

May 4, 2016:  
Planning Commission Meeting Minutes

Meeting called to order at 7:01 pm

Members present: Nevin Smith, Chris Reed, Tony Salvatori and Bryan Pauling

Members absent: None

Also in attendance: David Hines, Central Keystone COG

Agenda:

**1. Review of the Land Development Plan for the Williamsport Regional Airport.**

David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Airport Business (AB) Zoning District.
- The proposed use is a new structure for the Airport use.
- The existing use of the property is conforming.
- The Zoning Hearing Board granted "Variances" from front yard setback and projections into yards on March 22, 2016.
- An E&S plan is needed to complete the submission.
- The plan, as presented, complies with the Borough's Zoning Ordinance and the Borough's Land Development Ordinance.
- The plan, as presented, is ready for approval

David informed the group that the plan was not reviewed by Lycoming County Planning at the time of the meeting and that coordination is on-going.

Drew Barton, of Larson Design Group was in attendance to describe the project and present the plans. The intention of the project is to replace the existing airport terminal with a new terminal building. An existing garage building will be demolished and the new terminal will be constructed in that area. Once the new terminal building is constructed and operational, the old terminal building will be demolished.

After a brief discussion, the Planning Commission recommended 3-0 in favor of the proposed plan. Bryan Pauling also works at Larson Design Group and abstained from voting. The plan is approved with the following additional conditions/comments:

- Project requires Lycoming County Planning Approval
- Project requires Lycoming County Conservation District Approval

**2. Review of an application package for the Conditional Use of a residential property in the Borough.**

Property is located at 358 Cherry Street (33-002-215)

David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Residential Town (RT) Zoning District.
- The proposed use is considered a Home Occupation.
- The proposed use of the property will be conforming.
- This property does not have parking and never has. The current use of the property is two (2) apartments. The apartments require four (4) parking spaces. The home occupation and dwelling also require four (4) parking spaces. The parking is considered an existing non-conforming use.
- The proposal, as presented, complies with the Borough's Zoning Ordinance.

Sue Wright of Fish Real Estate, explained that the potential buyer would like to use the property primarily as a residence and secondarily as a Home Occupation (Therapy office).

Bryan Pauling questioned if there were other interested parties for the property. Sue explained that the property has been on the market for a long time and that there was very little interest during that timeframe.

Sue explained that the potential buyer was not intending to make changes to the exterior of the building, which is very unique.

After a brief discussion, the Planning Commission recommended 4-0 in favor of the proposed plan with the following additional conditions/comments.

- Approval is for a residence and a Home occupation. If the buyer decides to construct an apartment, the property would need to come back to the Planning Commission for consideration.

Meeting adjourned at 8:12 pm.

Respectfully,

Bryan Pauling, Chairman