



**Planning Commission  
Schuylkill County  
MINUTES – October 24, 2013**

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**Commission Members:** Charles Ross, Vice-Chairman; James Setlock, Secretary; Anthony Prudenti; David Briggs; Bob Lettich

**Commission Members Absent:** Gary Bender, Chairman; John Malinchok; Kenneth Lehman; Gerald Lengel

**Press Attending:** Al Dietz

**Guests:** Ty Leinnewsweber; Randy Wehry; Jennifer Wehry; Luke Wehry; Jack Wehry; Peter J. Fagan, Natalie McCue

**Staff Attending:** Susan Smith, Director; Lisa Mahall, County Engineer; Glenn Roth, Esq., Assistant Solicitor; Jackie Pellish, Assistant Planner

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The monthly meeting of the Schuylkill County Planning Commission was called to order by Vice-Chairman Ross on Wednesday, October 24, 2013 at 6 PM.

**Approval of Minutes**

The minutes from the September 18, 2013 meeting were approved by the Planning Commission.

**MOTION: On the motion of Mr. Setlock, seconded by Mr. Lettich, the Planning Commission unanimously approved the minutes of the September 18, 2013 Planning Commission meeting.**

**Public Comment**

Natalie McCue from Pattern Energy Group informed The Planning Commission board that Buck Mountain Wind Farm Land Development plans to construct 15 wind turbines plus one commercial wind test tower. The construction will be performed by Pattern Energy Group LP, an independent energy company that develops, constructs and owns and operates renewable energy and transmission assets in the United States, Canada and Latin America.

The 99-megawatt Buck Mountain Wind project, when it reaches commercial operation in 2015, will consist of 30 wind turbines and produce clean, renewable energy equivalent to the needs of 25,000 Pennsylvania homes each year.

The project is located on about 5,000 acres of private lands approximately 12 miles west of Hazleton in Luzerne County. Annually it projects it will offset more than 250,000 tons of carbon dioxide and 150,000,000 gallons of water, equivalent to removing more than 40,000 cars from the roads each year and meeting the annual fresh water needs of more than 4,600 people

**County Subdivision and Land Development Plans –Conditional Approvals**

Three plans were submitted to the Planning Commission for Conditional Approval.

1. Buck Mountain Wind Farm Land Development Plan  
19-02-001.000, 19-04-0004.010, and 19-02-008.000
  - An NPDES Permit is required. The application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission. Written correspondence from the Sch. Conservation District or PADEP indicating that Chapter 102

requirements have been satisfied shall be submitted to the County Planning office prior to final approval. (Section 504.J)

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Prudenti, the Planning Commission unanimously granted Conditional Approval until January meeting.**

2. Deer Lake and West Brunswick Fire Co. No. 1 – Final Plan  
42-06-0001.000

- The applicant shall submit new deeds so that the description of the metes and bounds for the property include the new area(s). The deed shall provide a description of the receiving tract, which reflects the proposal to join in common with the acreage to be conveyed. The proposed deed shall include “Parcel [A] has been annexed to Parcel [B] pursuant to the Schuylkill County Subdivision and Land Development Ordinance and neither Parcel [A] nor Parcel [B] can be sold or developed separately from the other.” The proposed deed of annexation must be reviewed by the Planning Commissions’ Solicitor prior to plan approval. (Section 404.D)

**MOTION: On the motion of Mr. Setlock, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Approval until January meeting.**

3. Lands of Earth Conservancy – Final Plan  
49-04-0001.008

- McAdoo Borough Zoning: Provide written correspondence from the municipal zoning officer stating that the plan meets all zoning regulations. (Section 504.C)

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Approval until January meeting.**

**County Subdivision and Land Development Plans – Final Approvals**

Two plans were submitted to the Planning Commission for Final Approval.

1. Wehry Brothers Farm Realty – Final Plan  
31-04-0094.000

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted Final Approval.**

2. Kull Heizenroth Funeral Home Annexation – Final Home  
45-09-0050.000, 45-09-0051.000

**MOTION: On the motion of Mr. Setlock, seconded by Mr. Briggs, the Planning Commission unanimously granted Final Approval.**

**Time Extension Requests**

Two Plans were submitted to the Planning Commission for an **Extension**.

1. Eagle Rock Resort Hidden Forest Phase 1
2. Eagle Rock Resort Hidden Forest Phase 2

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Setlock, the Planning Commission approved the Time Extension until the January 2014 Planning Commission meeting.**

4 Yes Votes: Charles Ross, James Setlock, David Briggs, Bob Lettich

1 No Vote: Anthony Prudenti

### Act 247 (Municipal) Reviews

Seven municipal subdivision/land development plans were reviewed by County staff including:

1. Reedsville Dollar General Final Subdivision and Land Development Plan, 34-11-0044.052, Wayne Township
2. Preliminary / Final Plan Yeich Property, 34-08-0050.003, 34-08-0050.000, Wayne Township
3. Zakrewsky Subdivision, 26-04-0001.000, Ran Township
4. Annexation Final Plan of Subdivision for Nancy R. Kyle, 32-03-0007.000, 32-03-0008.000
5. Modular Building Site Work Location Plan, Wal-Mart Distribution Center #7030-502, 04-09-0037.000
6. Minor Subdivision Final Plan- Pine Grove Township Authority, Stahl Tract Subdivision, 29-09-0181.005 Pine Grove Township,
7. Minor Subdivision Final Plan- Pine Grove Township Authority, Miller Tract Subdivision, 21-09-0098.000, Pine Grove Township

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously approved the Municipal Reviews.**

### All Other Act 247 (Municipal) Reviews

None

### Act 537 Reviews

None

### Project Review List

The Planning Commission members reviewed the Project Review Report for the month.

### Zoning Report

The Zoning Report for the month of September was reviewed by the Planning Commission.

	<u>September 2013</u>	<u>Year To Date</u>
<b>Number of Permits Issued</b>	14	159
<b>Total Construction Costs</b>	\$815,800	\$8,057,703
<b>Total Fees Collected</b>	\$3,975	\$31,220

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Setlock, the Planning Commission unanimously accepted the Zoning Report.**

### Planning Director's Report

Flood Plain Overlay Discussion

Amending the Zoning Ordinance

- Pros and Cons

### New Business

### Adjournment

There being no further business to discuss, on a motion by Mr. Prudenti, seconded by Mr. Briggs, the meeting was adjourned. The next scheduled meeting date is November 20, 2013.

Attest: \_\_\_\_\_

Secretary: \_\_\_\_\_