



Lycoming County Zoning

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Zoning Hearing Board Solicitor

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

**Executive Plaza Building
1st Floor Commissioner's Board Room
October 25, 2023
6:00pm**

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: Chris Logue, Bill Klein, George Logue

Members Present via Conference Call: None

Members Absent: Dan Clark, Leslie Whitehill, Stephan Brady

III. MINUTES OF PREVIOUS MEETING

The September 27, 2023 meeting minutes were approved; Chris Logue motioned to approve, Bill Klein second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2023-009

Scott Pruitt

Plunketts Creek Township

Variance

Seated Members: Chris Logue, Bill Klein, George Logue

David Hubbard presented to the Zoning Hearing Board case number 2023-009. The applicant, Scott Pruitt is requesting a Variance to permit the construction of a detached 30' x 28' storage/hobby barn located at 9120 RT 87 Hwy, off a private drive in Plunketts Creek Township, tax parcel 48-003-200. The subject property owned by Scott and Laura Pruitt contains approximately 1.24 acres and is in the Neighborhood Preservation (NP) Zoning District. The property currently contains a SFD and a detached garage. The applicant's home fronts State Route 87. Table 4230, Non-Residential Bulk Standards provides criteria that govern the construction of non-residential accessory structures. The applicant is proposing to place the structure in the available space towards the side of the parcel utilizing an existing pad and footers from a previous barn that was part of the original property. The applicant is requesting 12-foot of dimensional relief on the Northwest front setback line and 10 foot of dimensional relief on the Southeastern rear setback line respectively.

CONCLUSIONS: General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

David Hubbard reviewed the following Communications:

1. Variance received September 15, 2023
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Plunketts Creek Township Supervisors, Applicant, Solicitor, Zoning Hearing Board
3. Legal notice published in Sun-Gazette October 10, 2023 & October 17, 2023
4. Property posted on October 16, 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 – Legal Advertisements
- Z#4 – Property Postings
- Z#5 – Photo of location of proposed construction site

DISCUSSION: - Scott Pruitt stated the reasons for the Variance request is to place the structure on the property where it doesn't change the nature of the property with removal of heritage chestnut trees, it is outside the flood zone and the use the existing slab where there was a previous structure. Chris Logue questioned how many other parcels use the right of way. Scott Pruitt stated one neighbor also uses the right of way, but there is no written agreement for maintaining the road.

Mr. Holland stated the consensus of the board is to grant the Variance with one condition. That condition is to obtain a written agreement and record it with respect to the 33 ft right-of-way used by the Clees' to get access to State Route 87. Chris Logue motioned to approve, George Logue second the motion. Motion carried.

V. ACTION ITEMS - None

VI. ADJOURNMENT

Meeting adjourned at 6:21 PM
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____