

# 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  
Matthew J. Austin

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

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

**Minutes # 614**

**December 19, 2018**

**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 (via conference call)
	Ed Coleman	Laurie Pedley, Staff
Sandra Boyle		Paul Litwin, Esquire
Dale Brown		
	Jim Davis	
	Mike Irish	
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 #613 – October 17, 2018

*Roger Hadsall made a motion to approve the Minutes #613 – October 17, 2018, as presented; the motion was seconded by Matthew J. Austin, 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**

*The County Planner reviewed the Minor Subdivision Report and it was accepted as presented.*

**B. SKYLINE ESTATES LOTS #45, 46, 47 – Nicholson Township – Status Update:**

*An update to the paving status of the Skyline Estates project was given by the Director, via telephone conference. An email from William Dobritsch of Skyline Holdings was read, stating that the Benton Township Planning Commission was allowing work to halt until Spring 2019 (to be concluded May 29, 2019) because of bad weather conditions. The solicitor for the Planning Commission suggested to the board that an Addendum to the Construction Agreement be signed and the Director stated that she will do so. There was no board action taken in this matter.*

**C. EIO RURAL RECYCLING & TRANSFER STATION – Monroe Township- #18-44 – Sketch Plan presentation.**

*The Director introduced the EIO Rural Recycling & Transfer Station representatives. William Feher, who is assisting Mark Ide in his planning of this project, give an overview of the proposed project. A general discussion between the Board Members and Mr. Feher and Mr. Ide took place. No action was taken. Mr. Ide plans to present formal plans in the near future.*

**D. BKV OPERATION LLC – PLUSHANSKI WELL PAD COMPRESSOR STATION – Lemon Township --#18-45 – Land Development- Submission Acceptance**

*The County Planner stated that the planning office has received all required documents and plans. She recommends to “Accept the Submission” to start the review process.*

*Matthew J. Austin made a motion to Accept the Submission” of the “BKV OPERATION LLC – PLUSHANSKI WELL PAD COMPRESSOR STATION” in Lemon Township for review as presented; seconded by Dale Brown and carried unanimously.*

**E. SILVER SPRINGS RANCH EVENT CENTER – Monroe Township - #18-46 – Land Development- Submission Acceptance**

*The County Planner stated that the planning office has received all required documents and plans. She recommends to “Accept the Submission” to start the review process.*

*Sandy Boyle made a motion to Accept the Submission” of the “SILVER SPRINGS RANCH EVENT CENTER” in Monroe Township for review as presented; seconded by Roger Hadsall and carried unanimously.*

**F. DOLLAR GENERAL - MESHOPPEN BOROUGH - #18-47 – Waiver requests prior to making a formal application.**

*The Director introduced Bob Gage of GBT Realty Corporation, who was representing Dollar General Corporation in requesting waivers for a project in Meshoppen Borough prior to making formal application. Mr. Gage stated that if the waivers were not approved that the project would not go forward. The waivers requested were as follows:*

**1. Table 615-Property Line and Road Right-of-Way Buffering – The North, South and West of the proposed project will encroach on the setback and buffering of the property.**

*Of particular concern, the board questioned the possibility of purchasing an add-on lot on the North side of the parcel to increase the distance of the building from the property line. The West and South encroachments are of the proposed parking lot.*

*Mr. Gage was unsure if they would be able to purchase more property but said that he would look into this as soon as possible.*

*No action was taken by the Board on this waiver at this time.*

2. Appendix C lists the parking requirements for Free-Standing Discount Superstore as 4.49 parking spaces per 1,000 GFA. For this 7,500 sf store, 34 parking spaces would be required. However, Dollar General is a nationwide retailer and has documented research the 30 parking spaces are sufficient for peak demand.

*A general discussion took place on this waiver. Again, no action was taken by the Board on this waiver at this time.*

3. TABLE 704-1A lists Maximum Lot Coverage as 55%. Dollar General is very interested in entering Meshoppen and this is the best location available on the market. This proposed development would cover approximately 75% of the lot. We are proposing the smallest Dollar General footprint available and have minimized pavement as much as possible. A Net Wire Factory was previously located on the property. While we do not know the exact coverage of the factory, we feel that this would be a comparable impact and thus should be grandfathered in. Lastly, several neighboring commercial developments also cover a large majority of their parcels.

*A general discussion took place on this waiver. It was suggested that if the applicant was successful in obtaining more land to the north of the current property, the calculations would change. Again, no action was taken by the Board on this waiver at this time.*

*Mr. Gage said that he will take the suggestion of purchasing more land to the applicant and will be back at a future meeting to present the waivers once again.*

#### **G. D & C FUEL SALES, INC., CONVENIENCE STORE AND FUEL STATION PROJECT – Tunkhannock Township - #18-55 – Submission Acceptance**

*The County Planner stated that the planning office has received all required documents and plans. She recommends to “Accept the Submission” to start the review process.*

*Dale Brown made a motion to accept the submission of the “D & C FUEL SALES, INC., CONVENIENCE STORE AND FUEL STATION PROJECT. Matthew J. Austin seconded the motion and the motion was passed unanimously.*

#### **H. STORAGE WAREHOUSE FOR TAYLOR RENTAL – Tunkhannock Township - #18-31 – Preliminary Approval**

*The County Planner presented the review findings for the “STORAGE WAREHOUSE FOR TAYLOR RENTAL.” She made the recommendation of granting Preliminary Approval*

*Roger Hadsall made a motion to grant Preliminary approval for the “STORAGE WAREHOUSE FOR TAYLOR RENTAL” in Tunkhannock Township, seconded by Dale Brown, and carried unanimously.*

**I. UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION – PHASE II OFFICE/WAREHOUSE BUILDING – NORTHMORELAND TOWNSHIP - #18-58 – Submission Acceptance**

*The Director explained that at the request of UGI Energy Services that this item be tabled because they will be revising said plans and presenting the revised plans in the near future as a revision. No action was taken by the Board at this time.*

VI. Old Business:

A. **Comprehensive Plan Update** – The Planning Director stated that the Plan was sent out to adjacent counties for a required review period. After this period and any revisions made from comments received, the plan will be sent to the commissioners for adoption.

B. **EATON HILLS TOWNHOUSE LOTS #96, 97 AND 98- EATON TOWNSHIP – #17-09 - Labella Inspection of Completed Improvements** – *The engineer inspected the paving done and has comments to be addressed by the developer.*

VII. New Business

A. **Wyoming County Greenways, Trails & Open Space Plan-Final Draft RFP & Scope.** *The Planning Director had a meeting with DCNR and has prepared a final submission to send to DCNR for approval.*

B. **Resolution signed by the Wyoming County Commissioners setting a new fee schedule for the Review and Processing Fees.**

C. **Reminder that the January Meeting will be the reorganization meeting for the Planning Commission Board.**

VII. Visitors & Guests – No comments made by the visitors and guests

VIII. Adjournment

*A motion to adjourn the meeting was made at 7:47p.m. by Stacy Huber, and was seconded by Sandy Boyle, and was carried unanimously.*