



Lycoming County Zoning

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David Hubbard
County Zoning Administrator

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

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES
Third Street Plaza, 6th Floor Board Room
June 26, 2024
6:00pm

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: Bill Klein, Howard Fry, III, George (Herman) Logue, Dan Clark

Members Present via Conference Call: None

Members Absent: Leslie Whitehill, Stephan Brady

III. MINUTES OF PREVIOUS MEETING

The May 8, 2024 meeting minutes were approved, Howard Fry, III motioned to approve, Dan Clark second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2024-009

Seneca Resources Company LLC

Gamble Township

Special Exception

Seated Members: Bill Klein, Howard Fry III, George (Herman) Logue, Dan Clark

Heather George presented to the Zoning Hearing Board case number 2024-009. The applicant is requesting a Special Exception to permit the construction of a 185-foot tall private, communication tower. Communication Towers are a permitted use by Special Exception in the Resource (RP) Zoning District. The subject property is in Gamble Township, tax parcel 14-269-106, RP Zoning District and is owned by Chaapel Hollow Hunting Club. The property contains approximately 211.49 acres of vacant land, mainly woodlands and Oil & Gas Developments.

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

Heather George reviewed the following Communications:

1. Special Exception application received April 19, 2024
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Gamble Township Supervisors, Zoning Hearing Board Members, Applicant
3. Legal notice published in Sun-Gazette 6/11/2024 and 6/18/2024
4. Property posted on 6/17/2024

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

The following are exhibits presented by Heather George:

- Z#1 – Zoning Hearing Packet
- Z#2 – Shannon Rossman's Letter
- Z#3 – Published Legal Advertisement
- Z#4 – Posted Notice
- A#1 – Simplified Site Plan provided by Ken Rossey
- A#2 – Bond provided by Paige Deley

DISCUSSION: Bill Klein questioned the number of antennas on Shannon's letter. David Hubbard replied that single antennas may be allowed when certain circumstances arise and are justified by the applicant and was not included in Shannon's letter. Herman Logue asked about colocation. Heather George stated it's a private tower. David Hubbard stated that this a private tower for well pad to well pad communications, nothing further has been proposed. Paige Deley questioned Ken Rossey to provide details of the proposed tower using the Simplified Site Plan, submitted as Exhibit A#1. Bill Klein asked Ken Rossey if he foresees leasing the tower and if it would interfere your controls. Ken Rossey stated he does not foresee anyone leasing that and it could potentially interfere with their communications if it was on the same frequency. David Hubbard clarified that a colocation does not require a Special Exception, but it will be addressed if Seneca decides to lease. Bill Klein questioned if a Bond was provided. Paige Deley provided the original Bond and was submitted as Exhibit A#2.

Mr. Holland stated the consensus of the board is to grant the Special Exception without any conditions. Dan Clark motioned to approve, Howard Fry, III second the motion. Motion carried.

V. ACTION ITEMS/DISCUSSION - None

VI. ADJOURNMENT

Meeting adjourned at 6:25 PM
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____