

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**  
**Third Street Plaza, 3<sup>rd</sup> Floor LYCO Conference Room #319**  
**October 17, 2024**

**MEMBERS PRESENT:** Brett Taylor, Jason Bogle, Chase Kelch, Denise Reis, Brett Bowes, Beth Miller, Jeffrey J. Stroehmann

**MEMBERS ABSENT:** Joe Reighard & Brian Shearer

**MEMBERS PRESENT VIA CONFERENCE CALL/ZOOM:** *None*

**OTHERS PRESENT VIA CONFERENCE CALL/ZOOM:** Pat Crossley, Sun-Gazette; Dave Pike & Skyler Eckenrode, Gwin, Dobson & Foreman Inc.

**OTHERS PRESENT:** J. Michael Wiley; Shannon L. Rossman, PCD; John Lavelle, PCD; Mark Haas, PCD; Sherrie Hook, PCD

**I. CALL TO ORDER**

Brett Taylor called the meeting to order at 6:00 pm.

**II. MINUTES OF REGULAR MEETING**

Brett Taylor asked for the motion to accept the September 19, 2024 meeting minutes. Brett Bowes motion to approve, Denise Reis second the motion to approve. Motion carried.

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

**IV. OLD AND FUTURE BUSINESS –** Brett Taylor thanked John Lavelle for the fall Ag ARPA funds were approved today.

**V. SUBDIVISION & LAND DEVELOPMENT PLANS**

A. Minor Plans Report – Beth Miller asked about the denial process of the Beaver Lake Wilderness Club. Brett Bowes asked for more information on the Cummings Township. Shannon stated they are looking for a new water source to meet the requirements of the ordinance.

Brett Taylor asked for a motion to ratify. Beth Miller made motion to approve. Brett Bowes second motion to approve. Motion carried.

B. Smedley Land Development – presented by Mark Haas. The plan proposes to construct a 5,400 SF building (event venue, winery & brewery), parking lot containing 75 spaces, stormwater management system with one basin, well, and septic system. The proposed land development is located at 1148 Lake Road in Gamble Township. The development is on a 33.8558 acre parcel owned by William & Kristie Smedley. The limit of disturbance for this project is 2.8987 acres. The site is covered with an existing gravel driveway, grass, and trees. The northern section of the property contains an existing house, agricultural buildings, driveway, well, and septic system. The property is in the Countryside (CS) Zoning District. The agricultural accessory business use is permitted by special exception with a zoning permit approved by the County Zoning Administrator and issued by the municipal permit officer. The Lycoming County Zoning Hearing Board granted the special exception for the event venue, winery & brewery on March 8, 2019 with conditions. The Lycoming County Zoning Administrator has reviewed the land development plan and has found that the plan will meet the County Zoning Ordinance once supplemental controls have been adequately addressed (County Zoning Ordinance - 321OE Agricultural Accessory Business). The SEO has performed soils testing for primary and backup septic areas for the proposed event venue, winery & brewery. The County has NOT received the DEP sewage facilities planning module approval letter for the proposed land development. A well will be installed to access water. The event venue, winery & brewery will be accessed using an existing 50 FT wide private right-of-way gravel driveway via Lake Road (T-847). A driveway permit was issued by Gamble Township's previous roadmaster and the new roadmaster approved with what was previously approved. Listed below are Century Engineering's concerns about the existing gravel driveway:

1. The leveling area from Lake Road needs to have a slope of less than 5% for 45 FT.
2. The slope of the driveway from the leveling area to the parking lot needs to be less than 8%. The slope of the driveway can be less than 15% if it is stated on the plan that there will be less than 100 trips per day.
3. There is a section of the driveway by the proposed parking lot with a 19.5 FT cartway width.

