

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman	Ed Coleman, Vice-Chairman
Sandra Boyle, Secretary	Jim Davis, Member
Dale Brown, Member	Stacy Huber, Member
Roger Hadsall, Member	Matthew J. Austin, Member
Vacancy	

LOCATION - Virtual Internet Meeting via Zoom

Minutes # 630 JULY 15, 2020 6:30 P.M.

- I. Pledge of Allegiance - as meeting was a virtual public meeting over the internet on a platform called Zoom, the pledge was eliminated.
- II. Call to Order

Randy Ehrenzeller, Chairman, called the first virtual 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 - No changes at this time.

V. Approval of Minutes #629 – June 17, 2020 Meeting

Dale Brown made a motion to approve the Minutes #629 -June 17, 2020. The motion was seconded by Sandy Boyle, 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 June 17, 2020 to July 15, 2020. (Accepted as presented)

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VII. Subdivision and Land Development

A. **Minor Subdivision Report -**

A general discussion took place regarding various entries on the Minor Subdivision Report. (Accepted as presented)

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B. **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. No action needed.

C. **MESHOPPEN CAR WASH** - Meshoppen Borough - #19-35-B - Land Development – Revisions done. Waiver requests and approval requested.

The Planning Director stated that the reviews were done and there were some comments not yet addressed. That the Waiver Requests have been presented to be acted on by the Board.

WAIVER REQUESTS:

1. SECTION #607.16.C.5 ACCESS DRIVES AND DRIVEWAY - DISTANCE TO PROPERTY LINE

Justification: The location of the existing fire hydrant on Church Street requires a driveway to be within 20' of the southern property line.

A general discussion took place between the Board Members and the engineer for Meshoppen Car Wash, with questions and answers.

A Motion to grant this waiver was made by Dale Brown, seconded by Roger Hadsall. A vote was taken and the motion passed unanimously.

2. SECTION #612.8.A - ACCESS TO OFF-STREET PARKING AND LOADING AREAS - WIDTH

Justification: The oversized Church Street driveway width is to accommodate vehicular turning movements into the site. The Sterling Street driveway width of 70' is required to exit the multiple wash bays. The car wash building cannot be located further to the west to allow the exiting traffic to converge to a smaller driveway on Sterling Street.

A general discussion took place between the Board Members and the engineer for Meshoppen Car Wash, with questions and answers.

A Motion to grant this waiver was made by Ed Coleman, seconded by Dale Brown. A vote was taken and the motion passed unanimously.

1. SECTION #702.3.B - WB-50 TRUCK ACCESS

Justification: The site use, building location driveways and lot configuration do not permit access of a WB-50 truck. The car wash is not designed for WB-50 truck traffic.

A general discussion took place between the Board Members and the engineer for Meshoppen Car Wash, with questions and answers. A condition that the Applicant and the Borough must coordinate signage restricting WB-50 Truck access to the site and Church Street was added to the motion.

A Motion to grant this waiver was made by Roger Hadsall, seconded by Sandy Boyle. A vote was taken and the motion passed unanimously.

2. SECTION 704.1.A - LOT SIZES - DEPTH TO WIDTH RATIO

Justification: The small lots in Meshoppen Borough do not comply with this regulation. Camcol consolidated three (3) lots, but the final configuration does not comply.

A general discussion took place between the Board Members and the engineer for Meshoppen Car Wash, with questions and answers.

A Motion to grant this waiver was made by Ed Coleman, seconded by Roger Hadsall. A vote was taken and the motion passed unanimously.

APPROVAL REQUEST:

A motion made by Jim Davis to grant approval for this land development, with the following conditions:

- a. that the Developer and the Borough Council can erect signage to prevent WB-50 (tractor trailer trucks) to try entering the car wash property; and

- b. that the lot consolidation subdivision for the 3 parcels (WCCP File #2020-18) is approved and recorded; and
- c. a copy of the Penelec service letter has been provided to the County Planning Office.

