

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
September 15, 2022

MEMBERS PRESENT: Joe Reighard, Brett Taylor, Jason Bogle, Chase Kelch, James Crawford, Denise Reis

MEMBERS ABSENT: Howard Fry III

MEMBERS PRESENT VIA CONFERENCE CALL: Larry Allison

OTHERS PRESENT VIA CONFERENCE CALL: None

OTHERS PRESENT: J. Michael Wiley; Mark Haas, PCD; Chris Hodges, PCD; Sherrie Hook, PCD; Maleick Fleming, PCD; John Lavelle, PCD; Commissioner Scott Metzger, Susan Liuzza, Moreland Twp; Gordon Kurtz, Piatt Township; Nick Argot, Barton & Lawson; Tammy Anderer, Geisinger; Ronald Leshner, Geisinger

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 August 18, 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 – Joe Reighard asked for a motion to ratify. Brett Taylor made motion to approve. Jason Bogle second the motion to approve. Motion carried.

B. Geisinger Multi-Lot Subdivision

Chris Hodges discussed the subdivision of three lots in Muncy Township, The current land use is residential and agricultural in the Suburban Mixed Use (SM) Zoning District. The property location is at 182 Route 220 Highway, across from the Geisinger Medical Center, parcel 41-353-168. The plan proposes the subdivision of a 31.56 acre parcel into three lots with no residual. Lot#1 – 8.15 acres, Lot#2 16.99 acres and Lot#3 6.42 acres. Lot#1 contains an existing home, agricultural buildings, driveway, well and grinder pump accessing public sewer. Lot#2 & #3 are vacant. The LCWSA has issued a will serve letter stating that the public water and public sewer is available to serve the proposed three lots; however LCWSA is unable to determine if the existing public water system and sewer system will be adequate. The property owners will be responsible for improvements necessary to meet its needs. A stormwater management plan is not required for this subdivision. PennDot approval is required for all access points.

Muncy Township has responded with no comments on the proposed multi-lot subdivision. The Township has stated that they do have concerns regarding multiple access points via SR220. The township does not want to see multiple access points coming off Route 220.

APPROVAL CONDITIONS:

1. A signed and notarized access easement use & maintenance agreement needs to be provided allowing access between the three proposed lots.
2. After the Planning Commission approval, the approved subdivision plan, a signed & notarized access easement use & maintenance 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 Subdivision Plan for land owned by Geisinger System Services, located in Muncy Township. The plans dated 5/17/22, revised 9/13/22 were prepared by Borton Lawson.

DISCUSSION:

Denise Reis asked future use of Drick Road, Mike Wiley stated it will be a private drive with all parties in agreement. Denise questioned what Geisinger's plan for use of the properties and the sewage capacity and responsibility. Chris Hodges replied that this is Phase One and no land use is known at this time and that Geisinger would be responsible for the cost involved to the sewage based on the improvements. Chris also stated Geisinger representatives were in attendance if they had any questions. James Crawford asked if there will be a stop light. Chris Hodges stated that PennDot will have to do a study.

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

VI. ACTION ITEMS - None

VII. COMMITTEE REPORTS/DISCUSSION - None

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

John Lavelle introduced Maleick Fleming our Community Development Planner, working on our PHARE and Brownfields Projects.

IX. DISCUSSION ITEMS

- A. Short Term Rental Zoning Amendment Update – Mark Haas shared a few ordinances from different townships and boroughs that have similar conditions in Lycoming County. Mark also shared a model ordinance from Monroe County and is attempting to create a model ordinance to give to the townships to adopt so they could control the situation in their township regarding inspections and enforcement. Mark stated that some townships would like to create their own ordinance with more restrictions. The county is still working on a county registration type ordinance. If a township adopts an ordinance more stringent than our ordinance, the more restrictive would take precedence. The township is responsible for enforcing their ordinance. More discussion to follow on this model ordinance.

X. PUBLIC COMMENTS – Gene Kurtz, concerned citizen from Piatt Township, questioned construction of a new home on a three-acre parcel on neighboring land in

Mifflin Township. He had sold the land to the current owners as an add-on for farmland. Mr. Kurtz asked if you could have two houses on one property without subdividing, expressed concern of springs and wetlands, sewage and setbacks. John Lavelle stated that the landowners would have to go through Land Development for construction including the setbacks in question would go through zoning. The sewage planning would go through the townships sewage enforcement officer. The owners would have to follow the application process for land development/sub-division and zoning.

ADJOURNMENT

Joe Reighard asked for a motion to adjourn, Brett Taylor first to motion, James Crawford second to motion to adjourn, Motion carried.
Meeting adjourned at 6:50.

Respectfully submitted,

John Lavelle, Deputy Director

Jason Bogle, Secretary

DATE: _____

DATE: _____