

MEMBERS:
Brett Taylor, Chairman
Jason Bogle, Vice-Chairman
Chase Kelch, Secretary
Brett Bowes
Beth Miller
Joe Reighard
Denise Reis
Brian Shearer
Jeffrey J. Stroehmann



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LYCOMING COUNTY PLANNING COMMISSION MEETING
Executive Plaza
May 16, 2024

MEMBERS PRESENT: Brett Taylor, Jason Bogle, Chase Kelch, Brian Shearer, Joe Reighard, Jeffrey J. Stroehmann, Denise Reis

MEMBERS ABSENT: Brett Bowes

MEMBERS PRESENT VIA CONFERENCE CALL/ZOOM: Beth Miller

OTHERS PRESENT VIA CONFERENCE CALL/ZOOM: *None*

OTHERS PRESENT: J. Michael Wiley; Shannon L. Rossman, PCD; John Lavelle, PCD; Mark Haas, PCD; Chris Hodges, PCD; Sherrie Hook, PCD; Jenny Picciano, PCD; Kelsey Green, PCD; Fran McJunkin; Ellen Jones; Logan Langer, PGE; Kendra Schiappa, PGE; Jerry Walls; Cindy Bower; Bob Bauder; Ralph Kisberg; Pat Crossley, Sun-Gazette; Bob & RoseAnn Wallace; Charles Greevy; Robert Cragle, Borton-Lawson; Tim Palmer

I. CALL TO ORDER

Brett Taylor called the meeting to order at 6:06 pm.

II. MINUTES OF REGULAR MEETING

Brett Taylor asked for the motion to accept the March 21, 2024 meeting minutes. Joe Reighard motion to approve, Jeffrey Stroehmann second the motion to approve. Motion carried.

III. PUBLIC COMMENT ON AGENDA ITEMS ONLY – *None*

IV. OLD AND FUTURE BUSINESS – *None*

V. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Minor Plans Report – *no questions*

Brett Taylor asked for a motion to ratify. Jason Bogle made motion to approve. Brian Shearer second motion to approve. Motion carried.

B. Derr Staging Area Land Development – Chris Hodges presented the plan to construct two access roads and a staging area with a total impervious surface area of 46,176 SF. The plan proposes the construction of a stormwater management system with two basins. The two access roads, staging area and the majority of the stormwater management system that is being proposed will be constructed on Parcel #32-293-107.B, owned by Bryce Derr. A portion of the stormwater management system being proposed will be constructed on Parcel #32-293-122, owned by Michael & Karen Derr. Bryce Derr (Parcel 32-293-107.B) will be leasing an area of his property to Pennsylvania General Energy. Michael & Karen Derr (Parcel #32-293-122) will be leasing an area of their property to Pennsylvania General Energy. The land development is located at 508 Upper Rynearson Road, Mill Creek Township in the Agricultural & Conservation (AC) Zoning District. The staging area use is permitted by a special exception under the Mill Creek Township Zoning Ordinance. The Mill Creek Township Zoning Hearing Board issued a special exception for the land development on 2/29/24. Code Inspections has conducted a zoning review and has no comments on the proposed land development. The zoning permit will be issued once the land development has been approved by LCPC. Century Engineering reviewed the stormwater management plan, driveway design, and opinion of probable cost and is requiring revisions be made to the stormwater management plan and driveway design. The opinion of probably cost is acceptable. Borton-Lawson has submitted a revised stormwater management plan and driveway design to Century Engineering. The Lycoming County Conservation District is currently reviewing the erosion and sediment control plan. A NPDES permit is required since the limit of disturbance is over one acre.

Approval Conditions:

1. Upon Staff's & LCPC Consulting Engineer concurrence of a Cost Estimate to complete the required Land Development improvements, an Improvement Guarantee Agreement with Financial Guarantee must be established within 60 days of the final land development approval. Extension of the 60 days is at Staff's discretion (to be provided prior to signing and recording of the final land development plan).
2. LCPC staff must be contacted for final land development and stormwater management inspection. As-built drawings must be submitted by a qualified professional for all improvements including stormwater facilities prior to occupancy and the release of financial security.
3. Provide revisions to the plan as required by the Subdivision & Land Development Administrator, the LCPC consultant engineer, and the County Conservation District.

4. Provide a signed and notarized lease agreement for Bryce Derr prior to signing and recording the final land development.
5. Provide a signed and notarized lease agreement for Michael & Karen Derr prior to signing and recording the final land development.
6. *Provide a zoning determination letter from Code Inspections stating that the zoning permit will be issued after receiving land development approval prior to signing and recording the final land development plan. – **condition has been completed***
7. *Provide an acceptance letter from Century Engineering stating that the revisions made to the stormwater management plan and road design are acceptable prior to signing and recording the final land development plan. – **condition has been completed***
8. Provide a copy of the NPDES permit prior to signing and recording the final land development plan.
9. After the Planning Commission approval, the approved land development plan, *signed and notarized lease agreements*, and the signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has six months from the conditional approval date to satisfy all conditions. Extension of the six months is a Staff's discretion.

Staff Recommendation: Grant final approval with conditions to the Land Development Plan for land owned by Bryce Derr, Michael Derr & Karen Derr and being leased to Pennsylvania General Energy, located in Mill Creek Township. The plans dated March 15, 2024 and revised May 1, 2024 were prepared by Borton-Lawson.

Discussion included this staging area is replacing a previous staging area that had been withdrawn, the proposed easement with PGE, after the three year lease the parcel will be restored, NPDES will review at end of staging area lease.

Brett Taylor asked for the motion to approve the Derr Staging Area Land Development with amended condition #9. Joe Reighard motion to approve, Chase Kelch second the motion to approve. Motion carried.

VI. ACTION ITEMS – None

VII. PRESENTATION – Tim Palmer author of Seek Higher Ground – The Natural Solution to our Urgent Flood Crisis. After providing his back-ground, including being a former and employee of the Lycoming County Planning Commission. Tim Palmer presented an informative slide-show of flooding across the United States.

Shannon Rossman introduced Kelsey Green, Lycoming County Hazard Mitigation Planner. Kelsey Green spoke regarding the upcoming Hazard Mitigation Plan that is due to be renewed in Jan 2026. Kelsey Green gave an overview of both the county's struggles with demo rebuilt projects in the floodplain and the county's success and expansion of residential utility elevation program.

VIII. COMMITTEE REPORTS/DISCUSSION

- A. Development Committee – Mark Haas stated that we now have a red-line draft of the new Zoning Ordinance (missing maps). He will be setting up meetings next week to review the changes.

IX. MONTHLY REPORTING

- A. Land Use Staff Meeting Reports
- B. UPI Reports
- C. Major Plan Report
- D. Incomplete Submission Update
- E. ZHB Case Logs

X. DISCUSSION ITEMS

- A. Open Space, Recreation, Greenway Plan – Jenny Picciano gave a preview of the Comprehensive Recreation, Parks, Open Space & Greenways Plan Update. The previous one was from 2008. Work on the new plan is anticipated to begin this summer.

XI. PUBLIC COMMENTS

XII. ADJOURNMENT

Brett Taylor asked for a motion to adjourn, Joe Reighard first to motion, Brian Shearer second to motion to adjourn, Motion carried.
Meeting adjourned at 7:12 pm.

Respectfully submitted,

Shannon L. Rossman, Director

Chase Kelch, Secretary

DATE: _____

DATE: _____