



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
March 22, 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 December 21, 2022 meeting minutes were approved; Dan Clark motioned to approve, Chris Logue second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2023-001

**Lycoming County Department of Public Safety
Porter Township
Special Exception/Variance**

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

David Hubbard presented to the Zoning Hearing Board case number 2023-001. The applicant, Lycoming County Department of Public Safety, is requesting a Special Exception to permit a Public Service use, Section 3230C, of the Lycoming County Zoning Ordinance (80ft communication tower for housing public safety 911 equipment) and a Variance to provide an additional 241 square foot impervious surface for the tower base and equipment shelter. The property is in the Neighborhood Preservation (NP) Zoning District located at 1111 Bardo Ave, Jersey Shore, PA and currently used as the joint water authority. The property is on Tax Parcel #49-002-504 and is currently comprised of approximately 2.0 acres in Porter Township.

CONCLUSIONS: General Standards for a Special Exception are listed in the Lycoming County Zoning Ordinance, Section 10310.A-C and the General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420. Procedures for Variances and appeals are listed in Section 10430.

David Hubbard reviewed the following Communications:

1. Variance & Special Exception Request Applications dated February November 22, 2023
Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Porter Township Supervisors, Applicant, Property Owner, Zoning Hearing Board, Adjacent residential properties
2. Legal notice published in Sun-Gazette 3/7/2023 & 3/14/2023
3. Property posted on 3/10/2023

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 – Shannon Rossman's letter
- Z#3 – Advertisement to Sun-Gazette
- Z#4 – Photo of the Posting

Discussion: Chris Logue questioned Section 3230, Public Service stating it excludes communication towers. David Hubbard noted that in the NP Zone communication towers are not permitted. Public service use is permitted in the NP zone. Under Institutional, Section 3230 for Public Service in the NP it is allowed as a Special Exception. This communication tower is for 911 purposes only, no other mobile communications. George Logue questioned the height of the water tower. Mike Crago from MCM Consulting Group stated it was 65 feet water tower and that they originally wanted to go on the water tower. Jeff Hutchins clarified that they are not transmitting out, no signal interfering with radio or TV, it is an 80-foot antenna collecting signals from emergency responders and sending it back to Public Safety thru a microwave hop (point to point) to the high school and will transmitted with the Intermediate Unit's fiber. Fred Holland stated that the interpretation is that the structure is an emergency service facility that is essential to ambulance, fire, police and rescue operations. Beth Baylor stated that this area in the Jersey Shore Borough and Porter Township is low lying and has poor radio transmission where it is the most populated and has the most calls. Emergency responders can hear Public Safety, but Public safety cannot hear them making it an officer safety need. There are too many risks to attach to the water tower and that there is no intention of any cell carriers. Stephan Brady questioned use of an existing cell tower. Beth Baylor stated it was more economical to put up their own tower.

After deliberation, Fred Holland stated that the consensus of the board is to approve the Special Exception and Variance without conditions. Chris Logue motioned to approve, Dan Clark second the motion. Motion carried.

V. ACTION ITEMS

A. Appointments/Election

Chris Logue & Leslie Whitehill nominated Bill Klein as Chair. No other nominations. Bill Klein asked for motion to approve, motion carried.

Leslie Whitehill nominated Chris Logue as Vice-Chair. No other nominations. Bill Klein asked for motion to approve, motion carried.

Chris Logue nominated Leslie Whitehill as Secretary. No other nominations. Bill Klein asked for motion to approve, motion carried.

Bill Klein closed elections.

B. By-Laws

Bill Klein asked members to form a By-Law committee. Stephan Brady, George Logue and Dan Clark volunteered to review and update the by-laws.

VI. ADJOURNMENT

Meeting adjourned at 6:42pm
Respectfully submitted,

Sherrie Hook, Recording Secretary

DATE: _____

Bill Klein, Chairman

DATE: _____