

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 # 610

June 20, 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.

IV. Approval of Minutes #609 – May 16, 2018

Sandy Boyle made a motion to approve the Minutes #609 – May 16, 2018, as presented; the motion was seconded by Dale Brown, and was carried unanimously.

V. Correspondence Chronological Report

A general discussion took place regarding various entries on the Chronological Report dated from May 16, 2018 to June 20, 2018. It was confirmed at this time that since the TIOGA STREET CAR WASH second review was received, it would be added to tonight's agenda.

VI. Subdivision and Land Development:

A. Minor Subdivision Report

The County Planner reviewed the entries on the June Minor Subdivision Report.

B. UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION – Northmoreland Township- Land Development - Wyoming County File #18-20 – Submission Acceptance

The County Planner stated that she received application and plans for the “UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION” Land Development. She has completed the submission checklist and recommended that acceptance of the submission be granted and the review process be started. The Planner then introduced Heath Kearney of UGI, Bobby Craige of Borton Lawson Engineering, and Lindsay Apland, a representative from Noise Control Solutions, to present the plan and answer questions from the public in attendance.

Questions were asked in reference to the noise and toxic fumes that will be associated with the compressor station and they were answered by the panel. It was explained how the noise reduction equipment would be installed and that any emissions from the compressor station would be regulated by PADEP.

The Planning Commission Vice President stated to the audience that the scope of the Planning Commission Board is to make sure the SALDO is followed. Any noise ordinances and/or emissions is not under the purview of the Planning Commission.

Dale Brown made a motion to grant submission acceptance “UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION” land development plan. The motion was seconded by Roger Hadsall, and the motion was carried unanimously. This project will now move forward into the review process.

C. TIOGA STREET CAR WASH – Tunkhannock Borough- Land Development - Wyoming County File #18-01 – Preliminary Approval with Conditions

The County Planner stated that she had received the second review letter from LaBella, for the review of the “TIOGA STREET CAR WASH” land development. The Engineer had listed several items on the review letter to be addressed but had recommended that Conditional Preliminary Approval of the Land Development plan, pending the adequate resolution of the stated items in the review are addressed and satisfied.

Jim Davis made a motion to grant Conditional Preliminary Approval to the “TIOGA STREET CAR WASH”, with conditions that the following items are satisfied and resolved:

1. A copy of all required permit approvals for the project including the Highway Occupancy Permit (HOP), E&S Plan approval, and the Tunkhannock Borough Floodway Permit shall be provided to the County as per Sections 403.4.G, H and I.

A copy of the approval letter from the Wyoming County Conservation District was provided with the revised submission. The applicant has stated that the HOP and Floodway Permit approvals are currently pending, but will be provided to the County upon issuance.

It was determined by the Floodway Manager, Jere Wood, that the Floodway Permit approval is not necessary for this project. Therefore, the only outstanding condition is that of the HOP.

2. Construction guarantees (as applicable) shall be provided for the proposed project in accordance with Article V. The applicable requirements shall include, but not be limited to, the

continued operation and maintenance of improvements as per Section 506.1 and a Development Agreement as per Section 508.

The applicant has stated that the above will be provided by the property owner.

The Board has determined that the Construction Guarantees are not necessary at this time.

3. An Owner's Certification shall be included on the Plan Cover Sheet and be signed and notarized accordingly prior to the final approval as per Section 403.8.

The above Certification has been provided on the Plan. The applicant has stated that it will be signed and notarized prior to Final Approval.

4. Sections 403.3.R and 403.3.T.1-3 and 9 require that the Plan shall include the total tract boundary lines with dimensions, distances, bearings and perimeter monuments. In addition, Section 403.3.V.5 requires certification from a Surveyor to be included on the Plan. However, the submitted Plan indicates that the lot boundary information was taken from Wyoming county GIS Parcel Data and the site contour information was obtained from LIDAR Data. An official Waiver for the omission of a Boundary Survey in accordance with Section 309 and the above references sections shall be provided to the County and notated on the Plan Cover Sheet.

The applicant has stated that a boundary survey for the property is currently being prepared and will be provided to the County at a later date.

The motion was seconded by Sandy Boyle, and the motion was carried unanimously.

VII. Old Business:

- A. **Comprehensive Plan Update** – The Planning Director stated that the Plan is still under review by DCED.

VIII. New Business

A. Wyoming County Greenways, Trails & Open Space Plan –The Planning Director explained that it is still in the early stages of start-up and that the Scope is being reviewed by DCNR.

IX. Visitors & Guests

Members of the public audience stated that they had no advance warning of the plans for the UGI Compressors station and they neighbors haven't had time to obtain a lawyer to try and stop this construction of a compressor station. They are concerned about the noise levels, and they emissions and safety and value of their properties.

X. Adjournment

A motion was made at 7:25 p.m. by Dale Brown to adjourn the meeting. The motion was seconded by Sandy Boyle, and was carried unanimously.

DRAFT