

# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

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## WYOMING COUNTY PLANNING COMMISSION

Randy Ehrenzeller, Chairman  
Ed Coleman, Vice Chairman  
Sandra Boyle, Secretary  
Dale Brown, Member  
Vacancy (1)

Jim Davis, Member  
Michael Irish, Member  
Roger Hadsall, Member  
Stacy Huber, Member

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

**Minutes # 608**

**April 18, 2018**

**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. Welch
	Ed Coleman	Laurie Pedley
Sandra Boyle		Paul Litwin, Esquire
Dale Brown		
	Jim Davis	
Mike Irish		
Roger Hadsall		
Stacy Huber		

- III. Public Comment

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

**Addition to the agenda for tonight was presented by the Director to add the Dollar General Waiver requests submitted April 11, 2018. The Board Members approved the addition to the agenda.**

IV. Approval of Minutes #607 – February 21, 2018

*Dale Brown made a motion to approve the Minutes #607 – February 21, 2018, as presented; the motion was seconded by Sandra Boyle, and was carried unanimously.*

V. Correspondence Chronological Report

*A general discussion took place regarding various entries on the Chronological Report dated from February 21, 2018 to April 18, 2018.*

VI. Subdivision and Land Development:

A. Minor Subdivision Report

*The County Planner reviewed the entries on the February to April Minor Subdivision Report.*

B. TIOGA STREET CARWASH – TIME EXTENSION REQUEST – Tunkhannock Borough

*The County Planner stated that she received a request for a time extension so that revisions may be made to the plans for this proposed Land Development.*

*Mike Irish made a motion to grant a ninety day (90) extension for the TIOGA STREET CARWASH land development plan. The motion was seconded by Stacy Huber, and the motion was carried unanimously.*

C. OXBOW CREEK ELECTRIC GENERATION FACILITY – LAND DEVELOPMENT – Nicholson Township – Revisions to construction plan previously approved

*The County Planner introduced Quentin Wood, Chris Stanton and Ron Kiecana from IMG*

*Midstream, who presented the proposed construction changes to the plan that had received Preliminary Approval on August 20, 2014. The changes to the construction would be to replace one larger building with smaller buildings within the same foot print. There would be no additional impervious cover as a result.*

*A motion to approve this construction change was made by Dale Brown and the motion was seconded by Sandra Boyle. Said motion was carried unanimously.*

**D. ADDITION TO AGENDA: PRELIMINARY LAND DEVELOPMENT FOR DOLLAR GENERAL – LEMON, PA - Lemon Township – Waiver Requests**

**Christopher Sheaffer of the Larson Design Group presented the Waiver Requests on behalf of the Dollar General.**

**a. SALDO Section 704.1.a: Max Lot Coverage** – Based on Table 704.1a for Commercial and Industrial Lot Sizes and Dimensions the Maximum Lot Coverage for 1.6 Acres is 40%. The current design and layout for the project improvements shows a 45.6% impervious coverage. Waiver is requested for relief to allow the design and layout to stay as is with the 45.6% impervious coverage.

*Questions and discussion by the board to Mr. Sheaffer the board recommended that Dollar General perhaps could look into purchasing more land to allow for the percentage of impervious cover to be within the guidelines of the SALDO. A request for Motion to approve the waiver was made by the Chairman but no motion was made. The waiver was not approved.*

**b. SALDO Section 612.7.C Off-Street Loading and Unloading Areas** – Based on this section, no loading area shall be located within fifty (50) feet of a property line unless the lot is less than 200 feet wide, in which case such setback may be reduced to not less than twenty-five (25) feet at the discretion of the Commission/Department.”

Waiver is requested for this site as the layout provides for thirty-eight (38) feet between the property line and the edge of the dumpster pad area. A minimum modification necessary would be for loading to be acceptable to a distance no closer than thirty-eight (38) feet from the property line.

*Questions and discussion took place into approving this waiver. A motion to approve this waiver was made by Dale Brown and said motion was seconded by Sandra Boyle, and the motion was carried unanimously.*

**c. SALDO Section 612.6.A (see Appendix C): Number of spaces required.** As per the current design and layout of the Land Development Plan, a 7,500 sq. ft. store would require thirty-four (34) parking stalls. A letter is enclosed from the Dollar General

Corporation showing that thirty (30) parking stalls would be sufficient. A waiver is requested to allow for thirty (30) parking stalls instead of thirty-four (34) is requested.

*Questions and discussion on this waiver took place. A motion was made by Dale Brown to approve this waiver, however there was no second to this motion and the motion was not carried. The waiver was not approved.*

**d. SALDO Section 612.2.D Design – Size** “all parking spaces and the overall design shall be ample in size for the vehicles for which use is intended and stalls shall be a minimum of ten (10) feet by twenty (20) feet with aisles of twenty-four (24) feet. A waiver is requested to allow the width to be changed to nine (9) feet as adequate for the anticipated vehicles and the anticipated demand on the parking areas.

*Questions and discussion on this waiver took place. A motion was made by Dale Brown to approve this waiver and said motion was seconded by Stacy Huber. Not all board members agreed so a vote was taken as follows:*

**Sandra Boyle – No**                      **Mike Irish – Yes**  
**Stacy Huber – Yes**  
**Dale Brown - Yes**                      **Roger Hadsall - No**

**Vote is Three (3) Yes to Two (2) No – Motion to approve the waiver was passed.**

- VII. Old Business:
  - A. **Comprehensive Plan Update** – Documents Submitted to Department of Community and Economic Development

- VIII. New Business
  - A. **Planning Commission** – The Planning Commission still has one vacancy at this time. The Wyoming County Commissioners will be appointing Matthew J. Austin to fill this vacancy at their next scheduled Commissioner’s Meeting.

IX. Visitors & Guests

**Matthew J. Austin, the candidate for the vacant board position was introduced by the director.**

**Judy H. Petras of Tunkhannock Township had questions for the IMG Midstream presenters as to the facility, which were answered.**

X. Adjournment

*A motion was made at 7:38 p.m. by Roger Hadsall to adjourn the meeting. The motion was seconded by Dale Brown, and was carried unanimously.*