

MEMBERS:
Joe Reighard, Chairman
Brett Taylor, Vice-Chairman
Jason Bogle, Secretary
Larry Allison, Jr.
James Crawford
Howard Fry, III
Chase Kelch
Denise Reis
Linda Sosniak



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LYCOMING COUNTY PLANNING COMMISSION MEETING
Executive Plaza Building
March 17, 2022

MEMBERS PRESENT: Joe Reighard, Brett Taylor, James Crawford, Howard Fry III, Jason Bogle and Chase Kelch

MEMBERS ABSENT: - *None*

MEMBERS PRESENT VIA CONFERENCE CALL: Larry Allison. Denise Reis and Linda Sosniak.

OTHERS PRESENT VIA CONFERENCE CALL: Gina Lehman

OTHERS PRESENT: J. Michael Wiley, Shannon Rossman, PCD; John Lavelle, PCD; Commissioner Rick Mirabito; Mark Haas, PCD; Chris Hodge PCD; Heather Lehman, PCD; Sherrie Hook, PCD; Matt Long, LCCD, Tom Casilio, Tiadaghton State Forrest and Scott Shambach, Meck-Tech, Inc.

I. CALL TO ORDER

Joe Reighard called the meeting to order at 6:01pm.

II. MINUTES OF REGULAR MEETING

Joe Reighard asked for the motion to accept the January 20, 2022 meeting minutes. Linda Sosniak motion to approve, Jim Crawford second to the motion to approve. Motion carried.

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

IV. OLD & FUTURE BUSINESS

A. Proposed Solar Ordinance

Mark Haas presented draft number four of the Solar Ordinance pointing out the updates made to the Permitted Use Table, Glare and Solar Array Locations. Mark Haas questioned language regarding preserving Wildlife Corridors. Discussions made on defining a Wildlife Corridor.

V. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Lehman/Kellogg Subdivision

Chris Hodges presented a multi-lot subdivision with conditions for Sonya Kellogg, ET AL. The property is located in Limestone Township, parcel 25-427-107.A. The subdivision of three lots with residual for agricultural and residential use. There is no proposed development occurring on the lots at this time. The county zoning is in the Agricultural (AG) Zoning District – 1 acre minimum lot size and sliding scale for allowable number of residential dwellings. The property is located off Pine Woods Road (T-303) and Perry Nigart Road (T-350) in Limestone Township. The plan proposes the subdivision of a 61.6105 acre parcel into three single lots (Lot #s 1A – 1C)

Lot #1A - 32.2442 Acres

Lot #1B - 12.0229 Acres

Lot #1C - 7.8562 Acres

Residual - 9.4872 Acres

Total – 61.6105 Acres

The residual structure contains an existing mobile home, garage, driveway, well, and septic system. Lot #1A, Lot #1B, and Lot #1C are vacant. The subdivided properties have an average slope of 8%. The majority of the land drains towards the north. The SEO has performed soils testing for primary septic areas for Lot #1A, Lot #1B, and Lot #1C. The proposed lots will need a well installed to access water. The residual has a well and septic system that serves the mobile home. A stormwater management plan is not required for this subdivision due to no land development being proposed at this time. Lot #1 will have access via Pine Woods Road (T-303). Lot #1B will be accessed using Pine Woods Road (T-303) and Perry Nigart Road (T-350). Lot #1C and the residual will be accessed via Perry Nigart Road (T-350).

Limestone Township Supervisors have responded with four comments concerning the subdivision.

1. LCWSA water line must be identified on survey map.
2. No structures are to be built on top of said water line.
3. Supervisors are requesting a 25 foot easement on said water line.
4. Lots #1A and #1B alternate drain field site not marked. All soil testing required has been completed.

Approval with conditions:

1. Provide an approval letter from Pennsylvania DEP for Component 1 Sewage Facilities Planning Module for Lot #1A, Lot#1B, and Lot #1C.

2. Provide a signed and notarized utility access & maintenance easement agreement for the Lycoming County Sewer & Water Authority (LCWSA) public waterline.
3. Property owners need to identify the number of dwelling unit(s) attached to each lot. In 2014 the 61.605 acres has the future potential for five dwelling units.
4. After the Planning Commission approval, the approved land subdivision plan, signed & notarized utility access and maintenance easement agreement, and the applicant 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 Staff's discretion.

STAFF RECOMMENDATION: Grant final approval with conditions to the multi-lot subdivision for land owned by Sonya Kellogg, Gina Lehman, Cynthia Lehman, and Stephanie Lepley in Limestone Township.

Joe Reighard asked for a motion to approve with staff recommendations. Brett Taylor made motion to approve. Jason Bogle second the motion to approve. Motion carried.