Century Engineering is requiring that revisions be made to the stormwater management plan, stormwater management narrative, and opinion of probable

cost. They are requiring revisions to conform to Commercial Operations. Vassallo Engineering & Surveying still needs to submit the revised stormwater management plan, stormwater management narrative, and opinion of probable cost to Century Engineering for review. The Lycoming County Conservation District has NOT received the NPDES permit application package for the proposed land development. The review on the erosion & sediment control plan has not started. A NPDES permit is required since the disturbance is over 1 acre.

MUNICIPAL COMMENTS: The Gamble Township Supervisors comments pertaining to the proposed land development are listed below:

1. Is there an issue with owner of property being another entity?
2. Can you supply us with peak load of traffic anticipated?
3. Can you supply us with traffic stacking plans at event start and finish?
4. On Sheet 2 of 8 S.E. #1, does this also include the event venue?
5. Can we have a copy of approved driveway permit?
6. Map shows limit of disturbance as 2.8987 acres, has an NPDES permit been obtained?
7. Are gambling on small games of chance proposed at this building? Is there an outside the building event area? If so, where?

PA Fish & Boat Commission Comments: The Lycoming County Zoning Hearing Board stated as one of their conditions that the applicant shall provide copies of land development plans that are submitted to Lycoming County to the Pennsylvania Fish & Boat Commission to allow them an opportunity to comment on the plans to address concerns as set forth in the Commission's letter of May 17, 2018. The PA Fish & Boat Commission has no comments on the proposed land development.

**APPROVAL CONDITIONS:**

1. Provide revisions to the plan as required by the Subdivision & Land Development Administrator, the LCPC consulting engineer, and the County Conservation District.
2. Driveway profile/standards is required to be added to the land development plan.

3. Provide an acceptance letter from Century Engineering stating that revisions made to the stormwater management plan, stormwater management narrative, and opinion of probable cost are acceptable prior to signing and recording the final land development plan.
4. Provide a copy of the NPDES permit prior to signing and recording the final land development plan.
5. Provide a copy of the DEP sewage facilities planning module approve letter prior to signing and recording the final land development plan.
6. Provide an approved zoning permit from Lycoming County Zoning prior to signing and recording the final land development plan.
7. Comments from Gamble Township Supervisors regarding *the Land Development requirements* must be adequately addressed prior to signing and recording the final land development plan.
8. A waiver for the existing driveway must be obtained from the Lycoming County Planning Commission regarding the leveling area, slope, and cartway width for a non-residential driveway or the existing gravel driveway will need to comply with SALDO 4.13. Table 2 standards for a non-residential driveway prior to signing and recording the final land development plan.
9. Upon Staff's and 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 final land development approval. Extension of the 60 days is at Staff's discretion (to be provided prior to signing and recording of the formal land development plan).
10. 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.
11. After the Planning Commission approval, the approved land development plan and the signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has 6 months from the conditioned approval date to satisfy all conditions. Extension of the 6 months is at Staff's discretion.

**STAFF RECOMMENDATION:**

Grant final approval with conditions to the Land Development Plan for land owned by William & Kristie Smedley, located in Gamble Township. The plans dated 7/30/24, were prepared by Vassallo Engineering & Surveying.

**DISCUSSION:** Keegan Klotz provided details of the proposed event venue, information on the conditions of the approved Special Exception and presented a waiver exemption request. Brett Taylor asked for how this is a business, if we don't have AG or using an agricultural building, asking for clarification of the AG exemption for the roadway. Keegan Klotz indicated where the agricultural areas will be upon approval. Jason Bogle confirmed it is an accessory structure to those existing agricultural purposes. Brett Taylor asked what crops were currently growing. Keegan Klotz stated corn and soy crops. Mike Wiley stated that the ZHB already addressed the use and the issue before the LPC is to grant a waiver to the driveway standard. Discussion included conditions of the ZHB approval, including impact to neighbors, setback, buffers, overnight events. Chase Kelch began a discussion regarding addressing municipal comments. It was determined that clarification needed to be included to the municipality regarding Land Development requirements. Dan Vassallo stated that the road was built with residential requirements not commercial. Public safety, the surface of the road, the slope of the driveway, stormwater, impervious surface, drainage, traffic, the conditions of the Zoning Hearing Board approval, expansion of the facility and special games of chance were also discussed.

