

MEMBERS:
Brett Taylor, Chairman
Jason Bogle, Vice-Chairman
Chase Kelch, Secretary
Larry Allison, Jr.
Brett Bowes
Howard Fry, III
Beth Miller
Joe Reighard
Denise Reis



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LYCOMING COUNTY PLANNING COMMISSION MEETING
Third Street Plaza
October 19, 2023

MEMBERS PRESENT: Brett Taylor, Jason Bogle, Chase Kelch, Beth Miller, Howard Fry III, Joe Reighard, Larry Allison, Brett Bowes, Denise Reis

MEMBERS ABSENT: *None*

MEMBERS PRESENT VIA CONFERENCE CALL/ZOOM: *None*

OTHERS PRESENT VIA CONFERENCE CALL/ZOOM: *None*

OTHERS PRESENT: J. Michael Wiley; John Lavelle, PCD; Chris Hodges, PCD; Sherrie Hook, PCD

I. CALL TO ORDER

Brett Taylor called the meeting to order at 6:01 pm.

II. MINUTES OF REGULAR MEETING

Brett Taylor asked for the motion to accept the September 21, 2023 meeting minutes. Joe Reighard motion to approve, Brett Bowes second the motion to approve. Motion carried.

III. PUBLIC COMMENT ON AGENDA ITEMS ONLY – *None*

IV. OLD & FUTURE BUSINESS – *None*

V. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Minor Plans Report – *no questions*

Brett Taylor asked for a motion to ratify. Jason Bogle made motion to approve. Beth Miller second motion to approve. Motion carried.

- B. Pearl Storage LD -** Chris Hodges presented the plan for Pearl Storage. The plan proposes to construct two 3,000 SF storage buildings, one 4,000 SF storage building, and a stormwater management system containing 3 infiltration trenches. The existing business on the property

is called Mary's Market. There is a sales agreement for Taylor Lewis to purchase the property. The proposed land development is located at 9873 North Route 220 Hwy in Piatt Township. The development is being proposed on a 3.51 acre parcel. The limit of disturbance for this project is 0.92 acres. The property is in the Commercial (C) Zoning District and by the regulations of the Piatt Township Zoning Ordinance, the commercial personal storage use is permitted by right with a zoning permit approved and issued by the Piatt Township Zoning Officer. The zoning permit will be issued once the land development has been approved by the LCPC. The proposed land development does not require water and sewage planning. The parcel will be accessed using an existing drive via SR 220. A highway occupancy permit issued by Penn DOT is required. The stormwater management plan and opinion of probable cost have been reviewed and approved by the LCPC consulting engineer, Century Engineering. The Lycoming County Conservation District has reviewed and approved the erosion and sediment control plan. A NPDES permit is not required since the limit of disturbance is less than 1 acre. Piatt Township Supervisors and the Piatt Township Zoning Officer have no comments concerning the land development.

CONDITIONS:

1. Upon Staffs and LCPC Consulting Engineer 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 Staffs discretion (to be provided prior to signing and recording of the final land development plan).
2. LCPC staff must be contacted for final land development and stormwater management inspection. As-built drawings must be submitted by a qualified professional for all improvements including stormwater facilities prior to occupancy and the release of financial security.
3. Provide an approved zoning permit from Code Inspections, Inc. prior to signing and recording the final land development plan.
4. Provide a highway occupancy permit issued from Penn DOT prior to signing and recording the final land development plan.
5. After the Planning Commission approval, the approved land development plan and the signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has 6 months from the conditioned approval date to satisfy all conditions. Extension of the 6 months is at Staffs discretion.

STAFF RECOMMENDATION: Grant final approval with conditions to the Land Development Plan for land owned by Rosebird Land Company, LLC and being sold to Taylor Lewis, located in Piatt Township. The plans dated July 2023 and revised August 2023, were prepared by PennCore Consulting, LLC.

DISCUSSION: Discussion regarding landscaping requirements, entrance to the property, limit of disturbance, the existing septic tank, gating and risk management.

Brett Taylor asked for motion to approve with Chris Hodge's conditions. Beth Miller made motion to approve with conditions. Joe Reighard made second motion. Motion carried.

- C. SR 864 Staging Area LD – Chris Hodges stated this is not ready to be approved and has been extended. We are waiting for a conditional use approval from Mill Creek Township.

VI. ACTION ITEMS – *None*

VII. COMMITTEE REPORTS/DISCUSSION

- A. Development Committee – Zoning Update – Shannon Rossman updated the board the status of the Zoning update. A public meeting was held on October the 5th. Resident Citizen Survey was sent to partnership municipalities. A press release will be sent out next week.

Shannon also mentioned that she has a few applications for the nominating committee (Larry Allison, Jason Bogle, Brett Taylor and Joe Reighard). Brett Taylor stated that the committee will meet prior to the briefing session next month. Larry Allison will need replaced on the nominating committee and replace both Larry Allison and Howard Fry III on the board.

VIII. MONTHLY REPORTING – *no questions*

- A. PCD Staff Meeting Report
- B. Land Use Staff Meeting Report
- C. UPI Report
- D. Major Plan Report
- E. Incomplete Submission Update
- F. ZHB Case Log

IX. DISCUSSION ITEMS

Sal Vitko presented the 2023- 2045 WATS MPO Long Range Transportation Plan (LRTP) Update. Gave history of WATS MPO. Discussed the Coordinating and Technical Committee and other advisory committees. Reviewed the 3 scenario implementation strategies for the 2023 – 45 LRTP, and stated that the MPO will continually monitor demographic and development trends to ensure the correct strategy is being utilized. Presented demographic trends in the county show a growing older population. Discussed Land Development, Economic Development, Environmental, Natural and Cultural Resources, System Assessment of our highways, bridges and transit.

X. PUBLIC COMMENTS – *None*

XI. ADJOURNMENT

Brett Taylor asked for a motion to adjourn, Brett Bowes first to motion, Larry Allison second to motion to adjourn, Motion carried.
Meeting adjourned at 7:14 pm.

Respectfully submitted,

Shannon L. Rossman, Director

Chase Kelch, Secretary

DATE: _____

DATE: _____