B. Spatz Land Development

Chris Hodges presented land development with conditions for Lawrence & Stephanie Spatz. The property is located in Muncy Township, parcel #41-353-141.E. The plan proposes the development of a second house on the property which includes a patio, garage, and additional driveway for a total of 4,770 SF. The proposed land development is located off of Quaker Church Road (SR 2015) in Muncy Township. The second house will be constructed on Lot#2 that contains 14.908 acres with 4,770 SF of impervious surface. The slope of the development area is approximately 2-4%. The site is covered with grass, a garage with a dwelling unit on the second floor, and driveway. Zoning is countryside (CS): by the regulation of the Lycoming County Zoning Ordinance, the residential use is permitted by right with a zoning permit approved by the County Zoning Administrator and issued by the municipal permit officer. The Lycoming County Zoning Administrator has reviewed the land development plan and has found that the plan will meet the County Zoning Ordinance. The proposed development will continue to use public sewer. A will serve letter has been provided by the Lycoming County Water & Sewer Authority stating that the sewer capacity will be adequate for the proposed development. Water will be provided by an existing well. The property will continue to use existing driveway via Quaker Church Road (SR 2015). The LCPC consulting engineer, Nittany Engineering, is currently reviewing the stormwater management plan.

Approval with conditions:

1. Upon Staff's and LCPC Consulting Engineer concurrence of a Cost Estimate to complete the 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 (to be provided prior to signing and recording of the final land development plan).
2. Provide revisions to the plan as required by the Subdivision & Land Development Administrator and the LCPC consulting engineer.
3. Provide an approved zoning permit from Lycoming County prior to signing and recording the final land development plan.
4. 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 Staff's discretion.

STAFF RECOMMENDATION: Grant Final approval with conditions to the land development for land owned by Lawrence & Stephanie Spatz in Muncy Township.

Joe Reighard asked for a motion to approve with staff recommendations. Jim Crawford made motion to approve with conditions. Howard Fry III second the motion to approve. Motion carried.

C. Minor Plans Report – *No questions*. Joe Reighard asked for a motion to ratify. Brett Crawford made motion to approve. Jim Crawford second the motion to approve. Motion carried.

VI. ACTION ITEMS - None

VII. COMMITTEE REPORTS/DISCUSSION

Shannon will sending out committee listings at the workshop meeting to reach out for people interested in serving on different committees. We need to fill an appointment for the Brownville Loan and Grant Fund and a WATS alternate.

Joe Reighard nominated Chase for the WATS, approved by unanimous vote. Brett Taylor made a motion to nominate Denise Reis for the Brownville Loan and Grant position. Howard Fry III made motion to approve. Jason Bogle second the motion to approve.

VIII. MONTHLY REPORTING

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

Brett Taylor questioned how long we leave items on Incomplete Submissions Report. Michael Wiley stated that if the developer does not submit a revised plan it is incomplete. The reason for the incomplete report was to track if we notified the application that the plan is incomplete. It was suggested we give the staff a little time see how the report plays out, but the report is serving as its primary intent. Mike Wiley approves of giving it a timeframe with proper notification it is considered withdrawn and they would have to reapply.

IX. DISCUSSION ITEMS

Infrastructure – Shannon Rossman stated we have been working the Commissioner’s with the ARPA fund applications. One of the things they have been doing is meeting the developers, water & sewer entities and realtors to discuss future development of the county. The Planning Staff has been working on providing updated water and sewer availability. Ed Feigles, GIS Analyst, is gathering data using old maps and creating GIS map layers. Ed will go out and do GPS locator for manhole and line data. It is not engineering compliant but will be as close as possible. It give us the information we need for to know where there is current surface areas. John Lavelle is reviewing the ARPA applications, putting into different categories and will be working with the Commissioners with rankings based on the needs in the community.

Shannon attended the Conservation District meeting and asked the Planning Commission if they would be interested in inviting different entities to come talk about what they working on. Board was in favor of the idea. Jim Crawford asked if an outside entity is scheduled to give the board the topic of discussion. Tom Casilio from Tiadaghton State Forest talked about training and controlled burns.

Shannon introduced Heather Lehman as our new Administrative Support Supervisor.

Shannon requested a recommendation from the Planning Commission for the solicitor’s contract, which ends the end of March. Brett Taylor motioned to go with negotiations, Chase Kelch second to motion. Motion carried. Michael Wiley appreciates the opportunity to discuss negotiations to renew the contract.

Commissioner Mirabito thanked the Planning Committee Board for their service and stated he is proud of the Planning Department.

Draft annual report was distributed for review and to be discussed at the next meeting.

X. PUBLIC COMMENTS - *None*

XI. ADJOURNMENT

Joe Reighard asked for a motion to adjourn, Jason Bogle first to motion, Brett Taylor second to motion to adjourn, Motion carried.
Meeting adjourned at 7:09pm.

Respectfully submitted,

Shannon L. Rossman, Director

Jason Bogle, Secretary

DATE: _____

DATE: _____