

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building

1st Floor Commissioner’s Board Room

May 26, 2021

6:00pm

1. CALL TO ORDER

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

1. ROLL CALL (Members & Alternates)

**Members Present**: Bill Klein, Chris Logue, David Hines, Leslie Whitehill

**Members Present via Conference Call:** Rom Andraka

**Members Absent:** Dan Clark

1. MINUTES OF PREVIOUS MEETING

The April 28, 2021 meeting minutes were approved as presented. Chris Logue motioned to approve, Leslie Whitehill second to motion. Motion carried.

1. NEW BUSINESS
2. **ZHB Case 2021-005**

**Michael & Claudine Gellella**

**Moreland Township**

**Special Exception – Change of Use**

**Seated Members:** Bill Klein, Chris Logue, David Hines, Rom Andraka, Leslie Whitehill

David Hubbard presented to the Zoning Hearing Board case number 2021-005, located in Moreland Township. The applicant is requesting Special Exception approval to permit an Agricultural Accessory Business, Section 3210 €, in the Agriculture (AG) Zoning District.

The subject property of tax parcel #36-395-103.B is a non-conforming vacant lot containing approximately 46.76 acres and is located in the Agriculture (AG) Zoning District in Moreland Township. The property fronts a local road. The property currently contains an existing house (Single-Family Dwelling) with a personal storage shed. There is an accessory agricultural building used for wine making, processing, tasting, retailing and wine school. The property has an existing separate drive for the business off the residential driveway. No new disturbance proposed.

General Standards for Special Exception uses are listed in the Lycoming County Zoning Ordinance, Section 10310.

David Hubbard reviewed the following communications:

1. Special Exception Application 3/5/2021.
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Moreland Township Supervisors, Applicant, Solilcitor, Zoning Hearing Board.
3. Legal notice published in Sun-Gazette 5/11/2021, 5/18/2021.
4. Property posted 5/12/2021.

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

The following are exhibits presented by David Hubbard:

Z#1 – ZHB packet including letter from Shannon Rossman

Z#2 – Legal posting Sun-Gazette

Z#3 – Property posting

Z#4 – Digital copies of pictures to Fred Holland

Mrs. Gellella spoke of the vineyards how beautiful they are, that was there first love the agricultural aspect.

Mr. Gellella stated they started with 3 acres when they started to sell the grapes to other wineries. There were two years that the weather was not good and they had to start purchasing grapes from other places. They started to have taste testing and schools at their facility. Their first class graduated a couple weeks ago it was a big success.

They produce around 8000 to 9000 pounds of grapes when it is a good season, each vine produces about a gallon of wine there are about 325 grape vines.

The hours of operation will be Saturday and Sunday from 2:00pm to 5:00pm by reservation only. The building size allows for 44 people, at most there will have 15 to 18 people at a time. When weather permits they will be outdoors.

The parking area allows for 10 cars, there is a grass area the same size as to the designated parking area that will allow for an additional 10 spaces, a total of 20 cars for parking.

OFF THE RECORD

Fred spoke on behalf of the board, the consensus is to grant Special Exception with conditions.

1. Future expansion of these principal uses would require a land development plan and additional permitting requirements.
2. Weekend hours ending by 8:00pm.
3. Occasional events during the week ending by 8:00pm.

Chris Logue motioned to approve, Leslie Whitehill second to motion. Motion carried.

ADJOURNMENT

Meeting adjourned at 6:36 pm.

Respectfully submitted,

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Heather George, Recording Secretary Bill Klein, Chairman

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