

**MINUTES**

**LUZERNE COUNTY PLANNING COMMISSION**

**January 13, 2022**

**ATTENDANCE.**

Present were N. Brian Caverly, Chairperson, Cinda Hartman, Vice-Chairperson, Karen Fleisher, Members; Matthew Jones, AICP, Executive Director, Attorney Michael Butera, Planning Commission Solicitor, Kathy Wood, Recording Secretary, Pat Dooley Planning Commission staff, and Representatives for Subdivision/Land Development.

Absent were Gary Swartz, William Kane and Carl Naessig, members.

**RE-ORGANIZATION:**

Chairperson Caverly stated that the first item of the new year is re-organization.

Ms. Fleisher made a motion to keep the same officers.

A motion was made by Ms. Fleisher, seconded by Ms. Hartman and unanimously carried to retain the same officers.

**MINUTES.**

A motion was made by Ms. Hartman, seconded by Ms. Fleisher and unanimously carried to approve the minutes of December 9, 2021.

## **LAND DEVELOPOMENT**

1. Ryan Kozemko, General Manager, 240 Clark Road, Duryea, PA, developer of the AutoECMs Warehouse & Office Land Development in Duryea Borough is seeking Final Plan Approval. The project is to construct a 4,629 sq. ft. pole barn garage and office building along with paved access drive, parking areas, underground utilities and stormwater management facilities. The site is located at 230 Clark Road and is in a (HI) Heavy Industrial District and is served by public sewer and water systems.

A Financial Security Guarantee in the amount of \$113,286.00 utilizing the required Luzerne County Planning Commission language and agreeable by the county Solicitor, or a cash alternative must be provided.

Ryan Kozemko, General Manager of the AutoECMs and Josh Usefara were present.

Ryan Kozemko stated that the company refurbishes automotive computers and sells them to automotive shops and dealerships over the phone or by the internet. They are looking to move out of the original home office and have a call center close to inventory. Mr. Kozemko stated they ship to all parts of the country.

Matt Jones, Planning Commission Director stated staff is recommending Conditional Final Plan approval with conditions. Some items are still outstanding.

No objectors were present.

**A motion was made by Ms. Fleicher seconded by Ms. Hartman and carried, to grant Conditional Final Plan Approval for the AutoECMs Warehouse & Office Building Land Development with the following conditions:**

- 1. A letter from the public sewer provider confirming that the utility services can be provided to the site.**
- 2. A sewage facility planning approval from DEP.**
- 3. A stormwater management Operation & Maintenance (O&M) Agreement must be signed and recorded with the final plans.**
- 4. One (1) year to submit the above items to the Commission. Failure to provide the approved items by January 13, 2023 will result in the automatic disapproval of your plan.**

**ADJOURNMENT**

**A motion was made by Mr. Caverly, seconded by Ms. Fleicher and unanimously carried to adjourn the meeting.**

**RESPECTFULLY SUBMITTED,**



**KATHY WOOD, RECORDING SECRETARY**

**LUZERNE COUNTY PLANNING COMMISSION**