

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
September 21, 2023

MEMBERS PRESENT: Brett Taylor, Jason Bogle, Chase Kelch, Beth Miller, Howard Fry III, Joe Reighard

MEMBERS ABSENT: Larry Allison, Brett Bowes

MEMBERS PRESENT VIA CONFERENCE CALL/ZOOM: Denise Reis

OTHERS PRESENT VIA CONFERENCE CALL/ZOOM: *None*

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

I. CALL TO ORDER

Brett Taylor called the meeting to order at 6:00 pm.

II. MINUTES OF REGULAR MEETING

Brett Taylor asked for the motion to accept the August 17, 2023 meeting minutes. Beth Miller motion to approve, Jason Bogle 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. Chase Kelch made motion to approve. Howard Fry, III second motion to approve. Motion carried.

B. Miller & Liddic Multi-lot Subdivision - Chris Hodges presented the Beth Miller & Jeff Liddic multi-lot subdivision, a subdivision of two lots for residential use with residual. The property is in Anthony Township, Agricultural (A) Zoning District. The vacant property is

located off Lazy Spring Road (T-834), Tax Parcel 01-327-114. The plan proposes the subdivision of 30.30 acre parcel into single lots (Lot #2-3) and residual. Lot #2 – 11.39 acres, Lot #3 - 5.61 acres, residual 13.3 acres. The SEO has performed soils testing for primary and secondary septic areas for Lot #2 and Lot #3. DEP has approved the sewage planning for Lot #2 & Lot #3. The proposed lots will need a well installed to access water. The residual will continue to be used for agricultural purposed. A stormwater plan is not required and an erosion & sediment control plan is not required for this subdivision. Access to Lot #2 will be via Lazy Spring Rd. Access to Lot #3 and the residual will be using a proposed 50 FT wide private right-of-way via Lazy Spring Rd. Anthony Township has issued driveway permits for both of the proposed drives. Due to an existing 125 FT gas pipeline right-of-way, Williams issued a Letter of No Objection to Beth Miller & Jeff Liddic on August 9, 2023, allowing the proposed drive for Lot #3. There were not comments from Anthony Township.

CONDITIONS:

1. After the Planning Commission approval, the approved subdivision plan, a signed and notarized 50 FT private right-of-way use and maintenance agreement, and the applicant signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has six months from the conditional approval date to satisfy all conditions. Extensions of the six months is at Staff's discretion.

STAFF RECOMMENDATION: Grant final approval with conditions to the multi-lot subdivision for land owned by Beth Miller and Jeff Liddic.

DISCUSSION: Jason Bogle questioned if it would be a legal right-of-way. Mike Wiley stated the person who purchases Lot#3 will have the right to access Lazy Spring Road. The right-of-way goes from Lazy Spring Road across the residual which also crosses the Transco gas pipeline easement into Lot #3 that will run with the land. Upon an approval of the sub-division it becomes a legal right-of-way. Mike Wiley also stated that the letter of no obligation was wrapped into the right-of-way agreement. Mark Haas stated if Transco would put another pipeline in there that it would guarantee access to their property. Joe Reighard questioned if the person(s) who purchases Lot#3 will be notified that they will need a well and the distance from the sewage facility.

Brett Taylor asked for motion to approve with Chris Hodge's conditions. Joe Reighard made motion to approve with one condition. Howard Fry, III made second motion. Beth Miller abstained from the vote. Motion carried.

VI. ACTION ITEMS – None

VII. COMMITTEE REPORTS/DISCUSSION

A. Development Committee – Zoning Update

Mark Haas shared results of the surveys from the municipalities. Discussion included Airbnb's, short term rentals and updates to the township's sewage ordinances. A first draft copy will be coming soon. Mark followed up with announcing the first public meeting would be on October 5th in the 3rd floor conference room of TSP. Advertisements will be in the Williamsport Sun-Gazette, NorthcentralPA.com and on the county website and Facebook.

VIII. MONTHLY REPORTING – Joe Reighard questioned when is an incomplete submission wiped off the report. Chris Hodges gave updates on Knarr and Fausey on Incomplete Submission report. Mike Wiley followed up stating that it was previously discussed at letter is to be sent if no progress is made it would be denied. Mark Haas gave an update on Jersey Mills in McHenry Township listed on the Major Lands Report.

- 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 – None

X. PUBLIC COMMENTS – None

XI. ADJOURNMENT

Brett Taylor asked for a motion to adjourn, Joe Reighard first to motion, Jason Bogle second to motion to adjourn, Motion carried.
Meeting adjourned at 6:30 pm.

Respectfully submitted,

John Lavelle, Deputy Director

Chase Kelch, Secretary

DATE: _____

DATE: _____