The motion was seconded by Dale Brown. A vote was taken and the motion passed unanimously.

- D. **EATON HILLS (Lots 96-98)** - Eaton Township- #17-09- Subdivision- Release of Escrow - Inspection showed some issue yet to be corrected. **No action needed.**
- E. **STEVE SHANNON AUTO AND TIRE CENTER-** Tunkhannock Township- #2020-08- Land Development- **Under review, no action needed.**
- F. **S. BOREL INC. MAJOR SUBDIVISION** - Tunkhannock Township (Trieble Road) - #2020-12 - Subdivision for two residential lots - over 10 lots since 1972. **Under review, no action needed.**
- G. **SUGAR HOLLOW WATER SERVICES SERVICE AREA ADDITION** -Eaton Township - #2020-13 - Addition to an existing building. **Waivers requests and approval requested.**

The Planning Director stated that the reviews were done and there were some comments not yet addressed. That the Waiver Requests have been presented to be acted on by the Board.

WAIVER REQUESTS:

1. A waiver/modification approval is requested to not provide an erosion control plan and/or a stormwater management plan. There is very limited earthwork to be done on the site. The site is currently level and to grade. In addition, there will be no change in volume or rate of runoff due to this project since the existing and proposed areas are entirely impervious surfaces. The limit of disturbance is less than one (1) acre, so NPDES stormwater permitting is not required. Wyoming County Subdivision and Land Development Ordinance, Section 403.3.I and J.

A general discussion took place between the Board Members and the representatives of Sugar Hollow Water Service, with questions and answers.

A Motion to grant this waiver was made by Matthew J. Austin, seconded by Roger Hadsall. A vote was taken and the motion passed four (4) to three (3) as follows:

<i>Sandy Boyle - No</i>	<i>Jim Davis - Yes</i>	<i>Matthew J. Austin - Yes</i>
<i>Ed Coleman - No</i>	<i>Roger Hadsall - Yes</i>	<i>Dale Brown - No</i>
<i>Stacy Huber - Yes</i>		

2. A waiver/modification approval is requested to not provide a new boundary survey for the subject property. The property lines were plotted from recorded deeds and maps, and has been placed in its correct location utilizing surveyed features and monumentation as per the recorded information. Wyoming County Subdivision and Land Development Ordinance, Section 406.2.

A general discussion took place between the Board Members and the engineer for Sugar Hollow Water Services, with questions and answers.

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

APPROVAL REQUEST:

A motion made by Matthew J. Austin to grant approval for this land development for Sugar Hollow Water Services Service Area with the condition that should Stormwater Water Management be required by the municipality that said applicant would do so or provide confirmation that the Municipality is not requiring any action due to Act 167. The motion was seconded by Jim Davis. A vote was taken and the motion passed unanimously.

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-Due to the current circumstances, a new date will have to be set to resume this project.
- C. The PA Route 6 Alliance Façade Grant Program is now closed. The Review Committee has scored the applications and are finalizing determinations.
- D. The Endless Mountains Heritage Region Partnership/mini-Grant 2020 Round is closing. Project eligibility and grant timeline can be found on their website at emheritage.org or calling their office at (570)265-1528

IX. New Business - None presented

X. Visitors & Guests - In addition to the Board and Staff Members logged into the meeting, the following were present:

Paul Rowker, Eaton Township
Laura and Randy Wiernusz, representing Sugar Hollow Water Services
Abe Kukuchka, representing Eaton Township
Lawrence LaRue, representing Sugar Hollow Water Services
Tim Gourley of Tract Engineering, LLC representing Meshoppen Car Wash
Warren Howler, Rocket Courier
Bob Baker, Wyoming County Examiner

XI. Adjournment

A motion was made at 7:48 p.m., by Dale Brown, to adjourn the meeting; seconded by Roger Hadsall, and carried unanimously.