

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
December 21, 2023**

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

MEMBERS ABSENT: Brett Bowes

MEMBERS PRESENT VIA CONFERENCE CALL/ZOOM: Beth Miller

OTHERS PRESENT VIA CONFERENCE CALL/ZOOM: *None*

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

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 October 19, 2023 meeting minutes. Chase Kelch motion to approve, Howard Fry III second the motion to approve. Motion carried.

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

IV. OLD & FUTURE BUSINESS – Shannon stated the nominating committee recommended Jeff Stroehmann for a new LCPC board member. Shannon presented results of the straw poll. Brett Taylor asked for the motion to forward Jeff Stroehmann's name on to the Commissioners for approval at the Thursday, December 28, 2023 Commissioners Meeting. Joe Reighard motion to approve, Larry Allison second the motion to approve. Motion carried.

V. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Minor Plans Report – *no questions*

Brett Taylor asked for a motion to ratify. Joe Reighard made motion to approve. Howard Fry III second motion to approve. Motion carried. Brett Taylor asked to abstain from the vote for first subdivision listed on the Minor Report.

- B. Reeder Multi-Lot Subdivision - Chris Hodges presented the plan for a subdivision of two lots for residential and agricultural use with residual. The parcel is located in Mill Creek and Plunketts Creek Township, Tax Parcel #32-293-137. Plunketts Creek Township County Zoning is in Resource Protection (RP) Zoning District with a one acre minimum lot size. The parent tract has three dwelling units remaining based on the lot of record containing 16.95 acres when entering the partnership. Mill Creek Township Zoning is in Agricultural & Conservation (AC) Zoning District with a two acre minimum lot size and dwelling units are determined by minimum lot size. The location of the property is off Mountain Road (T-627) in Mill Creek Township & Plunketts Creek Township. The plan proposes the subdivision of Parcel #1 containing 63.549 acres into two single lots and residual. Lot #1 will contain 10.9 acres, Lot #2 will contain 31.591 acres, leaving 21.058 acres as residual. Lot #1 contains an existing trailer, sheds, driveway, well and septic system. Lot#2 is vacant. The residual contains an existing house, barn, sheds, driveway and septic system. Lot#1 and residual have an existing septic system. Lot #2 is vacant with no plans of development. A DEP non-building waiver has been provided from Mill Creek Township and Plunketts Creek Township. Lot #1 has an existing well and the residual will be obtaining water from a spring located on Lot#2. There are existing driveways to access Lot#1 and the residual. Mill Creek does issue driveway permits, but not required since the lot is not being developed at this time. The easement for spring and waterline is mentioned in a settlement agreement, which has been recorded. Access to parcels is via Mountain Road (T-627). Plunketts Creek has approved the subdivision. The Mill Creek Township Supervisors and zoning officer have no comments concerning the subdivision.

CONDITIONS:

1. Frederick Reeder & Joseph Reeder have identified the number of dwelling unit(s) attached to each lot. Lot #1 will be allocated 2 dwelling units. Lot #2 will be allocated one dwelling unit.
2. Provide a death certificate for Jennie Reeder prior to signing and recording the subdivision plan.

3. After the Planning Commission approval, the approved subdivision plan 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 conditioned approval date to satisfy all conditions. Extension of the six months is at Staff's discretion.

STAFF RECOMMENDATION: Grant final approval with conditions to the Jennie Reeder Life Estate multi-lot subdivision plan for land owner by Frederick Reeder and Joseph Reeder (Remaindermen).

DISCUSSION: Joe Reighard questioned access to Lot #2. There is a water line easement, questioned if a driveway will be allowed in the future and concerned the lot may become land locked. Chris Hodges read the settlement agreement. Mike Wiley reviewed the easement and described it as a non-exclusive agreement. Suggested a condition to clarify that the spring easement does allow someone to pass thru from Mountain Road to Lot #2 to and construct a driveway.

Brett Taylor asked for motion to approve the Reeder subdivision with Chris Hodge's conditions and language to fix the easements for the driveway. Joe Reighard made motion to approve with conditions. Jason Bogle made second motion. Motion carried with conditions.

VI. ACTION ITEMS – None

VII. COMMITTEE REPORTS/DISCUSSION

- A. Development Committee – Zoning Update – Mark Haas stated they had the meeting to go over the first half of the draft. It's a text draft and doesn't include the maps. The second half will be sent to the development committee when it's available. The next meeting will be on January 3, 2024 to review the second half. Mark is in the process of creating a checklist for the SALDO. If the SALDO application/submission is incomplete, it will be handed back and can be submitted when complete.

VIII. MONTHLY REPORTING – no questions

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

IX. DISCUSSION ITEMS

Brett Taylor thanked Howard Fry III for his service to the LCPC. Shannon stated that Howard Fry III has been recommended for the Zoning Hearing Board and will be on the Commissioners agenda on December 28th for their approval.

X. PUBLIC COMMENTS – *None*

XI. ADJOURNMENT

Brett Taylor asked for a motion to adjourn, Joe Reighard first to motion, Larry Allison second to motion to adjourn, Motion carried.
Meeting adjourned at 6:36 pm.

Respectfully submitted,

Shannon L. Rossman, Director

Chase Kelch, Secretary

DATE: _____

DATE: _____