

MEMBERS:  
Joe Reighard, Chairman  
Brett Taylor, Vice-Chairman  
Carl Nolan, Secretary  
Larry Allison, Jr.  
Jason Bogle  
James Crawford  
Howard Fry, III  
Chase Kelch  
Linda Sosniak



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J. Michael Wiley, Solicitor  
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**LYCOMING COUNTY PLANNING COMMISSION MEETING**  
**Executive Plaza Building**  
**December 16, 2021**  
**6:00pm**

**MEMBERS PRESENT:** Joe Reighard, Brett Taylor, Jason Bogle, Linda Sosniak,  
Howard Fry III, Chase Kelch

**MEMBERS ABSENT:** Carl Nolan, James Crawford

**MEMBERS PRESENT VIA CONFERENCE CALL:** Larry Allison

**OTHERS PRESENT VIA CONFERENCE CALL:** Apex

**OTHERS PRESENT:** Shannon Rossman PCD, Sherrie Hook PCD, Mark Haas PCD,  
Chris Hodges PCD, John Lavelle PCD, J. Michael Wiley, Solicitor,  
Dale Winter-Limestone Township, Gary Jones-Spring Farm Trust,  
Joshua Billings-J.Billings Development, LLC, Alison Herman PCD,  
Billy Clees PCD

**I. CALL TO ORDER**

Joe Reighard, Chairman, called the meeting to order at 6:00pm.

**II. MINUTES OF REGULAR MEETING**

Joe Reighard ask for the motion to accept the November 18, 2021 meeting minutes.  
Linda Sosniak motion to approve, Howard Fry, III second to the motion to approve.  
Motion carried.

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

**IV. OLD & FUTURE BUSINESS**

A. Public Meeting – Solar Ordinance

Mark Haas presented draft ordinance to address solar power. While drafting the proposed ordinance, we tried to balance the various requirements necessary for solar farm production with our responsibility to provided protections for our partner municipality's way of life as well as the environment. Mark offered the draft for review and requested that any questions or comments be submitted to his office by January 14, 2022.

Shannon clarified the previous amendment was only for accessory use. Montour County Commissioners passed an ordinance for regulating solar use. Rossman said staff considered Montour's ordinance in creating one for Lycoming County and David Hubbard has been reviewing some items to verify if covered in our current ordinance.

Brett Taylor questioned if developer will re-evaluate the bond. Shannon confirmed that it is re-evaluated every five years especially due to the decommissioning process and cost could change. Taylor also questioned the use of animals underneath. Shannon said the proposed ordinance would take animal use and allow solar on 50% and 75% of the farmed area.

Howard Fry questioned the acreage requirement. Mark confirmed there is no limit on acreage.

No action was taken on the ordinance, and planners agreed to take up the issue at a later meeting.

## **B. SUBDIVISION & LAND DEVELOPMENT PLANS**

### A. Minor Plans Report

Jason Bogle made motion to approve. Linda Sosniak second the motion to approve. Motion carried.

### B. Wengerds Farm Market, LLC – pulled, requires more information before presentation.

### C. Spring Farm Trust

Chris Hodges presented the Spring Farm Trust owned by Gary Jones, a multi-lot subdivision of parcel 41-353-103, a subdivision of two lots for residential use with residual. The property is located off Route 220 Highway (SR-0220) in Muncy Township. The plan proposes the subdivision of a 58.184 acre parcel into two single lots (Lot #s 3-4) and residual. Lots #3 – 2 acres, Lots #4 2.001 acres, residual 54.183 acres totaling 58.184 acres. Lots #3 and #4 are vacant, residual contains an existing driveway, sheds, two barns, two homes, a well that serves both homes and two individual septic systems that serves each home. The residual also has soils tested reserve areas signed off by the township sewage enforcement officer.

#### Approval Conditions:

1. Provide dimensions of the cartway for the proposed 50FT private right-of-way & utility easement on the plan.
2. Provide a Highway Occupancy Permit from PennDOT
3. Provide an approval letter from PA DEP for Component 1 Sewage Facilities Planning Module for Lot#3 and Lot#4.
4. After the Planning Commission approval, the approved land subdivision plan, signed and notarized 50FT private right-of-way & utility easement agreement, and the applicant signed approval letter, must be recorded with 90 days of the date when all conditions are met. Applicant has six months from the conditioned

approval date to satisfy all conditions. Extension of the six months is at Staff's discretion.

After discussion and concern of emergency vehicles, approval with conditions 1 through 4 with widening of the cartway to 16 feet to serve the properties from Route 220 to the split with the two driveways.

Brett Taylor made motion to approve. Jason Bogle second the motion to approve. Motion carried.

Josh Billings followed up the approval stating the change will be made to the plan with confirmation from the Conservation District.

**C. ACTION ITEMS - None**

**D. COMMITTEE REPORTS/DISCUSSION**

A. Nominating Committee (Joe Reighard, Brett Taylor, Jason Bogle and Howard Fry)

Shannon reported that two open seats were approved by the Commissioners on Tuesday, December 14, 2021 Commissioner's meeting. (4 Year Term) Re-appoint: Chase Kelch Term Start: January 01, 2022 Term End: 12/31/2025 Appoint: Denise Reis Term Start: January 01, 2022 Term End: December 31, 2025 replacing Carl Nolan.

Joe Reighard wanted to wish Carl Nolan well and thank him for his service.

Next month the nominating committee will reorganize and reappoint officers.

**E. MONTHLY REPORTING - No Questions**

- A. PCD Staff Meeting Report
- B. Land Use Staff Meeting Report
- C. UPI Report
- D. Major Plan Report
- E. Incomplete Submission Update

Joe Reighard showed his appreciation of the reporting.

**F. DISCUSSION ITEMS**

A. Staff Updates

Shannon introduced the new personnel staff, Sherrie Hook, Clerk IV; William (Billy) Clees, Natural Resource Planner and Alison Herman, Community & Economic Development Planner.

**G. PUBLIC COMMENTS**

Gary Jones commented on the solar ordinance and expressed his appreciation.

**H. ADJOURNMENT**

Joe Reighard asked for a motion to adjourn, Howard Fry, motion to adjourn, Joe Reighard second motion. Motion carried.  
Meeting adjourned at 7:16 pm.

Respectfully submitted,

\_\_\_\_\_  
Shannon L. Rossman, Director

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

\_\_\_\_\_  
Carl Nolan, Secretary

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