

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



“Building Partnerships”

LYCOMING COUNTY PLANNING COMMISSION MEETING
Executive Plaza Building
July 21, 2022

Shannon L. Rossman, AICP, Executive Director

McCormick Law Firm,
J. Michael Wiley, Solicitor

Voice: (570) 320-2130
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Location:
Executive Plaza - 330 Pine Street
Williamsport Pennsylvania 17701

Mailing Address:
48 West Third Street
Williamsport Pennsylvania 17701

MEMBERS PRESENT: Joe Reighard, James Crawford, Howard Fry III, Jason Bogle, Denise Reis

MEMBERS ABSENT: - Brett Taylor, Larry Allison, Chase Kelch

MEMBERS PRESENT VIA CONFERENCE CALL: - unable to connect with Chase via phone conference

OTHERS PRESENT VIA CONFERENCE CALL: - *None*

OTHERS PRESENT: J. Michael Wiley, Shannon Rossman, PCD; John Lavelle, 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 May 19, 2022 meeting minutes. James Crawford motion to approve, Denise Reis 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** – Chris Hodges stated Brett Taylor, Vice Chair, contacted him with concerns regarding the Stolzfus Amish School House minor Land Development. Brett is requesting approval to be contingent on the recording of all documents related to land development.

Joe Reighard asked for a motion to ratify with Brett's condition. James Crawford made motion to approve with conditions. Jason Bogle second the motion to approve. Motion carried.

- B. **Beiler Calf Barn Land Development** - Chris Hodges presented plan to construct a 7,100 SF calf barn, a 2,291 SF stone loading area, a manure pit and a stormwater management system on a 53 acre parcel located at 828 Quarry Road (SR 3001) in Limestone Township, Agricultural (AG) Zoning District. The development is owned by Elmer & Naomi Beiler. The limit of disturbance for the project is 0.8901 acres. No sewage being proposed, there is an existing well that will provide water, there is a manure management plan that is required, there is not a nutrient management plan is not required. Century Engineering as reviewed the stormwater, which revisions were requested and Vassallo has taken care of the revisions. County Conservation did a review of the E & S plan and did not find any issues.

Approval Conditions:

1. Upon Staff's and LCPC Consulting Engineer concurrence of a Cost Estimate to complete the required Land Development improvements, so Improvement Guarantee Agreement with Financial Guarantee must be established with 60 days of final land development approval. Extension of the 60 days is at Staff's discretion (to be provided prior to the signed and recording of the final land development plan).
2. Applicant shall acquire an approved zoning permit for the calf barn from Lycoming County prior to signing and recording the final land development plan.
3. LCPC staff must be contacted for final land development and stormwater management inspection.
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. Extensions 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 Elmer & Naomi Beiler, located in Limestone Township. The plans dated 5/24/22, revised 6/3/22 & 6/23/22, were prepared by Vassallo Engineering & Surveying.

Joe Reighard asked for motion. Howard Fry made motion to approve with conditions, James Crawford second motion. Motion carried.

- C. **Geisinger Multi-Lot Subdivision** – Chris stated that the agent, Nick Argot, for the subdivision requested to postpone to a later date for the planning commission approval. Geisinger is thinking about changing some property lines on the multi-lot subdivision. Chris received a subdivision review extension form to allow Geisinger until September the 24th to revise the plans.

VI. ACTION ITEMS - *None*

VII. COMMITTEE REPORTS/DISCUSSION

- A. **Committee Assignments** – Joe Reighard discussed sub-committee openings within the Planning Commission. Executive Committee is full, the Development Committee, which covers SALDO and Zoning and we have no one on presently and we need three people, we need one for one for Community and Strategic Planning and another one for the Agricultural Committee. Howard Fry and Larry Allison have expressed interest in Development Committee. Joe Reighard stated he would ask Brett Taylor if he had any interest. James Crawford offered if Brett is not interested, but reminded the Chair that his term ends in six months. Community and Strategic Planning currently has James Crawford and Brett Taylor. Jason Bogle has agreed to serving on that sub-committee. The Agriculture is ok with Joe Reighard being the third if no one shows interest.

VIII. MONTHLY REPORTING

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

Joe Reighard asked about the status of Ryder Park and Grand Camp Ground on the Major Plan Report. Mark Haas confirmed these have been conditionally approved.

Shannon provided an update on Bridge Bundling #2 & #3 , consisting of ten bridges, four are completed, two are currently are under construction, four have not been started. Our contractors are Wolyneic and Ryland. We just received a revised schedule for Ryland. We have been keeping up with bridge inspections for bridges twenty and above and now for below twenty. Three bridges were closed for issues that need to be addressed. Larson Design provides inspections stating what needs to be done and a general cost estimate.

IX. DISCUSSION ITEMS

- A. **Short Term Rental Ordinance** - Mark Haas presented information regarding a proposed outline for short-term rental ordinance after attending several Pine Creek COG meetings. Pine Township, Brown Township, McHenry Township & Cummings Township are all interested in an ordinance to address short-term rentals. Items of concern are proof of adequacy of the sewage system, proof of building code compliance, statement of maximum occupancy, private wells, parking, general requirements for insurance, evacuation plans in case of a flood, codes for problem properties. Also providing comments and input were George Durrwachter, Pine Creek Preservation Association and Frank Posella, McHenry Township. Jason Bogle summed up the proposal of a new registration process for short-term rentals as asking for our buy in to examine the existing ordinance to determine the best way to mitigate risk to the infrastructure as well as to ensure safety of the county.

X. PUBLIC COMMENTS – None

ADJOURNMENT

Joe Reighard asked for a motion to adjourn, James Crawford first to motion, Denise Reis second to motion to adjourn, Motion carried.
Meeting adjourned at 6:42pm.

Respectfully submitted,

Shannon L. Rossman, Director

Jason Bogle, Secretary

DATE: _____

DATE: _____