

MINUTES
LUZERNE COUNTY PLANNING COMMISSION
MARCH 9, 2017

ATTENDANCE

Present were N. Brian Caverly, Chairman; Christine McLaughlin, Vice-Chairman; Nancy Eckert, Secretary, Richard Kramer, Karen Fleisher, Cinda Hartman, Members; James Ferry, Planning Commission Executive Director; Michael Butera Planning Commission Solicitor; Kathy Wood, Recording Secretary; and Representatives for Re-Zoning Application.

Absent was George Prehatin, Patrice Persico and Gary Swartz, Members.

MINUTES

A motion was made by Mr. Kramer, seconded by Ms. McLaughlin, and unanimously carried to approve the Minutes of the December 8, 20116 meeting.

ZONING

1. Joseph and Joanne Dileo, 311 6th St., West Wyoming, PA and Janet Trombetta, 39 S. Beerd Rd., Plains, PA, requests the rezoning of three (3) parcels at 440 Wyoming Ave. (Lot 4), 454 Wyoming Ave. (Lot 3) and 464 Wyoming Ave. (Lot 2), Wyoming Borough, from a (R-1) Single Family Residence District to a (B-3) Highway Business District to construct a parking lot (Lot 3) adjoining a pre-existing non-conforming use business (gas/service station) and to establish a home health business in the Flock Insurance Building (Lot 2).

Mr. Ferry stated that Mr. & Mrs. Dileo and Ms. Trombetta are asking for the rezoning of three (3) parcels. The Dileo's own two (2) of the parcels and have an active service station on one (1) parcel and would like to improve the other parcel for a commercial parking area.

Ms. Trombetta has a sale agreement for the third parcel which has a building on it that has been used as an insurance business for years. Ms. Trombetta would like to establish a home health nursing business. Mr. Ferry stated two of the parcels have pre-existing non-conforming uses and the vacant lot has no structures. Mr. Ferry stated the request is to rezone to a Highway Business District which would be similar to business across the street that would be contiguous to the area.

Chairman Caverly asked the applicants to address the Commission.

Janet Trombetta stated she is a registered nurse and owns Comprehensive Medical Home Care, which consists of home nursing visits, physical therapy and occupational therapy in the patients home. She stated the employees generally do not come into the office and go directly to the patients homes. She stated there is very little traffic into the office. Ms. Trombetta said they are presently operating from a property in Pittston Township but needs a larger building. Joe Dileo stated he owns and operates Dileo Service Center which is the corner lot where his gas station is located and recently purchased the adjoining property which had an old house that he tore down. Mr. Dileo stated he would like to use that vacant lot for a business parking lot.

Chairman Caverly asked how long Mr. Dileo has been operating his business at the present location.

Mr. Dileo stated he has been at the present location since 1983.

Larry Delaney, 443 Wyoming Avenue, lives directly across the street from the gas station and the Flock Insurance building. He stated his principal concerns have to do with health and safety. He is also concerned about the traffic on Wyoming Avenue.

He also stated that he sees approximately 300 ft. frontage going from a residential designation to a business designation and there is nothing stopping that in the future from happening again. He stated he is not opposed to the office and is not opposed to the gas station but his concern is the change in the zoning. He feels a simpler resolution would have been obtaining a variance rather than changing the zoning and also feels that the ability to change the zoning could potentially be changed to something that would be more impacting.

Chairman Caverly stated Mr. Delaney is correct that if the rezoning was granted the use would be consistent with the Highway Business District (B-3).

Mr. Delaney stated that is the problem, the potential impact to the neighborhood. He stated there are children and a school about a block and a half away. He stated this is his concern.

Mr. Delaney said he has nothing against the gas station and nothing against the Flock building but he feels this is a collusion and anything can happen once you change from the R-1 to a B-3.

Mr. Dileo stated the 10th street school is not on the avenue or near his property but a block and a half away.

Mr. Ferry stated staff is recommending approval to County Council.

A motion was made by Ms. Hartman, seconded by Ms. Eckert carried to recommend approval of the rezoning to the County Council.

Commission member Christine McLaughlin voted no and Commission member Rich Kramer abstained.

REORGANIZATION.

Chairman Caverly stated three offices are open.

Chairman, Vice-Chair and Secretary.

By unanimous vote Chairman and Secretary will remain the same. Brian Caverly, Chairman and Nancy Eckert, Secretary.

Chairman Caverly stated to the Commission that Ms. McLaughlin who has been the Vice-Chair for many years wishes not to hold that position.

A motion was made by Ms. McLaughlin, seconded by Mr. Kramer and unanimously carried to approve Cinda Hartman as Vice-Chair.

ADJOURNMENT

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

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "Kathy Wood".

**KATHY WOOD, RECORDING SECRETARY
LUZERNE COUNTY PLANNING COMMISSION
FOR**

**NANCY ECKERT, SECRETARY
LUZERNE COUNTY PLANNING COMMISSION**