

# **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	Michael Irish, Member
Roger Hadsall, Member	Stacy Huber
Matthew J. Austin	

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

**Minutes # 615      January 16, 2019      6:30 P.M.**

I. Pledge of Allegiance

II. Reorganization

The floor was opened at 6:30 p.m. by the Planning Director for nominations for the Officers of the Wyoming County Planning Commission. Nomination of officers was made as follows:

*Sandra Boyle motioned to open nominations for Chairman. The motion was seconded by Dale Brown. A motion was made by Sandra Boyle to nominate Randy Ehrenzeller as Chairman. The Motion was seconded by Dale Brown. No further nominations were made for Chairman. A motion for nominations for Chairman to be closed was made by Ed Coleman; Seconded by Sandra Boyle. The vote to appoint Randy Ehrenzeller as Chairman was carried unanimously.*

*Dale Brown motioned to open nomination for Vice- Chairman; Seconded by Jim Davis. A motion was made by Dale Brown to nominate Ed Coleman as Vice-Chairman. The Motion was seconded by Jim Davis. No further nominations were made for Vice-Chairman. A motion for nominations for Vice-Chairman to be closed was made by Sandra Boyle; Seconded by Dale Brown. The vote to appoint Ed Coleman as Vice-Chairman was carried unanimously.*

*Roger Hadsall motioned to open nomination for Secretary; Seconded by Dale Brown. A motion was made by Roger Hadsall to nominate Sandra Boyle as Secretary. The Motion was seconded by Dale Brown. No further nominations were made for Secretary. A motion for nominations for Secretary to be closed was made by Ed Coleman; Seconded by Jim Davis. The vote to appoint Sandra Boyle as Secretary was carried unanimously.*

### III. Call to Order

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

<b>Present</b>	<b>Absent</b>	<b>Staff</b>
Randy Ehrenzeller		Lynnelle M. Welch
Ed Coleman		Laurie Pedley
Sandra Boyle		Paul Litwin, Esquire
Jim Davis		
Dale Brown		
	Mike Irish	
Roger Hadsall		
Stacy Huber		
Matthew J. Austin		

### IV. 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.

### V. Agenda Changes - None at this time.

### VI. Approval of Minutes #614 – December 19, 2018

*Sandra Boyle made a motion to approve the Minutes #614 - December 19, 2018, as presented; seconded by Dale Brown, and carried unanimously.*

### VII. Correspondence

#### A. Chronological Report:

A general discussion took place regarding various entries on the Chronological Report dated from December 19, 2018 to January 16, 2019. (Accepted as presented)

## VIII.Subdivision and Land Development

- A. Minor Subdivision Report (Accepted as presented)
- B. DOLLAR GENERAL - MESHOPPEN BOROUGH - #18-47 – Waiver requests prior to making a formal application.

*Bob Gage, Senior Vice President of Net Leasing Development for GBT Realty Corporation, presented the three (3) Waiver Requests for the proposed Dollar General-Meshoppen land development. There were many questions asked by the board members and answered by Mr. Gage.*

*Waiver Requests are as follows:*

*1. **Table 615-1 Property Line and Road Right-of-Way Buffers** would require a 20' buffer on all sides of this development. Table 704.1A lists Minimum Building Setback of a lot equal to or greater than 0.5 acres as 20' to the rear. However, the adjacent commercial properties do not comply with current buffer and setback requirements. To provide consistency with the neighboring properties, we request a waiver. See Attached Preliminary Site Plan which shows encroachment of the North Building Setback/Buffer and the South Buffer.*

A Motion by Dale Brown to approve this Waiver, as long as the building back line is moved to the south to remove most of the encroachment in the North (rear) of the building; Seconded by Matthew J. Austin.

