



# *Sullivan County Planning Commission*

*Sullivan County Courthouse  
Laporte, Pennsylvania 18626  
570.946.5207 voice  
570.946.4244 fax  
www.sullivancounty-pa.us  
croenning@sullivancounty-pa.us*

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## Minutes

November 3, 2022

Sullivan County Courthouse

### **I. CALL TO ORDER –**

Commission Chairman Melvin Lewis, called the meeting to order at 3:00 PM and stated Roll Call will be taken from the sign-in-sheet.

**II. ROLL CALL –** Present – Melvin Lewis, Mike Hedgecock, Robert Guglielmi, Tammy Finan, Laurie Cimino, Fred Fiester, Jim Lambert, Christopher Roenning Planning Director, & Erica Lutz Assistant Planner.

### **V. APPROVAL OF MINUTES –**

A motion was made by Robert Guglielmi, to approve the minutes of October 3, 2022, meeting as presented. The motion was seconded by Tammy Finnan, and unanimously approved, in the affirmative.

**VI. VISITORS –** Bruce Powers, Jamie Walshaw PLS (Eagles Edge Preserve, LLC), & Kurtis Benjamin

### **VII. SUBDIVISION**

- 1.) Eagles Edge Preserve, LLC  
Preliminary approval 3 lot subdivision located in Eagles Mere Borough off of Wingert Lane to Geyelin Avenue to the proposed Widget Run Lane and Woddrop Wood Lane.

Christopher Roenning Planning Director described the site location and specifics for the 3 lot subdivision. The motion was made by Robert Guglielmi to approve the subdivision pending that a note to be added to the subdivision plan that references that the streets should be developed in accordance with Minimum Design Standards Table 1 & Construction Standards Table 2 of the Sullivan County Subdivision and Land Development Ordinance. Mike Hedgecock seconded the subdivision approval pending that the note to be added to the subdivision plan. The motion received unanimous approval pending the notes to be added to the subdivision plan.



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2.) Benjamin, Kurtis & Amber, Higley, Patricia & Arlan  
Review for approval 2 lot additions located in Cherry Township on Wampole Run RD (SR 4024). Christopher Roenning Planning Director described the site location and specifics for the 2 lot additions. Following a discussion Jim Lambert made a motion to grant final approval. The motion was seconded by Tammy Finnan and received unanimous approval.

3.) Yenrab LLC  
Review for approval 1 lot addition located in Eagles Mere Borough on Loch Eagle Lane. Christopher Roenning Planning Director described the site location and specifics for the 1 lot addition. Following a discussion Laurie Cimino made a motion to grant final approval. The motion was seconded by Jim Lambert and received unanimous approval.

## **VIII. LAND DEVELOPMENT**

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

## **XI. COMMUNICATIONS**

-Red Fox Compressor Station, Fox Township. Appalachia Midstream Services, LLC is providing notice that they are applying to the Department of Environmental Protection (DEP) for an authorization to use the Air Quality General Permit GP-5 for Natural Gas Compression and/or Processing Facilities in accordance with Section 6.1(f) of the Air Pollution Control Act.



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-Painter Run Bridge Project, Davidson Township, State Game Lands No. 013. The Pennsylvania Game Commission is going to install one new 44-ft long bridge with a multi-steel beam superstructure, timber deck, and reinforced concrete substrate over Painter Run. This project will provide reliable and safe access to a section of State Game Lands #013 for future habitat management projects.

-Eagles Mere Village Store Properties, Eagles Mere Borough. The project consists of an application the permitting of the existing public water supply system at Eagles Mere Village Shops for addition of chlorination for disinfection and filtration for iron/manganese removal.

-James Bagley Pond, Forks Township located on Ellis Road, notice for NPDES Permit. The project development consists of 1.62 acres of earth disturbance for grading to construct a recreational pond on the Bagley Property. The existing site is primarily wooded moderately sloping open space with an existing gravel driveway and residential home near the pond. This notification is required because this project involves a NPDES Permit be submitted to PADEP.

## **XII. OPEN FORUM**

-Brewer, William & Linda, one lot subdivision located in Cherry Township on Bear RD T-358.

Robert Guglielmi, asked about the status of the Brewer, William & Linda Subdivision. Planning Director Christopher Roenning responded that at the October's Planning Meeting that the Planning Commission approved the Brewer Subdivision pending approval that new checks were received. Christopher Roenning Planning Director than noted that the new checks were received for the subdivision filing fees and recording fees and that the Brewer subdivision was recorded.

## **XIII. ADJOURN**

Robert Guglielmi, made a motion for adjournment at 3:27 PM. The motion was seconded by Mike Hedgecock and unanimously approved.

*James Croenning*  
12-1-22