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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

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES
Executive Plaza Building
1st Floor Commissioner's Board Room
October 26, 2022
6:00pm

I. CALL TO ORDER

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

II. ROLL CALL (Members & Alternates)

Members Present: Bill Klein, Dan Clark, Chris Logue, Leslie Whitehill, George Logue

Members Present via Conference Call: None

Members Absent: Stephan Brady

III. MINUTES OF PREVIOUS MEETING

The July 27, 2022 meeting minutes were approved as presented. Leslie Whitehill motioned to approve, Dan Clark second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2022-013
Craig Dudek
Moreland Township
Variance

Seated Members: Dan Clark, Chris Logue, Leslie Whitehill, George Logue (Bill Klein requested to be declined from the case)

Heather George presented to the Zoning Hearing Board case number 2022-013. Mr. Dudek is requesting a Variance from the front yard setback of the front property line. The Variance request is to allow a Single Family Dwelling to be 20 feet from the property line, which will require 30 feet in dimensional relief. The dimensional relief is due to an existing septic system located on the property for a manufactured house that has been removed. The subject property is located at 651 Church Drive, Moreland Township. Tax Parcel 36-375-132.E contains approximately 1.51 in Agricultural (AG) Zoning District. The property is currently vacant.

CONCLUSIONS: 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.

Heather George reviewed the following Communications:

1. Variance Request Application dated September 19, 2022
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Moreland Township Supervisors, Applicant, Solicitor and the Zoning Hearing Board,
3. Legal notice published in Sun-Gazette 10/11/2022 & 10/18/2022.
4. Property posted 10/12/2022

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 – Legal posting Sun-Gazette
- Z#3 – Photo of Posting of the Property
- Z#4 – Comment Letter from Shannon Rossman, dated 10/20/2022

Heather George added that the lot is non-conforming removed structure lot. The lot is irregular and is a flag pole lot. The mobile home that was on the land became inhabitable and had to be removed. A proposed new mobile home would be placed in areas around the drain field.

George Logue questioned where the septic was located. Heather George clarified location using parcel viewer map from packet. Craig Dudek stated that Gene Powlus had inspected the leach field and stated it was ok. Chris Logue questioned if the new home was going to be a modular home. Charlotte Dudek replied that it has not been decided the type of home and that they have been looking at different plans. Chris Logue asked if there will there be a basement and both Craig and Charlotte Dudek stated there will not be a basement and there will be a slab where the previous trailer was located. Chris Logue asked if they will use the existing electric. Craig Dudek stated yes, but he wants to see if he can get PPL to put it under ground. There was discussion if the new structure could be built in another direction. Charlotte stated the trailer existed before the lot was sold back in 1993. The trailer had been there since 1975. George Logue asked when the trailer was removed. Craig Dudek stated that the trailer was removed last July. David Hubbard, Zoning Administrator, stated the flag lot front lot line parallels the local road. He stated that zoning questioned why it was ever approved back in 1993 with twenty foot set-back all around.

Fred Holland stated that the board has decided to grant the variance without conditions. Leslie Whitehill motioned to approve, Dan Clark second the motion. Motion carried.

V. ADJOURNMENT

Meeting adjourned at 6:45pm.
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____