A vote was taken as follows:

Dale Brown - Yes	Roger Hadsall - No	Ed Coleman - No
Jim Davis - Yes	Stacy Huber - Yes	Sandra Boyle - No
Matthew J. Austin - Yes		

The motion for the waiver to be granted, providing the building is moved forward (south) to remove most of the encroachment for the northern side (rear) of the building was passed by a vote of Four (4) yes votes to Three (3) no votes.

*2. **Appendix C** lists the parking requirements for Free-Standing Discount Superstore as 4.49 parking spaces required 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 showing that 26 parking spaces are sufficient for peak demand.*

*A motion to approve the Waiver for fewer parking spaces, as required, provided they stay the regulation size, was made by Dale Brown. Seconded by Roger Hadsall.*

A vote was taken as follows:

Dale Brown - Yes      Roger Hadsall - Yes      Ed Coleman - Yes  
Jim Davis - Yes      Stacy Huber - Yes      Sandra Boyle - No  
Matthew J. Austin - Yes

The motion for the waiver to be granted, providing the parking space sizes remained as per the regulations was passed by a vote of Six (6) yes votes to One (1) no vote.

*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 for the market. This proposed development would cover approximately 70% 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 development also cover a large majority of their parcels.*

*A motion to approve the Waiver for lot coverage of 70% instead of the 55% stated in the SALDO was made by Matthew J. Austin and Seconded by Dale Brown.*

A vote was taken as follows:

Dale Brown - Yes      Roger Hadsall - No      Ed Coleman - No  
Jim Davis - Yes      Stacy Huber - No      Sandra Boyle - No  
Matthew J. Austin - Yes

The motion for the waiver to be granted, **was not passed** by a vote of Three (3) yes votes for Four (4) no votes.

C. UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION –  
PHASE II OFFICE/WAREHOUSE BUILDING – #18-58 - Northmoreland  
Township – 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.*

*Ed Coleman made a motion to Accept the Submission” of the “UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION – PHASE II OFFICE/WAREHOUSE BUILDING” in Northmoreland Township for review as presented; seconded by Sandy Boyle, and motion was carried unanimously.*

D. SICKLER MOBILE HOME PARK (1974 APPROVAL) - No recorded plans for this park.

The Planning Director explained that during the review of an add-on land improvement subdivision for Mr. and Mrs. Sickles, she discovered that there were no recorded plans for the

Sickler Mobile Home Park that was approved by the Planning Commission in 1974. She did find the letter of approval (said letter did not instruct that the map be recorded in 90 days of approval) and a copy of the minutes with the approval but no recorded maps. The Planning Board discussed the matter with the Director and Solicitor for several minutes.

Sandra Boyle made a motion that the Planning Commission waive the 90 day requirement for recording the plans for this matter, and that the Director be authorized to sign plans if necessary so that it can be recorded, with approval of the solicitor that the original approvals were granted. This motion was seconded by Roger Hadsall and the vote was unanimous.

E. DOLLAR GENERAL-LEMON - Lemon Township - #18-07 (addition to agenda)

The Planning Director informed the Board that the Dollar General in Lemon Township drilled a well but that the said well was deemed "unpotable" for public consumption. The new plan is to not use said well and to truck water in tanks from the Montrose Municipal water source to use for cleaning and flushing, and to provide a bottled source of water for drinking, pending approval by DEP. As this will be a change on the plans as was preliminary approved, Ed Coleman made a motion to allow Dollar General to do what is approved by DEP at this site. The motion was seconded by Dale Brown and carried unanimously.

IX. Old Business Comprehensive Plan- Anticipate Adoption of Plan in February 2019 by Commissioners

X. New Business

GREENWAYS, TRAILS AND OPEN SPACE- RFP was advertised and requests are being made. Proposals will be accepted until February 11, 2019. A steering committee will be formed and the Planning Director is seeking recommendation for the committee.

XI. Visitors & Guests

XII. Adjournment

*A motion was made at 7:32 p.m., by Ed Coleman to adjourn the meeting; seconded by Jim Davis, and carried unanimously.*