

MEMBERS:

Howard Fry III, Chairman
Christopher E. Keiser, Vice-Chairman
Carl Nolan, Secretary
Larry Allison, Jr.
James Crawford
James Dunn
George Logue, Jr.
Michael Sherman
Brett Taylor



Kurt Hausamann, Jr., AICP, Executive Director

McCormick Law Firm,
J. Michael Wiley, Solicitor

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LYCOMING COUNTY PLANNING COMMISSION MEETING
Executive Plaza Building
September 15, 2016
6:00pm

MEMBERS PRESENT: Howard Fry, Chris Keiser, Carl Nolan, Larry Allison, Jim Crawford, Jim Dunn, Herm Logue, and Brett Taylor

MEMBERS ABSENT: Michael Sherman

OTHERS PRESENT: Jeff Sweeley, Jersey Shore, PA; Dennis Norman, Engineer; Commissioner Mirabito; J. Michael Wiley, Solicitor; Tom Krajewski, Kim Wheeler, Jane Magyar, Kurt Hausamann, Jr., and John Lavelle, LCPC Staff.

I. CALL TO ORDER

Chairman Howard Fry called the meeting to order at 6:00pm.

II. MINUTES OF REGULAR MEETING

Herm Logue made a motion to approve the July 21, 2016 meeting minutes as presented. Jim Dunn seconded the motion. Motion carried.

III. COMMITTEE REPORTS – None

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

V. OLD BUSINESS

Tom Krajewski presented the following land development updates:

Nippenose Valley Happenings – Land Development Plans have been recorded.

Ashler Manor – Land Development Plans have been recorded.

VI. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Multi-Lot Presentation

- 1. Christopher Brass, et.al.**
Bastress Township
Three Single Lots plus Residual

Tom Krajewski presented relevant information pertaining to the subdivision of a 64.57 acre parcel into three single lots and residual.

This is a request for Preliminary Plan Approval, not Final Approval.

The land is located in the Resource Protection (RP) Zoning District. The proposed subdivision meets the requirements of the County Zoning Ordinance.

Lot #1 has an existing house and old cesspool. There is a conservation easement on a portion of the property under the USDA Debt for Nature Program which restricts the development of the parcel to purposes pertaining to only agricultural uses. The landowners had to buyout the easement due to delinquent taxes by the previous owner. The USDA is okay with the perc site on Lot #1.

Water service will be provided by wells.

The Sewage Module has not yet been approved by DEP and this will be a condition of Preliminary Plan Approval. The sewage disposal area for Lot #3 is located on the residual parcel and a Sewage Easement Agreement will need to be completed to allow utilization of a portion of the residual for this purpose. The perc site for Lot #1 will need to be relocated and the sewage disposal may need to be located on the residual parcel which would require a Sewage Easement Agreement to Lot #1.

Access is via an existing driveway which is currently 10 ft. to 14 ft. wide. The driveway will be extended to Lot #1 and Lot #3 with a cul-de-sac to accommodate movement of emergency vehicles. The Ordinance requires a driveway width of 16 ft. when accessing 5-9 homes. A Waiver was approved by the County Engineer and Executive Director for a driveway width of 14 ft.

This subdivision was previously approved by Bastress Township with a right-of-way which has an "unspecified width and no exact location." The Applicant is proposing to define the location of the existing private right-of-way to 25 ft. (Ordinance requires a width of 50 ft.). A waiver was approved by the County Engineer and Executive Director for the 25 ft. width.

A Stormwater Management Plan will need to be provided for the proposed driveway on Lots #2 and #3.

The Bastress Township Supervisors had no comments.

Conditions of Approval are as follows:

- 1) The Applicant must receive Sewage Module approval from DEP prior to constructing any improvements on the property.
- 2) The Applicant must receive Post-Construction Stormwater Management Plan approval prior to constructing any improvements on the property.

- 3) The Applicant must complete a Right-of-Way Use & Maintenance Agreement which is consistent with the approved plan prior to constructing any improvements on the property.
- 4) The Applicant must complete a Sewage Easement Agreement prior to final signing of the Subdivision & Stormwater Management Plan.
- 5) The Applicant must complete a Stormwater Operation & Maintenance Agreement with Bastress Township prior to signing of the Subdivision & Stormwater Management Plan.

Staff Recommendation: Grant preliminary approval with noted conditions.

Brett Taylor made a motion to approve the preliminary subdivision with noted conditions. Carl Nolan seconded the motion. Motion carried.

