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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
33 W. THIRD STREET
3RD FLOOR COMMISSIONERS BOARD ROOM
MARCH 26, 2025
6:00 P.M.

1. CALL TO ORDER

Chairman Bill Klein called the meeting to order at 6:00 p.m.

2. ROLL CALL (Members & Alternates)

MEMBERS PRESENT: Bill Klein, Leslie Whitehill, Dan Clark, Stephan Brady, George (Herman) Logue, Howard Fry, III (alternate).

3. MINUTES OF PREVIOUS MEETING

The July 24, 2024 meeting minutes were approved as presented. Stephan Brady motioned to approve, Leslie Whitehill second the motion. Motion carried.

4. NEW BUSINESS

A. ZHB Case 2025-001

Jamey Meyers
Lewis Township
Variance

Request for Variance from section 4230 non residential bump standard. Applicant is Jamey Meyers, 703 Lower Bodine Road, Trout Run, PA 17771. He is looking for a front yard variance. It was noted that Jamey

Meyers was in attendance and no one was present in opposition of the request. Mr. Meyers was sworn in by Stenographer Jill Fry.

SEATED MEMBERS: Bill Klein, Leslie Whitehill, Dan Clark, Stephan Brady, George (Herman) Logue.

David Hubbard presented to the Zoning Hearing Board case number 2025-001, located in Lewis Township, Country Side Zoning District. The applicant is requesting a variance for a detached garage/storage barn, Tax Parcel number 24-210-147.B, 703 Lower Bodines Road, Trout Run, PA 17771, which is where the structure is located as well.

CASE AT HAND: Mr. Meyers is requesting a dimensional variance to permit the use of an existing detached 24 X 24 storage parking barn located at 703 Lower Bodines Road. Table 4230 Non-Residential Bulk Standards of the Lycoming County Zoning Ordinance provides criteria that governs construction of Non-Residential accessory structures. The applicant is proposing to allow the structure to be 5 (five) feet from the road frontage.

The variance request is as follows: The applicant is requesting 15 (fifteen) foot of dimensional relief of the Southeast front set back line.

SUBJECT PROPERTY: The subject property being Tax Parcel number 24-210-147.B contains approximately 1.5 acres and is located in the Country Side Zoning District in Lewis Township. The property currently contains a Single-Family Dwelling, a car port, a pre-existing animal shed, and the detached storage barn parking barn. The applicants home fronts Lower Bodines Road which is a Township road.

CONCLUSIONS: General standards for a variance are listed in the Lycoming County Ordinance section 10420. Procedures for Variances and appeals are listed in Section 10430.

COMMUNICATIONS:

1. Variance Application was received February 13, 2025.

2. Notices were sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Lew Township Supervisors, Solicitor, Applicant and the Zoning Hearing Board.
3. Legal notice was published in the Williamsport Sun-Gazette 3/11/2025 and 3/18/2025.
4. The property was posted on 3/13/2025.
5. The attachments sent to interested parties were the applicant's variance application, the zoning permit application, a copy of the Lycoming County Planning Commissions comments from John Lavelle, Deputy Director, overhead parcel viewer image, structure images and an Elevation Certificate that was done by Michael T. Maneval.

Items presented by David Hubbard and admitted as Exhibits for the case are as follows:

1. Zoning Hearing Board Case Packet 2025-001 entered and admitted as Exhibit Z1.
2. Letter from John Lavelle, Deputy Director of Lycoming County Planning Commission entered and admitted as Exhibit Z2.
3. Letter from Lewis Township Supervisors entered and admitted as Exhibit Z3.
4. Copies of published legal notices from the Sun-Gazette entered and admitted as Exhibit Z4.
5. Posting of the Public Hearing Notice at Mr. Meyers property entered and admitted as Exhibit Z5.

Howard Fry raised the question if the structure was pre-existing why are we just now visiting this for a variance. David Hubbard's response was that he saw the building while he was out doing compliance checks in the regulatory flood plain. The other question raised by the board members was is the building itself now compliant. David Hubbard responded that yes, the building is now compliant, he does still need to check on the venting. Mr. Meyers was asked if he would like to give a statement, which he responded yes.

After Mr. Meyers gave his statement there were no more questions for Mr. Meyers. There were no other interested parties present. Bill Klein asked both Jamey Meyers and David Hubbard if they had any rebuttals to anything that was said by either party which both responded no.

The Board Members excused themselves from the room for deliberation.

The Board returned, Fred Holland announced the consensus of the Board is that the Variance should be granted with no conditions. Motion made by Stephen Brady, Second by Bill Klein.

Votes are as follows: Bill Klein – Yes, Leslie Whitehill – Yes, Dan Clark – Yes, Stephen Brady – Yes, George Logue – Yes.

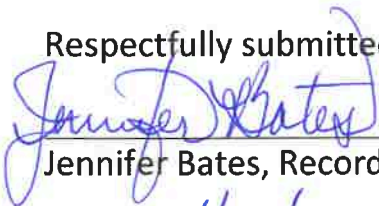
The motion has been approved.

B. ZHB Case 2025-002
Solar Renewable Energy, LLC
Jordan Township
Special Exception

This case began at 6:38 p.m. This case has been continued until the next ZHB Meeting being held April 23, 2025 at 6:00 p.m.

Meeting adjourned at 9:13 p.m.

Respectfully submitted,



Jennifer Bates, Recording Secretary

DATE: 4/23/2025



Bill Klein, Chairman

DATE: 4/23