

# 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 # 621**

**JULY 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.

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 #620– June 19, 2019

*Matthew J. Austin made a motion to approve the Minutes #620 – June 19, 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, 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.**
- A. **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)**
- B. **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)**
- C. **BKV OPERATING, LLC OFFICE AND WAREHOUSE FACILITY - Tunkhannock Township - File #19-03 - Preliminary Approval With Conditions (HOP) - (informational only - no action needed) The Planning Director told the Board Members that the PennDOT Permit was sent to her prior to the meeting, so now the approval to continue building with regards to that permit approval.**
- D. **MESHOPPEN DOLLAR GENERAL STORE - Meshoppen Borough -File #19-18 - Received the response to the review letter and revised plans, and waiver requests.**

**A general discussion was held on the above documents, with questions by the Board Members answered by Bob Gage of GBT Realty Corporation. The Waivers requested were addressed as follows:**

1. **Wyoming County SALDO – Table 615-1 – Property Line and ROW Buffers**  
Table 615-1 (Property Line and Road Right-of Way Buffers) requires a 20’ buffer on all sides of this development. The applicant has updated the site plan to provide the required buffers on the north and east side of the project site. The applicant is also proposing some street trees and shrubs to buffer

the parking lot on the south side of the lot, however the density and width of the buffer does not comply with the requirements as outlined in the Wyoming County SALDO, which requires a 20' wide "medium buffer" to the south of the parking lot.

As discussed at the regularly scheduled County Planning Commission meeting on 6/19/19, there were concerns regarding the approval of this waiver due to that a 7,500 SF prototype building (85' x 85') was previously proposed, and now a 9,100 SF prototype building (130' x 70') is proposed, thus providing for a self-imposed hardship. The developer had the following explanation to offer regarding the change in building size:

*We always attempt to make a 9k SF store work first and then adjust if the site will not allow (or variances would not make it possible). In this case, we shifted the properties around we were purchasing in order to provide DG with their desired 9k SF building as it was always our goal.*

*The 9k SF building is their (Dollar General's) most desired building for a project and we switched properties to try and accommodate a layout with this building. The building size is often a function of the projected sales in a market and DG believes a 9k SF building would be the smallest acceptable building for this project.*

To further prove that the hardship is not self-imposed, we have also provided a sketch showing the exact size of the 7,500 SF prototype building over the current site plans. Dimensionally, the 7,500 SF building does not fit on the lot as well as the 9,100 SF building. As you can see by careful inspection of the attached exhibit, the same waiver relief of the southern parking buffer may be necessary, however we would also require relief for a much more severe encroachment of the eastern buffer by using a 7,500 SF prototype building, whereas encroachment of the eastern boundary can be avoided with the 9,100 SF building. It can then be concluded that the 9,100 SF prototype building actually provides for the minimum relief necessary for the proposed site use.

It is the applicant's position that the requested relief is the minimum necessary relief required for the project, and will have no adverse impact on the public health, safety, and welfare of the residents of the Borough and County.

***A motion was made by Roger Hadsall to grant this waiver approving the buffers as presented on the revised plans for the small encroachment on the south side parking lot and on the***

*west side with a retaining wall and guide rail. The motion was seconded by Dale Brown. A vote was taken by the Chairman as follows:*

*Ed Coleman - Yes*

*Sandra Boyle -No*

*Dale Brown - Yes*

*Jim Davis - Absent*

*Roger Hadsall - Yes*

*Stacy Huber -Yes*

*Matthew J. Austin - Yes*

*The Motion to grant the waiver passed with a vote of five (5) Yes votes and One (1) No Vote.*

2. Wyoming County SALDO – Appendix B – Stormwater Management Rate Controls

Sub-item 4 in Appendix B lists the rate control requirements for stormwater management analysis as follows:

*All detention basins routings will be performed using acceptable routing methods. Selected time increments will be of short enough duration to allow reasonable approximation of the inflow hydrograph. Peak release rate for the 2-year and 25-year storms shall not exceed the pre-development rates for these storms. Stormwater runoff from all development sites shall be calculated using a generally accepted calculation technique that is based on the NRCS soil cover complex method and which is acceptable to the Planning Commission.*

A waiver is being requested from the requirements to provide basin routing calculations for the 2- year and 25-year storm events. The site currently drains to existing inlets located within the State Road R-O-W adjacent to the project site. The PennDOT storm sewer system then discharges to Meshoppen Creek approximately 160' south of the project site.

