MEMBERS:
George Logue, Jr., Chairman
Larry Fry, Vice-Chairman
Howard Fry, Secretary
Cindy Bower
James Dunn
Christopher E. Keiser
Joseph H. Neyhart
Carl Nolan
William Parsons

Kurt Hausammann, Jr., AICP, Executive Director
J. Michael Wiley, Solicitor
Voice: (570) 320-2130
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Location:
Executive Plaza - 330 Pine Street
Williamsport Pennsylvania 17701
Mailing Address:
48 West Third Street
Williamsport Pennsylvania 17701

LYCOMING COUNTY PLANNING COMMISSION
www.lyco.org/Departments/PlanningandCommunityDevelopment.aspx

LCPC MEETING MINUTES
April 18, 2013
6:00pm
Executive Plaza Building – Commissioners' Board Room

MEMBERS PRESENT: Herm Logue, Larry Fry, Howard Fry, Cindy Bower, Jim Dunn, Chris Keiser, Joe Neyhart, and Bill Parsons.

MEMBERS ABSENT: Carl Nolan

OTHERS PRESENT: Dennis Norman, Norman Engineering Designs; Aubrey Alexander, Blaise Alexander Management; Matt Hutchinson, Sun-Gazette; J. Michael Wiley, Solicitor; Jane Magyar, Bill Kelly, Kurt Hausammann, Jr., Joshua Billings, and Cliff Kanz, LCPC Staff.

I. CALL TO ORDER

Herm Logue, Chairman, called the meeting to order at 6:00pm.

II. MINUTES OF REGULAR MEETING

Joe Neyhart made a motion to approve the meeting minutes for March 21, 2013. Jim Dunn seconded the motion. Motion carried.

III. COMMITTEE REPORTS – None

IV. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Multi-Lot Presentation

1) Dwayne & Kelley Wasson
Limestone Township

Joshua Billings presented an overview of this multi-lot subdivision with conditions. There are three proposed residential lots with residual totaling 14.92 acres.

Each lot will have a private well and have been perced for private septic systems. Lot #3 perc site will be relocated so the septic system is not in the area that takes on water flow.

Access for lots 2-4 and the residual will be from Perry Nigart Road via a proposed 50 ft. wide private right-of-way which will have a cul-de-sac in the form of a three point turn-

around with a 16 ft. wide cartway. This configuration will meet Section 4.033 Table 2 of the Subdivision and Land Development Ordinance.

Dennis Norman of Norman Engineering Designs presented an overview of the stormwater management plan. Special protection areas are an integral part of this plan. Two areas are specifically designated by deed to not be disturbed except for routine maintenance.

As each lot is sold, the owner will be subject to all agreements that are in place. These agreements designate what activities are permitted and excluded in an area.

Each individual lot will manage its own discharge.

Lot R will not be subdivided; however, there is no deed restriction as far as further subdivision.

An approval letter has been received from Bassett Engineering who is the County Planning Commissions review engineer.

Joe Neyhart made a motion to grant preliminary plan approval which was seconded by Jim Dunn. Motion carried.

B. Land Developments

1) Blaise Alexander Family Ltd. Partnership
Reapproval of Buick-Chevy Car Dealership
Muncy/Fairfield Townships

Joshua requested reapproval of this land development due to some timing issues between Fairfield Township's approvals and County approvals. There are no changes to the plan.

Bill Parsons made a motion to reapprove this land development. Howard Fry seconded the motion. Chris Keiser abstained. Motion carried.

C. Single-Lot Ratification

Joe Neyhart made a motion to approve the single-lot ratification as presented. Larry Fry seconded the motion. Motion carried.

V. ACTION ITEMS **– None**

VI. DISCUSSION ITEMS

A. 2012 Annual Report

Kim Wheeler presented members with a draft copy of the 2012 Annual Report and reviewed contents. Every year the LCPC must, by MPC regulations, submit an annual report of the previous year's activities and accomplishments to the County Commissioners.

If anyone has any comments or suggestions, please submit them within 10-15 days.

B. Engineer Advertised

Kurt Hausammann stated that the RFP for engineering services has been advertised. There will be a pre-bid conference tomorrow (4/19/13).

C. Bastress Township

Kurt Hausammann stated that Bastress Township has joined the County partnership for subdivision and land development. Also, they are exploring the possibility of joining the County Zoning Partnership.

Cliff Kanz stated that we are looking at their current zoning mapping and the character of their township and then comparing it to our county zoning mapping districts. This information will be presented to them at their township meeting in May. The outcome of this meeting will be presented to the LCPC for review and recommendation.

VII. PREVIEW

Written information was given to LCPC members on the following subdivision/land developments that have been recently submitted:

1) Blaise Alexander Family LP, Muncy Township, Multi-Lot Subdivision
2) Aqua Infrastructure Water Pump Station Waiver Request (County SLDO-driveway sight distance requirement), Anthony Township
3) Red Bend Hunting & Fishing Club, Land Development, Cogan House Township

VIII. ADJOURNMENT

Cindy Bower made a motion to adjourn the meeting which was seconded by Chris Keiser. Motion carried.

Meeting adjourned at 7:15pm.

Respectfully submitted,

Kurt Hausammann, Jr.
Director

DATE: 5/3/13

Howard Fry
Secretary

DATE: 5-3-13