Brett Taylor asked for a vote first, on the waiver with the condition that it is for the existing drive as it appears on the plan for the proposed use. Jason Bogle motion to approve and Jeffrey Stroehmann second to motion. Motion carried.

Brett Taylor asked for the motion to approve the Smedley Land Development with comments related to the land development being covered. Brett Bowes motion to approve, Chase Kelch second the motion to approve. Motion carried.

- C. Jersey Shore Area Joint Water Authority Water Treatment Facility – Mark Haas presented the replacement of the existing water treatment plant in Anthony Township, parcel #18-149-109 on the boarder between Anthony and Mifflin Township. The proposed land development will be located on Water Company Rd on a 36 acre parcel owned by JSJWA in the "A" Flood Zone. A LOMA was recommended or Chapter 105. Plans were submitted to Century Engineering for review. Recommendations were provided to the developer who, in turn, modified the plans per recommendations. Received compliance letter from Century Engineering on 10/19/24. Applicant has applied for a PA DEP Chapter 105

permit based on recommendation from the Anthony Township consulting engineer.

**APPROVAL CONDITIONS:**

1. Upon Staffs and 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 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. The applicant will provide an approved PA DEP Chapter 105 permit.
3. The applicant will provide septic approval from PA DEP.
4. The applicant will provide an approved NPDES permit.
5. After the Planning Commission approval, the approved land development plans, the applicant signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has 6 months from the conditioned approval date to satisfy all conditions. Extension of the 6 months is at Staff's discretion.
6. 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 release of financial security.

**MUNICIPAL COMMENTS:** Approximately 17 linear feet is encroaching the assumed floodway of an unnamed tributary. Applicant has applied for a PA DEP Chapter 105 permit based on recommendation from the Anthony Township consulting engineer.

**STAFF RECOMMENDATION:**

Grant final approval with conditions for the Jersey Shore Joint Water Authority Water Treatment facility located in Anthony Township.

**DISCUSSION:** Jason requested more details. Skylar gave a detailed description of the 117 year old water treatment facility. There will be a new larger structure adjacent to existing structure. Once the new plant is online and operational (24x7) there will be demolition of the existing facility. Brett Taylor asked if we need to ask for a condition to have the two existing buildings removed. Skyler stated in order to be compliant the condition of the NPDES permit is the buildings have to be

demolished to reduce the impervious surface. The project was started prior to the flood in August, but is a needed upgrade to the facility. The facility serves Salladasburg to Jersey Shore and may be able to expand into Linden. Other discussion included the age of the distribution system and the percentage of increase of how many gallons can be treated per day.

Brett Taylor asked for the motion to approve the JSAJWA Water Treatment Facility with conditions. Jeff Stroehmann motion to approve, Jason Bogle second the motion to approve. Brett Bowes abstained from the vote. Motion carried.

**VI. ACTION ITEMS** – *None*

**VII. PRESENTATION** – *None*

**VIII. COMMITTEE REPORTS/DISCUSSION**

- A. Development Committee – Mark Haas updated the Zoning Ordinance Update. Consultant is completing the final draft. Mark is working on making changes to the districts in Plunketts Creek and Brown Township.

**IX. MONTHLY REPORTING** – Brett Taylor commented on the decrease in Zoning Hearing Board cases this year.

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

**X. DISCUSSION ITEMS** – Shannon announced that our admin Christine Alvey retired today.

**XI. PUBLIC COMMENTS** – *None*

**XII. ADJOURNMENT**

Brett Taylor asked for a motion to adjourn, Jeffrey Stroehmann motioned. Motion carried. Meeting adjourned at 7:35 pm.

Respectfully submitted,

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Shannon L. Rossman, Director

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Chase Kelch, Secretary

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

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