



Lycoming County Zoning

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David Hubbard
County Zoning Administrator

Fred A. Holland, J.D.
Zoning Hearing Board Solicitor

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES
Third Street Plaza, 6th Floor Board Room
May 8, 2024
6:00pm

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: Bill Klein, Leslie Whitehill, Dan Clark, Stephan Brady, Howard Fry, III

Members Present via Conference Call: None

Members Absent: George (Herman) Logue

III. MINUTES OF PREVIOUS MEETING

The February 28, 2024 meeting minutes were approved, Dan Clark motioned to approve, Leslie Whitehill second to motion. Motion carried.

IV. NEW BUSINESS

A. ZHB Case 2024-006
Seneca Resources Company LLC
McIntyre Township
Special Exception

Seated Members: Bill Klein, Leslie Whitehill, Dan Clark, Stephan Brady, Howard Fry, III

Heather George presented to the Zoning Hearing Board case number 2024-006. The applicant is requesting a Special Exception to permit the construction of a 185-foot tall communication tower. Communication Towers are a permitted use by Special Exception in the Resource (RP) Zoning District. The subject property is in McIntyre Township, tax parcel 29-500-001, RP Zoning District and is owned by PA Department of Conservation & Natural Resources. The property contains approximately 15300 acres of vacant land, mainly woodlands and Oil & Gas Developments.

CONCLUSIONS: General Standards for Special Exception are listed in the Lycoming County Zoning Ordinance, Section 10310. A-C.

Heather George reviewed the following Communications:

1. Variance application received February 9, 2024
2. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, McIntyre Township Supervisors, Zoning Hearing Board Members, Applicant
3. Legal notice published in Sun-Gazette 4/23/2024 and 4/30/2024
4. Property posted on 4/24/2024

Heather George read Shannon Rossman's letter at the meeting.

The following are exhibits presented by Heather George:

- Z#1 – Zoning Hearing Packet
- Z#2 – Shannon Rossman's Letter
- Z#3 – Published Legal Advertisement
- Z#4 – Posted Notice

DISCUSSION: Heather George stated that there is an existing fifty-five foot communication pole, used to communicate the truck traffic. Stephan Brady asked for clarification of Shannon's comment regarding the tower shall not be used for commercial purposes. David Hubbard stated that this is for well pad communications from pad to pad for safety purposes, not for commercial purposes. Paige Deley the attorney representing Seneca Resources questioned the representative for Seneca Resources, Corey Hopkins. Paige Deley asked for a description of the project. Cory stated it is surrounded by trees, access is from a leased road, it is for a safety automated system, tower will eliminate trips, probably only one trip each day. The tower is designed to withstand 110 MPH wind speed, no lighting required under 200 feet, galvanized coating, flat paint, non-shiny/reflective. Corey Hopkins stated the purpose is to have a proprietary towers for their network, cyber security purposes, internet, safety automated system. Bill Klein confirmed with Cory that there will be no other antennas. Howard Fry discussed location of existing pad. Fred Holland asked if the equipment shed is required. Cory Hopkins stated it keeps the electric equipment condensed with a solar grid on the roof of the 8' x 10' shed, which is surrounded by fencing. David Hubbard confirmed with Cory that the existing 55' foot tower was coming down. Bill Klein asked if there was a bond. Paige Deley stated they will provide a bond.

Mr. Holland stated the consensus of the board is to grant the Special Exception without any conditions. Stephan Brady motioned to approve, Dan Clark second the motion. Motion carried.

V. ACTION ITEMS/DISCUSSION - None

VI. ADJOURNMENT

Meeting adjourned at 6:26 PM
Respectfully submitted,

Sherrie Hook, Recording Secretary

Bill Klein, Chairman

DATE: _____

DATE: _____