

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman
Sandra Boyle, Secretary
Dale Brown, Member
Roger Hadsall, Member

Ed Coleman, Vice-Chairman
Jim Davis, Member
Stacy Huber, Member
Matthew J. Austin, M

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

Minutes # 626

February 19, 2020

6:30 P.M.

I. Pledge of Allegiance

II. Call to Order

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

Present	Absent	Staff
Randy Ehrenzeller		Lynnelle M. Welch
Ed Coleman	Laurie Pedley	
Sandra Boyle		Paul Litwin, Esquire
Jim Davis		
Dale Brown		
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.

No public comment was presented at this time.

IV. Agenda Changes - Added Preliminary Approval Request to #VII-F below (Lake Carey Waste Water Treatment Plant).

V. Approval of Minutes #625 – January 15, 2020 Meeting

Dale Brown made a motion to approve the Minutes #625 - January 15, 2020. The motion was seconded by Roger Hadsall, and the vote was carried unanimously.

VI. Correspondence

A. Chronological Report:

A general discussion took place regarding various entries on the Chronological Report dated from January 15, 2020 to February 19, 2020 (Accepted as presented)

VII. Subdivision and Land Development

A. Minor Subdivision Report

B. **MCGREGOR INTERCONNECT LAND DEVELOPMENT** - Lemon Township - #14-03 - Final plans received and reviewed by LaBella, who recommended granting final approval.

C. **OXBOW CREEK ELECTRIC GENERATION FACILITY - LAND DEVELOPMENT** - NICHOLSON TOWNSHIP - #14-17 - Time Extension Request.

Ed Coleman made a motion to approve a 90 day Time Extension to the Oxbow Creek Electric Generation Facility. The motion was seconded by Sandy Boyle, and the vote was carried unanimously.

D. **SKYLINE ESTATES** - Nicholson Township - File#16-35 – Applicant contacted Planning Office to inform Improvements are complete. Site inspection will occur and a request for release of credit will be received. The Planning Office has not received the request for final release of credit.

E. **MESHOPPEN CAR WASH** - Meshoppen Borough - #19-35-B - Land Development – First review and comments done. Waiting for revisions.

- F. **LAKE CAREY WASTEWATER TREATMENT PLANT** - Tunkhannock Township - #19-32-B - Land Development - First review and comments done. Waiting for revisions. Time Extension Request was granted at January's meeting. Revisions have been received and were reviewed by LaBella, who recommended Preliminary Approval.

Sandy Boyle made a motion to give Preliminary Approval with Conditions to the Lake Carey Wastewater Treatment Plant. The conditions to be completed are those comments as stated in the Review Letter of February 18, 2020 (copy of which is attached to these Minutes) from LaBella in #1, #9, #15, #17, #27, and #28. When those conditions have been met, the Planning Office will issue a letter to the applicant, allowing construction to begin. The Motion was seconded by Dale Brown and carried unanimously.

- G. **TUNKHANNOCK FORD DEALERSHIP** - Eaton Township - #19-56 - Land Development - Under review. (information only - no action needed)
- H. **EATON HILLS (Lots 96-98)** - Eaton Township- #17-09- Subdivision- Release of Escrow - Inspection showed some issue yet to be corrected.
- I. **PRELIMINARY LAND DEVELOPMENT PLAN BLUE RIDGE COMMUNICATIONS WAREHOUSE FACILITY** - Eaton Township - #2020-1 Submission Acceptance.

The director explained that all the necessary documents for submission were received for the Preliminary Land Development Plan Blue Ridge Communications Warehouse Facility and recommended submission approval.

A motion for Submission Approval for the Preliminary Land Development Plan Blue Ridge Communications Warehouse Facility was made by Matthew J. Austin. Said motion was seconded by Jim Davis and the vote was carried unanimously.

An additional discussion took place when Planning Commission Member Dale Brown asked about the construction happening at the Randy Wiernusz/Sugar Hollow Water Company site in Eaton Township. The Director explained that there has been no land development application, nor a formal sketch plan application (although a sketch plan was emailed to her) of this site. It does qualify as a Land Development, but a building permit was issued, and now a work stop was ordered by Bureau Veritas until all issues are resolved.

VIII. Old Business

- A. 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- A Public meeting was held immediately after a Steering Committee Meeting on January 29, 2020, and was well attended by the public.
- C. Wyoming County Commissioners and the Office of Community Planning announced the opening of Round 3 of the Marcellus Legacy Fund Mini-Grant. The application period will open on 12/18/19 and close on 2/21/20. Applications will be available on the Planning Office website and in the office. Questions can be directed to the Office of Community Planning.
- D. The PA Route 6 Alliance Façade Grant Program is under way. A meeting held in Tunkhannock on February 3 was well attended.

IX. New Business

X. Visitors & Guests

Paul Rowker, of Eaton Township announced that permits have been issued to Aldi's for the Land Development to begin construction.

XI. Adjournment

A motion was made at 7:13 p.m., by Jim Davis to adjourn the meeting; seconded by Roger Hadsall, and carried unanimously.