

MEMBERS:
Christopher E. Keiser, Chairman
Carl Nolan, Vice-Chairman
James Crawford, Secretary
Larry Allison, Jr.
James Dunn
Howard Fry, III
George Logue, Jr.
Michael Sherman
Brett Taylor



Kurt Hausammann, Jr., AICP, Executive Director
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LYCOMING COUNTY PLANNING COMMISSION MEETING
Executive Plaza Building
August 16, 2018
6:00pm

MEMBERS PRESENT: Chris Keiser, Carol Nolan, Jim Crawford, Jim Dunn, Howard Fry, Herm Logue, Michael Sherman and Brett Taylor

MEMBERS ABSENT: Larry Allison

OTHERS PRESENT: J. Michael Wiley, Solicitor; Jane Magyar, Kurt Hausammann, Jr., Tom Krajewski, Joshua Billings and Fran McJunkin, LCPC Staff

I. CALL TO ORDER

Chris Keiser called the meeting to order at 6:00pm.

II. MINUTES OF REGULAR MEETING

Herm Logue made a motion to approve the June 21, 2018 meeting minutes as presented.
Howard Fry seconded the motion. Motion carried.

III. COMMITTEE REPORTS – None

IV. PUBLIC COMMENTS ON AGENDA ITEMS ONLY – None

V. OLD BUSINESS

Alexander Nissan Expansion

Joshua Billings stated that the stormwater improvements have been completed and remaining funds (\$12,000) were released from the bond holding agency to Alexander Nissan.

VI. SUBDIVISION & LAND DEVELOPMENT PLANS

A. Multi-Lot Presentations – None

B. Land Developments – None

C. Single-Lot Ratification

Jim Crawford made a motion to approve the Single-Lot Ratification Report as presented. Jim Dunn seconded the motion. Motion carried.

VII. ACTION ITEMS

A. By-Law Amendment Approval

Kurt Hausammann reviewed the By-Law Amendment changes and requested approval:

1. Article V Officers. *Eliminate Treasurer*
2. Article VII Meetings, Section 2. *Meetings are held at the Executive Plaza*
3. Article IX Employees and Consultants. *Within the policy and budget established by the Commissioners*

Kurt addressed concerns the members had about seeing the review letters that are sent to the Zoning Hearing Board. In talking with Solicitor, Mike Wiley, he affirmed that this is not a By-Law level item, it is a Policy item. Kurt stated that he is now e-mailing the review letters to LCPC members, prior to mailing, for their comments.

The timeline does not work for LCPC members to be able to review Zoning Hearing Board cases in advance and be able to get the information to the townships 30-days in advance of the hearing. A lot of the reviews are minor/inconsequential and would not warrant LCPC review. Policy has been changed accordingly.

There was discussion among members about having the ability to review and comment on RFP's for consultants. Also, shouldn't the firm selected be based in Lycoming County. Kurt noted that many local firms lose money by working for the County because it prohibits them from doing subdivisions within our jurisdiction.

All contracts and hiring are now done by the Commissioners. It was suggested that we discuss with the Commissioners that the LCPC be included in the interview process.

Selection of a consultant changed when the budget and Right to Contract was removed from the LCPC.

Herm Logue made a motion to approve the By-Law Amendment changes which was seconded by Carl Nolan. Motion carried.

B. Annual Report Approval

Kurt Hausammann stated some minor changes were made to the report such as typos, grammar, updating the Table of Contents, plus addition of the Commissioners pictures. He recommended approval by the LCPC.

Jim Dunn made a motion to approve which was seconded by Brett Taylor. Motion carried.

C. Stormwater Plan Amendment Recommendations

Tom Krajewski stated that currently the County administers Stormwater Ordinances (if appointed to do so) for municipalities who are in our Zoning and Land Development Partnerships. The requirements included in the County's Model Stormwater Ordinance within the Lycoming County Act 167 Stormwater Management Plan create a burden to the average landowner who wants to build a new home. Some of the municipalities in the partnership contain exemptions in their Ordinances for single family homes. An exemption of bridge projects is also being included since these projects typically do not have adequate area for stormwater management and require DEP permitting.

Approval is recommended to the following text amendment to the Model Ordinance contained within the Lycoming County Act 167 Stormwater Management Plan:

Section 302.a.7:

7. Construction or expansion of a single-family home and its associated parking areas, driveways, and accessory structures on a property of one acre or larger which, in the opinion of the Municipality, will not result in increased stormwater flow from the property. If there is an existing approved Stormwater Management Plan for the property, then the development must be consistent with the approved plan.

8. For construction or expansion of a single-family home and its associated parking areas, driveways, and accessory structures on lots less than one (1) acre in size, a Minor Stormwater Plan prepared by the owner shall be provided unless the proposal meets the exemption requirements under Section 302.A.1. If there is an existing approved Stormwater Management Plan for the property, then the development must be consistent with the approved plan. The Municipality may require a Major Stormwater Plan in areas with existing stormwater issues except where exempted by Section 302.A.2.

9. Bridge construction and replacement projects over waters of this Commonwealth are exempt from the rate control and Stormwater Management Plan preparation requirements of this Ordinance provided the activities are performed according to the requirements of 25 Pa. Code Chapter 102 Erosion and Sediment Control. Additionally, the Municipal review engineer must concur that stormwater controls are not feasible given the characteristics of the project location.

Following approval by the LCPC, the proposed Amendment will be given to the County Commissioners and interested parties prior to the Commissioner's enactment.

Amendment will be approved at the September 2018 County Commissioners' public meeting.

Kurt Hausammann noted that these three items are in other municipal ordinances and seems to work well for them; i.e. Moreland Township. This amendment should make the Ordinance easier to enforce and less burdensome on the homeowner.

All municipalities have Stormwater Ordinances in place.

Regarding bridges, PennDOT does not feel that they have to do Stormwater Management Plans. There is conflict between PennDOT and DCED on this issue.

Jim Crawford made a motion to approve. Jim Dunn seconded the motion. Motion carried.

VIII. DISCUSSION ITEMS

A. Staff Presentation – FEMA Story Book on Lycoming County

Fran McJunkin discussed the FEMA case study and tutorial on Lycoming County-using FEMA's flood risk products to improve community resilience:

Lycoming County is proactive about the importance of flood mapping, floodplain management, and hazard mitigation. The county is committed to continuously improving and maintaining updated flood hazard data and flood maps.

Fran stated that Lycoming County's use of Flood Risk Products is a model for other communities. She presented an overview of the new flood maps.

Lycoming County has worked with local communities to:

- Address concerns about what changes in flood risks mean for local homeowners and businesses and community long-term economic and social resiliency.
- Identify areas at the highest risk for flooding to prioritize mitigation actions.
- Analyze and communicate flood risks to residents/stakeholders.
- Flood Risk Products include the Flood Risk Database, Flood Risk Map, and Flood Risk Report. This database is comprised of seven standard datasets.
- PHARE money enables us to do elevation certificates for property owners if their income is under \$112,000.
- Residents can obtain data that will help them determine if it would be beneficial to hire a surveyor and possibly get a Letter of Map Amendment (LOMA).

IX. PUBLIC COMMENTS - None

X. ADJOURNMENT

Jim Dunn made a motion to adjourn which was seconded by Herm Logue. Motion carried.

Meeting adjourned at 7:10 pm.

Respectfully submitted,

Kurt Hausammann, Jr., Director

Jim Crawford, Secretary

DATE: _____

DATE: _____