2. Tim Sweitzer
Limestone Township
Addition to Existing Building (vehicle repair shop)

Tom Krajewski stated that the Applicant is proposing to add a 8,000 sq. ft. addition to his existing vehicle repair shop. The property contains 3.67 acres.

The use is permitted under the County Zoning Ordinance as an existing non-conforming use. The addition has been reviewed by the Zoning Administrator who determined that the development will meet the Ordinance requirements.

On September 23, 2015, the County Zoning Hearing Board approved the 8,000 sq. ft. expansion. A Variance was also approved to allow the structure to have a Floor Area Percentage (FAP) of up to 9.33% in the RP Zoning District (a maximum of 5% is allowed in a RP Zoning District).

The impervious surface percentage exceeds the district requirement but the driveway expansion will not affect the ISP because the Applicant is proposing to remove a portion of the existing impervious surface. There is enough existing parking for the proposed development.

Landscaping is being proposed at the north, west and south property lines with existing vegetation remaining undisturbed at the eastern property line.

There is an existing holding tank for sewage disposal and the Applicant received DEP approval for additional on-lot sewage disposal facilities to accommodate the expansion.

Access will be via an existing driveway. The current driveway is 14 ft. in width and will be expanded to 24 ft.; meeting the requirements of the Subdivision & Land Development Ordinance.

A Stormwater Management Plan has been approved by Brinjac Engineering. Stormwater will be directed into two stormtech chamber systems which will outlet

into an open area. A Stormwater Operation and Maintenance Agreement has been signed by Limestone Township and will be recorded with the Land Development Plans.

Conditions of Approval are as follows:

- 1) Upon Brinjac Engineering’s concurrence of a Cost Estimate to complete the required land development improvements, an Improvement Guarantee Agreement with Financial Guarantee must be established within 60 days of Final Land Development Approval. Extension of the 60 days is at Staff’s discretion.
- 2) The Applicant must contact the LCPC to coordinate a site visit during construction of the stormtech chamber system to ensure that the underground stormwater management facilities have been installed as required by the approved Stormwater Management Plan.
- 3) Once all stormwater improvements have been completed, it is the Applicant’s responsibility to contact the LCPC to coordinate final inspection of stormwater improvements prior to release of the Financial Guarantee.

Staff Recommendation: Grant final approval with conditions.

There was discussion regarding the Stormwater Management Plan. Kurt Hausammann stated that he felt this was a very innovative design.

Jim Dunn asked Dennis Norman (engineer for the Applicant) for feedback on the number of required parking spaces. Mr. Norman stated that often there are not enough parking spaces and he often looks at areas other than impervious parking if you are not using the parking facilities at all times; i.e. impervious pavers on top of grass.

Mr. Norman went on to say that he feels the Ordinance does not allow flexibility. The number of required parking spaces may not actually fit the use/size of the structure.

Herm Logue made a motion to approve the Land Development as proposed with conditions. Jim Crawford seconded the motion. Motion carried.

B. Land Development- None

C. Single-Lot Ratification

Chris Keiser made a motion to approve the single-lot ratification as presented. Larry Allison seconded the motion. Motion carried.

VII. ACTION ITEMS – None

VIII. DISCUSSION ITEMS – None

IX. PUBLIC COMMENTS

Dennis Norman thanked the LCPC Board Members for the services they provide to the County of Lycoming.

He expressed his concerns/issues relating to working with the LCPC staff in Lycoming County. He will no longer be accepting any work from clients within Lycoming County.

Kurt Hausammann stated that he will take this under comment. He stated that he has personally offered Mr. Norman the opportunity to discuss any suggestions/improvements to the Ordinances and to date has not heard from him. The LCPC goes to great extent to work with all the municipalities and the 22 partner municipalities. Mr. Hausammann stated that he is committed to making our ordinances user friendly and to provide good service to the developers and residents of Lycoming County.

Kurt referenced a portion of the letter Mr. Norman presented to the Board relating to the need for the LCPC to review the Zoning Ordinance, Subdivision & Land Development Ordinance and Stormwater Management Ordinance. Lycoming County does not have a Stormwater Ordinance; they are local ordinances only.

X. ADJOURNMENT

Jim Dunn made a motion to adjourn which was seconded by Larry Allison.

Meeting adjourned at 6:45pm.

Respectfully submitted,

Kurt Hausammann, Jr., Director

Carl Nolan, Secretary

DATE: _____

DATE: _____