

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
Third Street Plaza
May 19, 2022

MEMBERS PRESENT: Joe Reighard, Brett Taylor, James Crawford, Howard Fry III, Jason Bogle, Denise Reis and Linda Sosniak.

MEMBERS ABSENT: - Larry Allison, Chase Kelch

MEMBERS PRESENT VIA CONFERENCE CALL: - *None*

OTHERS PRESENT VIA CONFERENCE CALL: Pat Crossley from the Sun-Gazette was connected and left the Zoom call before the meeting started.

OTHERS PRESENT: J. Michael Wiley, Shannon Rossman, PCD; Mark Haas, PCD; Chris Hodges, PCD; Sherrie Hook, PCD, Jenny Picciano, 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 April 21, 2022 meeting minutes. Howard Fry motion to approve, Linda Sosniak second the motion to approve. Brett Taylor asked for correction to Section A, Item A to correct typo from Brett Crawford to Brett Taylor, Joe Reighard asked for motion to amend approval. Motion carried.

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

IV. OLD & FUTURE BUSINESS - *None*

V. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Minor Plans Report – *No questions.* Joe Reighard asked for a motion to ratify. Brett Taylor made motion to approve. Linda Sosniak second the motion to approve. Motion carried.

B. John Grand Land Development

Chris Hodges discussed the plan to construct a campground on a 53.27 acre parcel. The campground will contain 202 RV camper sites, which will include water, sewer, and electric on typical 3,500 SF site. The campground will include a 2,400 SF bath house, a road network, and a stormwater management system. The campground will be accessed via Coudersport Pike (SR 664). This project is considered a development of regional significance. Clinton County Planning Department has been notified of the proposed campground and has no issues with the project. The proposed land development is located at 15276 Coudersport Pike (SR664) in Cummings Township.

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 with 60 days of the 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 Subdivision & Land Development Administrator, the LCPC consulting engineer, and the County Conservation District.
3. Provide an approved zoning permit from Cummings Township prior to signing and recording the final land development plan.
4. Provide a highway occupancy permit issued from PennDOT prior to signing and recording the final land development plan.
5. Provide NPDES permit prior to signing and recording the final land development plan.
6. Provide DEP approval for the community on-lot sewage system.
7. Provide DEP approval for the proposed well.
8. LCPC staff must be contacted for final land development and stormwater management inspection.
9. 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 John Grand, located in Cummings Township. The plans dated February 2022, revised May 2022, were prepared by PennCore Consulting, LLC.

Denise Reis questioned the one bath house, PennCore representative reiterated that each site also has their own water, sewer, electric. Any additional sites would require approval by DEP.

Joe Reighard asked for motion. Jim Crawford made motion to approve with conditions, Denise Reis second motion. Motion carried. Brett Taylor abstained.

C. Rider Park Land Development

Chris Hodges discussed proposed improvements to the Rider Park trailhead parking area to accommodate bus traffic for school field trips. The buses will be dropping off students and returning to pick them up. There is no bus parking being proposed at the park. A 16FT wide half loop/one way road is being added to the trail head parking area to accommodate the flow of bus traffic. Additional parking, picnic tables, a pavilion, and a walkway will be added to the trail head parking area as well. The project will also include relocating an existing portable toilet and installing a storm water management system. The proposed land development is located at the end of Caleb Creek Road (T-850) in Gamble Township and is on a 608.36 acre parcel owned by First Community Foundation Partnership of Pennsylvania. The limit of disturbance for the project is 2.45 acres.

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 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. Provide an approved zoning permit for the pavilion from Lycoming County prior to signing and recording the final land development plan.
4. Provide a NPDES permit prior to signing and recording the final land development plan.

5. The existing gravel road from the park entrance to the trailhead parking area is required to be widened to 20 FT and is considered as part of the improvements being made to the park.
6. LCPC staff must be contacted for final land development and stormwater management inspection.
7. 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 First Community Foundation Partnership of Pennsylvania, located in Gamble Township. The plan dated 3/3/22, revised 4/12/22, were prepared by Larson Design.

Joe Reighard asked for motion to approve with conditions including the modification to the SALDO for the proposed one way loop road, Jason Bogle made motion to approve with conditions including modification to the SALDO for the proposed on way loop road, James Crawford second motion. Motion carried.

VI. ACTION ITEMS

A. Solar Ordinance – Mark Haas went over Thomas Murphy's recommendations:

1. Requirement of a glare study
2. Opinion of Probable Cost to be reviewed by the county's engineering consultants
3. Resource Protection areas requiring 20% or more trees being removed to be determined by a PA certified forester to determine what is an adult tree
4. Emergency signage put on security gate with an emergency contact number

Joe Reighard recommended that Section 6 – Security be modified to state that the fence must be kept free of vegetation.

Change was recommended to language in Decommissioning to read “no electricity is generated by such SES panels”

Joe Reighard asked for motion for approval to recommend approval to the Commissioners with tonight's amendments. Howard Fry made motion to approve. James Crawford second the motion to approve. Motion carried.

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

IX. DISCUSSION ITEMS

- A. Brownfield Revolving Loan Fund

Jenny Picciano presented an overview of Lycoming County's EPA Brownfield Revolving Loan Fund Program. This program, funded by an EPA grant of \$800,000, will provide loans and grant to clean up brownfield sites throughout the county. Additional information and application materials will soon be available on the County's website: www.lyco.org/brownfields.

Some discussion included if you had to be the owner and if you could sell the property after the clean-up is complete. Jenny stated that you may be in the process of purchasing the property under agreement and list the approval of the program as a condition of approval on a sales agreement. She will confirm with the EPA. She confirmed that once the clean-up is complete, you are permitted to sell the property. There is a list of properties identified and the property owners will be notified that there is funding available to a developer.

X. PUBLIC COMMENTS - None

ADJOURNMENT

Joe Reighard asked for a motion to adjourn, Brett Taylor first to motion, Howard Fry second to motion to adjourn, Motion carried.
Meeting adjourned at 7:21pm.

Respectfully submitted,

Shannon L. Rossman, Director

Jason Bogle, Secretary

DATE: _____

DATE: _____