



www.lyco.org

Lycoming County Zoning

48 WEST THIRD STREET
WILLIAMSPORT PA 17701
VOICE: (570) 320-2144
FAX: (570) 320-2135

David Hubbard
County Zoning Administrator

Fred A. Holland, J.D.
Zoning Hearing Board Solicitor

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building
1st Floor Commissioner's Board Room
December 21, 2022
6:00pm

I. CALL TO ORDER

Chris Logue called the meeting to order at 6:04pm.

II. ROLL CALL (Members & Alternates)

Members Present: Chris Logue, Dan Clark, George Logue, Stephan Brady

Members Present via Conference Call: None

Members Absent: Bill Klein, Leslie Whitehill

III. MINUTES OF PREVIOUS MEETING

The November 16, 2022 meeting minutes were approved as presented. Dan Clark motioned to approve, Stephan Brady second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2022-015

Sign Shop of the Poconos (Starbucks)
Muncy Township
Variance

Seated Members: Chris Logue, Dan Clark, George Logue, Stephan Brady

Heather George presented to the Zoning Hearing Board case number 2022-015. The applicant, Mr. Bennett (Sign Shop of the Poconos), is requesting a Variance hearing to allow for additional signage. Starbucks has newly constructed building is located at 380 S. Lycoming Mall Rd. The property is located in the Regional Commercial (CR) Zoning District. The applicant is requesting a Variance for (2) additional signs on the recently constructed commercial building. The property is located in Muncy Township, Tax Parcel #41-352-114.J containing approximately 15.46 acres. Section 8640 of the Lycoming County Zoning Ordinance allows for 2 wall signs to be placed on the building.

The Variance request is as follows:

The applicant is requesting (2) additional wall signs. The first sign will be placed on the West side of the building. The second will be positioned on the South side of the building. The cumulative square

footage allowed on a building wall is 125 square feet, the four wall signs total 100 square feet, each being 25 square feet.

CONCLUSIONS: General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

Heather George reviewed the following Communications:

1. Variance Request Application dated November 14, 2022
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Muncy Township Supervisors, Applicant, Solicitor and the Zoning Hearing Board
3. Legal notice published in Sun-Gazette 12/6/2022 & 12/13/2022
4. Property posted 12/5/2022

Heather George read Shannon Rossman's letter at the meeting.

The following are exhibits presented by Heather George:

- Z#1 – Zoning Hearing Packet including Shannon Rossman's letter
- Z#2 – Advertisement to Sun-Gazette
- Z#3 – Photo of the Posting

Discussion: Timothy Bennett provided two pictures showing the location for the additional signs. Fred Holland accepted the photos as A#1 & A#2. Applicant is requesting the additional signage for visibility and wayfinding. Stephan Brady asked if Starbucks typically have four signs, one on each side of the building? Timothy stated that typically they would not put one on the backside, but three out of four elevations are standard. Chris Logue stated that this location customers are entering the parking lot at the rear of the building.

Fred Holland stated that the consensus of the board is to grant Variance as presented without any conditions. Stephan Brady motioned to approve, Dan Clark second the motion. Motion carried.

V. ADJOURNMENT

Meeting adjourned at 6:30 pm
Respectfully submitted,

Sherrie Hook, Recording Secretary

Chris Logue, Vice-Chairman

DATE: _____

DATE: _____