge of Allegiance

II. Call to Order

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

<b>Present</b>	<b>Absent</b>	<b>Staff</b>
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 #617– March 20, 2019

*Jim Davis made a motion to approve the Minutes #617 – March 20, 2019, as presented; the motion was seconded by Stacy Huber, and was carried unanimously.*

V. Correspondence Chronological Report

*A general discussion took place regarding various entries on the Chronological Report. It was 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 - #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 –** Awaiting Conditions to be met (HOP is outstanding)

*Solicitor Paul Litwin introduced a Waiver that was proposed by the applicant. The solicitor and Planning Commission Board Members reviewed the proposed waiver and a motion was called for. Dale Brown made a motion to approve the Waiver and the motion was seconded by Roger Hadsall. A vote was taken as follows:*

*Ed Coleman: No*

*Sandy Boyle: No*

*Dale Brown: Yes*

*Jim Davis: No*

*Roger Hadsall: Yes*

*Stacy Huber: No*

*Matthew J. Austin - Yes*

**Motion was denied by a vote of 4 to 3.**

D. **BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - #19-03 - Preliminary Approval With Conditions**

*The Planning Director said that all conditions for Preliminary Approval with the exception of the HOP have been met for this project. A Motion for Preliminary Approval with Conditions (HOP) was made by Matthew J. Austin and seconded by Ed Coleman. Said Motion was passed unanimously.*

**E. EIO WASTE SOLUTIONS & RECYCLING - Monroe Township - #19-04 -  
Revisions received and sent for 2nd review. Also, Waiver Requests submitted.**

**WAIVER REQUEST NO. 1:**

§616 Street, Parking Area and Building Lighting; *“A lighting plan shall be provided by the Developer and shall include details for lighting of roads, parking areas and buildings”.*

Justification: The applicant is requesting a waiver from the aforementioned requirement for a Lighting Plan. EIO is not proposing any additional lighting as part of this project, the existing lighting on site is sufficient for the proposed Site.

*A Motion for approval of this waiver was made by Matthew J. Austin and Seconded by Dale Brown. A vote was taken as follows:*

*Ed Coleman: Yes*

*Sandy Boyle: No*

*Dale Brown: Yes*

*Jim Davis: Yes*

*Roger Hadsall: No*

*Stacy Huber: Yes*

*Matthew J. Austin: Yes*

**The motion to approve this Waiver Request was passed with a vote of 5 to 2.**

**WAIVER REQUEST NO. 2:**

§609.2 Plan and Stormwater Management Ordinance Compliance; *“A stormwater drainage and management plan shall be required for all major subdivisions and all land developments and all subdivisions and land developments shall comply with any applicable local municipal Stormwater Management Ordinance”.*

§403.4.J Supporting Documents and Information;  
*“Final drainage/stormwater management plan”.*

Justification: The applicant is requesting a waiver from the aforementioned requirement for a Stormwater Management Plan. The proposed site features being constructed will not affect the existing surface runoff. The proposed building footprint is located in an area of existing impervious cover and no changes to the existing drainage patterns are proposed.

*A Motion for approval of this waiver was made by Matthew J. Austin and Seconded by Roger Hadsall. A vote was taken as follows:*

*Ed Coleman: No*

*Sandy Boyle: No*

*Dale Brown: Yes*

*Jim Davis: Yes*

*Roger Hadsall: Yes*

*Stacy Huber: Yes*

*Matthew J. Austin: Yes*

**The motion to approve this Waiver Request was passed with a vote of 5 to 2.**

**WAIVER REQUEST NO.3:**

§615.6.1 Buffers and screens; "Property line buffers that act to integrate new developments with its surroundings and to separate incompatible land uses".

Justification: The applicant is requesting a waiver from the aforementioned requirement for providing property line buffers. The limits of the existing operations will not change/expand. The existing operational area is buffered by existing wooded areas to the north, east, and south. The proposed building will be partially screened by the existing office trailer on the western side as the proposed building will be located on a lower level (existing office is at 1,030' and the proposed building finished floor elevation is 1,021').

*A Motion for approval of this waiver was made by Jim Davis and Seconded by Dale Brown. A vote was taken and the Motion for approval passed unanimously.*

**WAIVER REQUEST NO.4:**

§707 Landscaping; "A landscape plan for the proposed project meeting the requirements §615 shall be provided by the developer".

Justification: The applicant is requesting a waiver from the aforementioned requirement for providing a Landscape Plan. No proposed landscaping is proposed as part of this project.

*A Motion for approval of this waiver was made by Roger Hadsall and Seconded by Dale Brown. A vote was taken and the Motion for approval passed unanimously.*

*A Motion for Preliminary Approval for the EIO WASTE SOLUTIONS AND RECYCLING land development was made by Ed Coleman and seconded by Roger Hadsall.*

***A vote was taken and the Motion for Preliminary Approval was passed unanimously.***

**E. WILLIAMS FIELD SERVICES, LLC, PHASE II WAREHOUSE PROJECT (ZENITH PROJECT) - Tunkhannock Township - #19-09 - Preliminary Approval**

*The Planning Director stated that the conditions for Preliminary Approval have all been met.*

*A Motion for Preliminary Approval for the WILLIAMS FIELD SERVICES, LLC land development was made by Roger Hadsall and seconded by Sandy Boyle.*

***A vote was taken and the Motion for Preliminary Approval was passed unanimously.***

VII. Old Business:

- A. **Comprehensive Plan Update** – Anticipate Adoption of Plan by Commissioners is set for 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.**

IX. Visitors & Guests - no comments or questions

X. Adjournment

*A motion to adjourn the meeting was made at 7:51 p.m. by Matthew J. Austin. The motion was seconded by Jim Davis, and was carried unanimously.*