As an alternative to providing rate control calculations for the 2- and 25-year storm events, the applicant will provide a Drainage Impact Report for review by the County Engineer and PennDOT, in accordance with PennDOT guidance as attached. The PennDOT Drainage Impact Report is similar to the drainage report as outlined in the County SALDO, however the PennDOT guidance provisions which allow for an increase in flows to the PennDOT storm sewer system, as long as the system continues to function.

It is the Applicants position that granting this request will have no adverse impact on the public health, safety, and welfare of the residents of the Borough and County.

*A motion was made by Dale Brown to grant this waiver approving relief from storm water calculations as presented. The motion was not seconded, and the motion failed.*

- E. **STONEHEDGE GOLF COURSE (pavilion addition) - Tunkhannock Township - File #19-20 - Awaiting review by LaBella. (informational only - no action needed)**
- F. **SKYLINE ESTATES - Nicholson Township - File#16-35 - Letter of Credit Reset Request.**

The June 25, 2019 letter from Skyline Holdings Inc., requested a reduction of the letter of credit be reset from \$124,166.73, to \$51,474.23 (this new amount will include the cost of the remaining work to be done in Wyoming County, with a 15% overage).

*A motion was made by Dale Brown to grant this reduction of the Letter of Credit, from \$124,166.73 to \$51,474.23 to cover the cost of the remaining work to be done in Wyoming County, with a 15% overage, on the conditions that the County Engineer inspects the alleged completed work, agrees that the financial calculations of the estimate are correct, and that a new agreement be signed with all the work to be completed by November 1, 2019, and giving the Planning Director permission to sign this agreement for the county.*

*The motion was seconded by Matthew J. Austin and passed unanimously.*

- G. **SKYHAVEN AIRPORT LAND DEVELOPMENT - Eaton Township - File #14-31 - Time Extension Request**

*Stacy Huber made the motion to approve the time extension request for ninety (90) days, the "SKYHAVEN AIRPORT LAND DEVELOPMENT." The motion was seconded by Ed Coleman, and the motion passed unanimously.*

- H. **EATON HILLS TOWNHOUSE- UNITS 93, 94 & 95 - Eaton Township - File #17-09- Final Approval based on Financial Security**

**Request of applicant, as per letter dated July 11, 2019:**

*On October 17, 2018, I entered into an Escrow Agreement and Construction Guaranty: said Escrow Account presently still in place and being held by the Treasurer of Wyoming County in the amount of \$79,776.40. With this I mind, I wish to make the following proposal:*

*Continue the Escrow (\$79,776.40) now to be held for any unfinished items per the LaBella letter dated June 3, 2019. The driveway (Village View Drive) has been completely paved and American Asphalt has been fully paid by Borel Builders, Inc. This item represented the majority of the Escrow created on October 17, 2018. The rain this spring has delayed site improvements in this entire area, however will be finished consistent with the other areas in the townhouse section of Eaton Hills.*

*I seek final approval of Lots 93, 94 and 95 with the original Escrow Agreement and Construction Guaranty remaining in place to assure that all items on the LaBella "list" are addressed.*

*A motion was made by Matthew J. Austin to grant Final Approval to Eaton Hills Lots 93, 94 and 95, with the contingency that the October 17, 2018 Escrow Agreement and Construction Guaranty be replaced by a new agreement. Said new agreement is to be signed by the Planning Director for the county and to stipulate that the escrow funds now being held by the county, remain with the county until the county engineer's inspection of site shows all items in the LaBella letter dated June 3, 2019 are complete. The motion was seconded by Dale Brown, and was carried unanimously.*

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.
  
- A. **Wyoming County Greenways, Trails & Open Space Plan-Consultant selected – Invitations for the Kick-off Meeting are being sent to the Committee. The meeting will be held on July 31 at 6:00.**

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 7:20 p.m. by Dale Brown. The motion was seconded by Sandy Boyle, and was carried unanimously.*