



Lycoming County Zoning

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David Hubbard
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Zoning Hearing Board Solicitor

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building
1st Floor Commissioner's Board Room
April 26, 2023
6:00pm

I. CALL TO ORDER

Chairman Bill Klein called the meeting to order at 6:00pm.

II. ROLL CALL (Members & Alternates)

Members Present: Chris Logue, Dan Clark, George Logue, Stephan Brady, Bill Klein, Leslie Whitehill

Members Present via Conference Call: None

Members Absent: None

III. MINUTES OF PREVIOUS MEETING

The March 22, 2023 meeting minutes were approved; Chris Logue motioned to approve, Leslie Whitehill second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2023-004

Solar Renewable Energy LLC (John T. Fekety, owner)

Pine Township

Special Exception

Seated Members: Chris Logue, Dan Clark, Stephan Brady, Bill Klein, Leslie Whitehill

David Hubbard presented to the Zoning Hearing Board case number 2023-004. The applicant, Solar Renewable Energy, LLC, is requesting a Special Exception to permit a Principle Solar Energy System (PSES) use, Section 3230C.2, of the Lycoming County Zoning Ordinance in the Resource Protection (RP) zoning district. Special Exception in the RP zoning district permits the use. The property is at 2155 Wilson Hill Road, Morris PA, Tax Parcel #47-145-172, and is currently comprised of approximately 202.0 acres in Pine Township. The property currently contains a single-family dwelling and a garage. Acquisition of the property specified for development (60.626 acres known as lot#1) is proposed following the use approval.

CONCLUSION: General Standards for Special Exception are listed in the Lycoming County Zoning Ordinance, Section 10310.A-C

David Hubbard reviewed the following Communications:

1. Special Exception Application received, March 23, 2023
2. Notices sent to interested parties:
 - a) Director Lycoming County Planning
 - b) Lycoming County Commissioners
 - c) Pine Township Supervisors
 - d) Applicant
 - e) Property Owner
 - f) Zoning Hearing Board
 - g) Adjacent Properties
3. Legal notice published in Sun-Gazette April 11 & April 18, 2023
4. Property posted on April 11, 2023

David Hubbard read Shannon Rossman's letter at the meeting.

The following are exhibits presented by David Hubbard:

- Z#1 – Zoning Hearing Packet
- Z#2 – Legal Notice
- Z#3 – Photo of the Posting
- Z#4 – Shannon L. Rossman's letter
- Z#5 – Routing access map to the site
- Z#6 – Solar Panel Specifications

DISCUSSION:

After discussion clarifying the acreage, a routing access map to the site, the noise management plan, the glare study, soils, the noise level during construction and the tilt of panels, the applicant (Solar Renewable Energy, LLC) withdrew their application for a special exception.

V. ACTION ITEMS

- A. By-Law Update – After review of the current By-Laws, the By-Law Committee requested the under Article 5, item 5.1, the meeting time be corrected to reflect a 6PM start time. Bill Klein requested a motion to approved, Leslie Whitehill motioned to approved, Dan Clark second the motion. Motion carried.

VI. ADJOURNMENT

Meeting adjourned at 6:46 PM
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____