

OLD LYCOMING TOWNSHIP PLANNING COMMISSION MEETING

May 3, 2023

The Old Lycoming Township Planning Commission Meeting was called to order on May 3, 2023, at 7:00 PM by Pete Logan, followed by the Pledge of Allegiance. Also present were: Jessica Williams, Adam Corter and Ed Gair all of the Planning Commission, Township Supervisor Linda Mazzullo, Township Supervisor David Shirn, Township Zoning Officer Leighanne Ellingham, Becky Corter, Kalen Corter, John McKenna, Hilary Lynn, Shang Beighey, Lydia Beighey, Scott Weisel and his foreman, Brian.

Approval of Prior Meeting Minutes

Following the review of Minutes prepared for the 4/6/2023 Regular Meeting, a motion was made by Adam Corter to pass the minutes as presented. The motion was seconded by Pete Logan and carried unanimously.

Public Participation Related to Agenda items - None

Old Business – None

New Business

1. Property development for a non-conforming lot:

Information was presented for 2210 Mahaffey Lane in the Residential Urban district owned by Carl Romano. A Non-Conforming Certificate has been acquired by Carl Romano per Old Lycoming Township Guidelines. Developers are interested in purchasing the property and construct a contemporary one level, 3-unit apartment building. Per OLT Ordinance 27-306; R-U Residential Urban District allows conversion apartments in which are accepted under “Conditional Uses”. A motion was made by Adam Corter to recommend to pursue development of the property per the Old Lycoming Township Ordinances. Ed Gair seconded the motion which passed unanimously.

2. Lot-Add Subdivision

The planning commission was given information reviewed by the Lycoming County Planning and Community Development Department that reviewed a Lot-Add plan for properties owned by Douglas & Clemma Ann Klopp. The plan proposes to subdivide 31,378 sq. ft. (0.7203 ac) from parcel 43-328-170.B and combine with parcel 43-328-170.F This will increase the size of parcel 43-328-170.F from 10.51 +/- acres to 11.23 +/- acres that will contain an existing dwelling, garage, 2 accessory sheds, a pavilion and existing outhouse. 2 private driveways provide access to parcels 43-328-170.F via Kinley Rd. and Deckman Hollow Rd. The residual, also owned by Douglas and Clemma Ann Klopp will contain 13.305 +/- undeveloped acres with lot frontage on Deckman

Hollow Rd. Jessica Williams made a motion that we recommend approval of the lot-add subdivision. Adam Corter seconded the motion which passed unanimously.

3. Non-Conventional Business Inquiry

The planning commission was given information about a non-conventional business inquiry for Lock-Cuff Inc., at a vacant lot on Green Ave. in the commercial district. The parcel owner would like to have a 10'x16' Amish Shed Office building on the property for Equipment Sales. The lot's main purpose will be storage of equipment with 10 parking spaces which include 2 handicap accessible spaces. The owner has no plans of having any water supply or sewage facilities which are required in the ordinances. Also, the lot is small and would require a setback variance. A Misner Rd property was presented by the owner as a case study which is operating a landscaping business on that property. Adam Corter made a motion that the zoning hearing board review the inquiry with at least 3 variances for water, sewer and setbacks and if a taxable business could be established. Ed Gair seconded the motion which passed unanimously.

4. Business Inquiry Located Out of Allowable District

The planning commission was presented with information about a property owner which would like to develop a vacant lot on Grimesville Rd in the residential agricultural district for a family owned business and future residence. The business will be a telecommunications company and the 32'x56' building will serve as storage of equipment, inventory and company vehicles as well as being privately secluded. Adam Corter made a motion to recommend approval of the development. Ed Gair seconded the motion which passed unanimously.

Comments and Discussion by Commission Members - None

Adjournment –

There being no further business the meeting adjourned at **7:57 PM** on motion of adjournment by Pete Logan and seconded by Ed Gair. The motion carried.

Respectfully Submitted,

Jessica Williams, Planning Commission Secretary