

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



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LYCOMING COUNTY PLANNING COMMISSION MEETING
Third Street Plaza
August 18, 2022

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

MEMBERS ABSENT: James Crawford

MEMBERS PRESENT VIA CONFERENCE CALL: Larry Allison, Denise Reis

OTHERS PRESENT VIA CONFERENCE CALL: *None*

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

I. CALL TO ORDER

Joe Reighard called the meeting to order at 6:00pm.

II. MINUTES OF REGULAR MEETING

Joe Reighard asked for the motion to accept the July 21, 2022 meeting minutes. Howard Fry III motion to approve, Jason Bogle second the motion to approve.

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

IV. OLD & FUTURE BUSINESS - *None*

V. SUBDIVISION & LAND DEVELOPMENT PLANS

- A. **Minor Plans Report** – Joe Reighard asked for a motion to ratify. Brett Taylor made motion to approve. Joe Reighard second the motion to approve. Motion carried.
Chris commented that Brett Taylor had a concern last month about the Stoltzfus Amish School house being recorded. Chris stated that the approval letter, land development plan and easement agreement were recorded on July 14, 2022. The lease agreement was recorded on July 22, 2022.

B. King Calf Barn Land Development

Chris Hodges discussed the plan to construct a 7,008 SF calf barn, a 3,276 SF stone drive, a manure pit, and a stormwater management system on a 24.27+ acre parcel in the Agricultural (AG) Zoning District. The proposed land development is located at 587 Little League Road (T-351) in Limestone Township and owned by David & Mary King. The limit of disturbance for the project is 0.9242 acres. No new on-lot sewage facilities are being proposed. An existing well will be used for the proposed calf barn. A Nutrient Management Plan is not required, however a Manure Management Plan is required to be kept onsite. The parcel is accessed using an existing stone drive via Little League Road (T-351). The LCPC consulting engineer, Century Engineering reviewed the stormwater management plan and after two revisions approved the final stormwater management plan on August 15th. The Lycoming County Conservation District completed a review on the erosion and sediment control plan and found the plan to be acceptable. A NPDES permit is not required. Limestone Township had no comments and recommend approval.

Approval conditions:

1. Upon Staff's 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 the 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, the LCPC consulting engineer, and the County Conservation District.
3. Applicant shall acquire an approved zoning permit for the calf barn from Lycoming County prior to signing and recording the final land development plan.
4. LCPC staff must be contacted for a final land development and stormwater management inspection.
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 Staff's discretion.

STAFF RECOMMENDATION:

Grant final approval with conditions to the Land Development Plan for land owned by David & Mary King, located in Limestone Township. The plans dated 6/27/22, revised 7/27/22, were prepared by Vassallo Engineering and Surveying.

Brett Taylor asked how many calves. Mr. King replied that there would be 100 calves.

Joe Reighard asked for motion. Brett Taylor made motion to approve with conditions, Chase Kelch second motion. Motion carried.

C. Bowes Calf Barn Land Development

Chris Hodges discussed plan to construct an 11,520 SF calf barn, two 1,920 SF concrete barn bunks, a 2,304 SF concrete loading area, an 11,019 SF stone drive, and a stormwater management system on a 22.59+/- acre parcel. The proposed land development is located in the Agricultural (AG) Zoning District at 1550 River Road (T-317) in Porter Township and owned by Todd & Casey Bowes. No new on-lot sewage facilities are being proposed. A new well will be used for the proposed calf barn. A Nutrient Management Plan is not required, however a Manure Management Plan is required to be kept onsite. The limit of disturbance for the property is 0.9533 acres. The LCPC consulting engineer, Century Engineering, reviewed the stormwater management plan, which went through two rounds of revisions and was approved on August 15th. The Lycoming County Conservation District has completed a review on the erosion & sediment control plan and found the plan to be acceptable. A NPDES permit is not required. There were no comments from Porter Township and recommend approval.

Approval conditions:

1. Upon Staff's and LCPC Consulting Engineer concurrence of a Cost Estimate to complete the required Land Development improvements, and 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, the LCPC consulting engineer, and the County Conservation District.
3. Applicant shall acquire an approved zoning permit for the calf barn from Lycoming County prior to signing and recording the final land development plan.
4. LCPC staff must be contacted for final development and stormwater management inspection.
5. After the Planning Commission approval, the approved land development plan and the signed approved 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 Plan for land owned by Todd & Casey Bowes, located in Porter Township. The plans dated 7/14/22, revised 7/26/22, were prepared by Vassallo Engineering & Surveying.

Joe Reighard asked the cut-off for a Nutrient Management Plan. Brett stated that it is by animal units. Shannon stated that the Conservation District determines if the Nutrient Management Plan is required. Dan Vassallo stated that Mr. Bowes will have 120 calves.

Joe Reighard asked for motion to approve, Howard Fry III made motion, Brett Taylor second motion. Motion carried.

VI. ACTION ITEMS - None

VII. COMMITTEE REPORTS/DISCUSSION - Howard Fry commented on the good job done by Chris Hodges and Mark Haas, thanked them for making information easy to follow.

VIII. MONTHLY REPORTING - No questions

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

IX. DISCUSSION ITEMS

A. Short Term Rental Zoning Amendment Update

Mark Haas provided an update on the short term rental zoning amendment, which is still in an exploratory phase. Mark attended the Pine Creek Cog meeting and shortly afterwards a newspaper article was released. Mark stated he also sent out requests for comment to all the zoning partner municipalities to get their input. So far, Mark has received comments back from Porter Township and Salladasburg Borough, who both responded favorably to creating an ordinance. Joe Reighard stated the need for the ordinance is to have a process that is enforced to ensure the safety, the sewage, the parking and an evacuation plan. Brett Taylor discussed issues in Washington Township where buses are showing up and 35 people are staying in one home. Shannon stated that we need to make sure the rental meets codes. Discussion was made about having a registry of the properties. Shannon stated we do not know if this will be a zoning amendment or a model ordinance that we share with all municipalities to consider. Larry Allison recommended that we request copies of ordinances from other towns/areas. Shannon's recommendation is look at the Poconos.

- X. PUBLIC COMMENTS** – Shannon shared information regarding a meeting held with the developer that is building a 1,000 acre solar farm in Nippenose Township, the majority of the property is in the floodway and floodplain along the Susquehanna River.

ADJOURNMENT

Joe Reighard asked for a motion to adjourn, Howard Fry III first to motion, Brett Taylor second to motion to adjourn, Motion carried.
Meeting adjourned at 6:49pm.

Respectfully submitted,

Shannon L. Rossman, Director

Jason Bogle, Secretary

DATE: _____

DATE: _____