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## Lycoming County Zoning

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David Hubbard  
County Zoning Administrator

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

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**LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES**  
**Executive Plaza Building**  
**1<sup>st</sup> Floor Commissioner's Board Room**  
**June 22, 2022**  
**6:00pm**

### **I. CALL TO ORDER**

Chairman Bill Klein called the meeting to order at 6:05pm.

### **II. ROLL CALL (Members & Alternates)**

**Members Present:** Bill Klein, Dan Clark

**Members Present via Conference Call:** Stephan Brady (connected prior to meeting, lost connection)

**Members Absent:** Chris Logue, Leslie Whitehill, Stephan Brady

### **III. MINUTES OF PREVIOUS MEETING**

The May 25, 2022 the meeting minutes were approved as presented. Dan Clark motioned to approve, Bill Klein second to motion. Motion carried.

### **IV. NEW BUSINESS**

#### **A. ZHB Case 2022-009** **Benuel Stoltzfus** **Limestone Township** **Special Exception**

**Seated Members:** Bill Klein, Dan Clark

Heather George presented to the Zoning Hearing Board case number 2022-009, located in Limestone Township, in the Rural Center (RC) Zoning District. The applicant Benuel Stoltzfus is requesting a Special Exception to permit Agricultural Use, Section 3210A of the Lycoming County Zoning Ordinance at 54 Perry Nigart Road, Williamsport PA 17702, Tax Parcel 25-003-207.

The subject property contains approximately 1.07 acres and currently contains an existing Residential Single Family dwelling and accessory building. The property fronts a local road. The parcel is adjacent to Agriculture Zoning District on the South and West sides. The applicant intends to build a barn to accommodate horses that will be used for transportation purposes.

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, May 16, 2022.
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Limestone Township Supervisors, Applicant/Property Owner, Zoning Hearing Board, other interested parties
3. Legal notice published in SunGazette June 7 & June 14, 2022.
4. Property posted 6/3/2022

The Zoning Hearing Board packet containing the Special Exception application, copy of LCPC comments from Shannon Rossman, Zoning Permit application.

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

The following are exhibits presented by Heather George:

- Z#1 – Property Posting
- Z#2 – Legal posting Sun-Gazette
- Z#3 – Manure Management Plan
- Z#4 – Sketch of Parcel
- Z#5 – ZHB Packet
- Z#6 – Shannon's Letter

Jamie Wacker, close friend and excavator, stated that the structure is basically a garage for his two horses and a buggy. Bill Klien asked about the manure management plan. Benuel Stoltzfus stated that the subject property is next to his 70 acre farm, which is agricultural use. Bill Klein asked if the horses will be stabled outside or fenced in. Benuel Stoltzfus stated that there will be a thirty foot pasture on the side with a gate to access his pasture on his farm. Dale Winter representing Limestone Township Supervisors requested that they limit the farm animals and only have one horse. The size and height of the structure was in question for the use of only two horses and a concern that in the future the structure would be used for a business; therefore the township is requesting only one horse and the structure be used only for the resident of the property. Bill Klein explained that any change of use would have to come back to the ZHB as a Special Exception. Benuel Stoltzfus stated that the height is 22 feet. The bottom will house the horses and the buggy and the top would be a year's supply of hay and straw for the horses. Bill Klein confirmed with Benuel Stoltzfus that he would have the maximum of two horses. David Hubbard stated that the request is in accordance with the maximum square footage and number of horses in the ordinance.

Tom Burkhart addressed the parties present tonight (applicant, Benuel Stoltzfus and Dale Winter representative from Limestone Township) regarding having two ZHB members and not having a quorum of three, however both parties were in agreement and were willing to have the two ZHB members make their decision.

Tom Burkhart stated that the board has decided to grant the special exception with the following conditions:

1. The applicant must abide by the Manure Management Plan
2. Structure would have a two horse maximum
3. Any Change in Use in the horse barn would require a Special Exception at a future ZHB meeting

Bill Klein motioned to approve, Dan Clark second the motion.

**ADJOURNMENT**

Meeting adjourned at 6:50pm.

Respectfully submitted,

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Sherrie Hook, Recording Secretary

\_\_\_\_\_  
Bill Klein, Chairman

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

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