

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**  
**January 20, 2022**  
**6:00pm**

**MEMBERS PRESENT:** Howard Fry III, Jason Bogle, Denise Reis, James Crawford, Brett Taylor, Linda Sosniak, Chase Kelch

**MEMBERS ABSENT:**

**MEMBERS PRESENT VIA ZOOM CALL:** Joe Reighard, Larry Allison

**OTHERS PRESENT VIA ZOOM CALL:** Pat Crossley, Sun-Gazette

**OTHERS PRESENT:** Shannon Rossman PCD, Sherrie Hook PCD, Mark Haas PCD, Chris Hodges PCD, John Lavelle PCD, J. Michael Wiley, Solicitor,

**I. CALL TO ORDER**

Joe Reighard, called the meeting to order at 6:02pm.

**II. MINUTES OF REGULAR MEETING**

Joe Reighard ask for the motion to accept the December 16, 2021 meeting minutes. Brett Taylor motion to approve, Linda Sosniak second to the motion to approve. Motion carried.

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

**IV. OLD & FUTURE BUSINESS**

A. Public Meeting – Solar Ordinance

Mark Haas presented an updated draft of the Solar Ordinance. This draft removes the language for the accessory solar energy systems that is already included our zoning ordinance. Noise Management, Decommissioning, Setbacks, Fencing, Buffering and Stormwater Management were areas of discussion. Shannon stated some municipalities expressed their concerns about the detrimental effect on income from tourism, recreation and change in land use. This is an on-going item and will be discussed at the next meeting.

## **B. SUBDIVISION & LAND DEVELOPMENT PLANS**

### A. Minor Plans Report – No Questions

Brett Taylor made motion to approve. James Crawford second the motion to approve. Motion carried.

### B. Wengerd's Farm Market, LLC

Chris Hodges presented proposed development for Wengerd's Farm Market. The plan proposes to reverse an approved subdivision that was never finalized with the recording of a deed for Parcel #41-353-251 that is owned by Wengerd's Farm Market, LLC. Parcel #41-353-248 is owned by Rolling Ridge Farm, LLC will be a lot-addition to Parcel #41-353-251 creating a 3.449 +/- acre lot for development. The existing house, garage, driveway, and well will remain along Legion Road (T-507). All other existing structures, which include the farm market, loading dock, other house, carport, playhouse, and trees will be removed. A new 18,000 SF Farm Market, which includes a 48' X 60' Greenhouse is being proposed for construction on the northern section of the property. Additional parking will be added along with continued existing access from Chad Road (T-510). The remaining existing access point for the property via Lycoming Mall Drive (SR 2036) will be vacated.

### **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 a landscaping plan as part of the final land development plan.
4. Provide an approved zoning permit from Lycoming County prior to signing and recording the final land development plan.
5. Provide a copy of the NPDES permit prior to signing and recording the final land development plan.

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.

Joe Reighard asked for a motion to approve with staff recommendations. Jason Bogle made motion to approve. Howard Fry III second the motion to approve. Motion carried.

C. Geisinger LD

Chris reported that Larson Design delivered paper work to Geisinger to be recorded. Final inspection was completed. Shannon stated Geisinger will be submitting a zoning permit for additional signs.

**C. ACTION ITEMS - None**

**D. COMMITTEE REPORTS/DISCUSSION**

- A. Nominating Committee - Annual Election of Officers. Howard Fry III motioned to keep Joe Reighard as Chairman and Brett Taylor as Vice-Chairman. Jim Crawford second the motion. Motion carried.

Brett Taylor motioned to nominate Jason Bogle as Secretary. Howard Fry III second the motion. Motion carried.

**E. MONTHLY REPORTING - No Questions**

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

**F. DISCUSSION ITEMS**

A. Staff Updates

Shannon announced Billy Clees as our Natural Resource Planner and Alison Herman as our Community & Economic Development Planner. The Administrative Support Supervisor position has been offered to an internal applicant. The tentative start date is February 6, 2022, with the Commissioner’s approval. There is a still an open part-time position for the Transportation Secretary Clerk.

B. ARPA Funds Final Rule

Shannon presented an Overview of the Final Rule for ARPA Funds.

**G. PUBLIC COMMENTS** - *None*

**H. ADJOURNMENT**

Joe Reighard asked for a motion to adjourn, Brett Taylor motion to adjourn, Jason Bogle second motion. Motion carried.

Meeting adjourned at 7:04 pm.

Respectfully submitted,

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Shannon L. Rossman, Director

\_\_\_\_\_  
Jason Bogle, Secretary

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_