

WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

1 Courthouse Square * Tunkhannock, PA 18657 * Phone: 570-996-2268

Website: www.wycopa.org Email: lfarber@wycopa.org

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 # 613

October 17, 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. Farber
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 #612 – September 19, 2018

Sandy Boyle made a motion to approve the Minutes #612 – September 19, 2018, as presented; the motion was seconded by Jim Davis, 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. EATON HILLS TOWNHOUSE LOTS #90-98 – Eaton Township – File #17-09 – Final Approval of lots #96, 97 & 98, also a secured escrow agreement for the backfill, mulching and paving of the road improvement.

Judd Fitze, Esquire, Attorney for the developer, spoke about the Construction Guaranty and escrow account to be set up for completion of the construction in accordance with Section 503.1 B, in the amount of \$79,776.40. He explained the formula for the escrow amount and presented a check for the escrow. Attorney Fitze also presented the Construction Guaranty. The Planning Board approved Lynnelle Farber, Director, to sign the Construction Guaranty on behalf of the Planning Commission Board. Final Approval for the Lots #96, 97 & 98 was also requested.

A motion to grant final approval to Eaton Hills Town House Lots #96, 97 & 98, accept the proposed Escrow Account as a Construction Guaranty and grant permission to Lynnelle Farber, Director of Planning to sign the escrow agreement on behalf of the Planning Commission Board was made by Ed Coleman. The motion was seconded by Jim Davis and approved unanimously.

C. SKYLINE ESTATES LOTS #45, 46, 47 – Nicholson Township – Complaint letter received

The Planner, Lynnelle Farber, gave a brief background of the project originally begun in 2006, with a timeline of Letter of Credit, and various amendments to the Letter of Credit. She also stated that Benton Township has never contacted our county with a plan of action that they are taking.

The complainant, Brett Fowler, a Wyoming County resident at Skyline Estates, explained his complaints of the road not being paved to date. He stated that Benton Township (Lackawanna County) has given the developer until the end of October, 2018, to pave the Lackawanna County portion of the road.

It was the recommendation of the Board to table this matter until the November, 2018 meeting in order to obtain information from Benton Township Planning and further investigate the matter before taking any action. A motion was made to approve this recommendation by Ed Coleman. The motion was seconded by Roger Hadsall, and carried unanimously.

D. FIREWORKS BY DONNORA – Forkston Township – Preliminary Approval

The County Planner presented the review findings for the FIREWORKS BY DONNORA Land Development. She made the recommendation of granting Preliminary Approval.

A motion to grant Preliminary Approval was made by Jim Davis. The motion was seconded by Roger Hadsall. Said motion was carried unanimously.

E. November 21, 2018 Planning Commission Meeting to be changed to Thursday, November 15, 2018 at 6:30 p.m.

Dale Brown made a motion to change the date of the Meeting in November from the 21st to November 15, 2018. The motion was seconded by Stacy Huber and passed unanimously.

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.

VII. New Business

A. **Wyoming County Greenways, Trails & Open Space Plan** – the Scope is being reviewed by DCNR.

B. **Transportation Discussion** – The Board and the director had a discussion about safety on the roadways in the county. The Director told them of safety discussions held at the latest Rural Transportation Advisory Committee for Northern Tier that she attended last week.

VIII. Visitors & Guests

IX. Adjournment

A motion to adjourn the meeting was made at 7:32 p.m. by Jim Davis was seconded by Sandy Boyle, and was carried unanimously.