

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building

1st Floor Commissioner’s Board Room

March 24, 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, Rom Andraka, Chris Logue, Dan Clark, Leslie

Whitehill

**Members Present via Conference Call:**

**Members Absent:** David Hines

1. MINUTES OF PREVIOUS MEETING

The February 24, 2021 meeting minutes were approved as presented. Chris Logue motioned to approve, Dan Clark second motion. Motion carried.

1. NEW BUSINESS
2. **ZHB Case 2021-004**

**Terry Cole**

 **Plunketts Creek Township**

 **Special Exception – Outdoor Recreation**

 **Seated Members:** Bill Klein, Dan Clark, Chris Logue, Rom Andraka, Leslie Whitehill

Chris Hodges presented to the Zoning Hearing Board case number 2021-004, located in Plunketts Creek Township. The applicant is requesting special exception approval to permit an Outdoor Recreation Use. Special Exception permits an Outdoor Recreation use in the Neighborhood Preservation (NP) Zoning District.

The subject property of tax parcel #48-003-204 is a non-conforming vacant lot containing approximately 0.26 acre with water and septic. The lot is located on the southeast side of SR 87 highway in the Neighborhood Preservation Zoning District in Plunketts Creek Township.

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

Chris Hodges reviewed the following communications:

1. Special Exception Application 2/24/2021.
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Plunketts Creek Township Supervisors, Applicant, Solilcitor, Zoning Hearing Board.
3. Legal notice published in Sun-Gazette 3/9/2021, 3/16/2021.
4. Property posted 3/9/2021.

The Zoning Hearing Board packet containing the Special Exception application, Copy of LCPC comments from Shannon Rossman, Overhead GIS sight plan view, Owner Acknowledgement Letter.

The following are exhibits presented by Chris Hodges:

Z#1 – ZHB packet including letter from Shannon Rossman

Z#2 – Legal posting Sun-Gazette

Z#3 – Property posting

Terry Cole briefed board members on the recreational project he is proposing. He is requesting for permanent placement of a 27-foot recreational vehicle to be secured with footers and straps, to be moved if needed. The intent is for seasonal proposes not year round living, they are residents of Reading, Pennsylvania area. The onsite septic tank has been located it is unknown if it has a septic field. They will work to get the septic up to whatever is required, there is a holding tank on the RV as well. The well has also been located, which does not appear to be that hard to hook up. The electric box will be replaced. The plan is to use for hunting, fishing etc. what the area is designed for also they plan to clean the lot up to have it appealing to the neighborhood.

David Hubbard briefed the board that prior to Mr. Downey’s putting up for sale his intention was when he demolished the trailer he did get a permit to replace. Plunketts Creek came into the partnership 2019. The lot was nonconforming because the size, the structure was nonconforming he was going to keep within the footprint that was there. With a ¼-acre lot, David did not think there would be a field, this was all down prior to coming into the partnership.

Chris Logue asked if they plan to bring anymore vehicle on the lot.

Terry Cole’s response, “no”. They do plan to skirt it for appearance; he does not see a need for overhead.

David said according to what is provided in the Outdoor Recreation section, it has to meet as a permanent structure the Residential Use general standards of 3220 which would allow it to be formally anchored to the foundation and gives a requirement to be in 3220. This will be addressed when the actual permit comes in and goes thru the permitting process. They will not have to annually renew because it is a permanent structure.

Chris Logue asked what safeguards do we have if it becomes in disrepair, the siding etc.

David said if they look for what is allowed in the outdoor recreational use, foundation has its own requirements, it gives options. If it becomes in disrepair it goes back to the municipality they deal with the structure and disrepair it will be some kind of property maintenance. If it becomes inhabitable, they have the option to go thru article 5 thru the safety and health aspect.

Curtis Cassler spoke to the board on future use they would like to build a cabin next to the RV then pull the RV out, it is a tow-be-hind. They plan to keep the property up and in nice condition.

OFF THE RECORD

Fred spoke on behalf of the board, the consensus is the Special Exception should be granted with conditions.

1. Comply with all requirements specifically section 3220 & 3230 of the Ordinance also all other provisions of the Zoning Ordinance.
2. Septic tested for functionality.
3. SEO must confirm to see if septic adequate or install other means of sewage disposal that is compliant with the Ordinance.
4. No other vehicle or structures used for habitation.while RV is on the property.
5. RV be properly maintained so that it is not in disrepair in the opinion of the Zoning Officer.

Chris Logue motioned to approve, Rom Andraka second motion. Motion carried.

 ADJOURNMENT

Meeting adjourned at 6:40 pm.

Respectfully submitted,

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Heather George, Recording Secretary Bill Klein, Chairman

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