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Lycoming County Zoning

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David Hubbard
County Zoning Administrator

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Zoning Hearing Board Solicitor

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building
1st Floor Commissioner's Board Room
August 23, 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

Members Present via Conference Call: None

Members Absent: Leslie Whitehill

III. MINUTES OF PREVIOUS MEETING

The June 28, 2023 meeting minutes were approved; Bill Klein motioned to approve, George Logue second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2023-007

Penn Township

Penn Township

Variance & Special Exception

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

Heather George presented to the Zoning Hearing Board case number 2023-007. The property is located on Tax Parcel #44-335-119.A is currently vacant with approximately 1.2441 acres at 4653 Beaver Lake Road, Hughesville in Penn Township. The property fronts a local road to the southern property line and currently is vacant. The applicant, Penn Township, is requesting a Variance hearing to allow for a maintenance and storage building along with parking in the Agricultural Zoning District (AG). The applicant is requesting a Variance from the impervious surface requirements of the proposed land development. In addition, the applicant is also requesting a Special Exception to permit a Public Service use, Section 3230C, of the Lycoming County Zoning Ordinance. The applicant is proposing to build a 5000 square foot maintenance building to use for equipment storage.

CONCLUSIONS: General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420. General Standards for Special Exception are listed in the Lycoming County Zoning Ordinance, Section 10310.A-C.

Heather George reviewed the following Communications:

1. Variance & Special Exception Application received, August 2, 2023
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Penn Township Supervisors, Applicant, Solicitor, Zoning Hearing Board and adjacent property owners.
3. Legal notice published in Sun-Gazette August 8 & August 15, 2023
4. Property posted on August 15, 2023

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

The following are exhibits presented by Heather George:

- Z#1 – Zoning Applications & Packets
- Z#2 – Letter from Shannon Rossman
- Z#3 – Copies of Legal Notice
- Z#4 – Copies of Property Notice
- Z#5 – Residents Notified

DISCUSSION: Dorman spoke of reason for needing new building. Dan Vassallo spoke of the about the seven percent increase of the impervious area. Previously there was not a stormwater management plan, but a stormwater plan is being added. Fred Holland stated that the Variance request for relief of the screening was not added to the legal notice and will be continued at the next meeting.

Mr. Holland stated the consensus of the board is to grant Special Exception and Variance without any conditions. Dan Clark motioned to approve, Stephan Brady second the motion. Motion carried.

V. ACTION ITEMS - None

VI. ADJOURNMENT

Meeting adjourned at 6:25 PM
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____