

LYCOMING COUNTY  
*PLANNING & COMMUNITY DEVELOPMENT*  
*2020 ANNUAL REPORT*



*PLANNING FOR THE FUTURE*

## LYCOMING COUNTY COMMISSIONERS



**Tony R. Mussare, Vice-Chairman, Scott Metzger, Chairman, Richard Mirabito, Secretary**

## 2020 LYCOMING COUNTY PLANNING COMMISSION MEMBERS

**Carl Nolan, Chairman  
Brett Taylor, Secretary  
Michael Sherman  
Larry Allison, Jr.  
Linda Sosniak**

**Joe Reighard, Vice-Chairman  
Christopher Keiser  
James Crawford  
Howard Fry, III**

***Lycoming County Planning Commission  
49 West Third Street  
Williamsport, PA 17701***

***Location: 330 Pine Street  
Williamsport, PA 17701  
(570) 320-2130  
Email: [lyco.org](mailto:lyco.org)***

# **PLANNING & COMMUNITY DEVELOPMENT**

## **STAFF LIST**

### **Staffing as of December 31, 2020**

Shannon Rossman, AICP, Director  
John Lavelle III, AICP, CFM, Deputy Director  
Mark Murawski, Assistant Transportation Planner PT  
Scott Williams, Transportation Supervisor  
Lori Weston, Administrative Support Supervisor  
Amy Fry, GIS Supervisor  
Jenny Picciano, AICP, Community Development/Lead Planner  
Austin Daily, Transportation Planner  
Heather George, Clerk IV  
Salvatore Vitko, CFM, Transportation Planner  
Joshua Billings, Subdivision & Land Development Administrator  
Alyssa Henry, CFM, Hazard Reduction Planner  
Eve Adrian, Natural Resource Planner  
Tiffany Krajewski, Development Services Supervisor  
David Hubbard, CFM, Zoning Administrator  
Christine Gartleman, Clerk II PT  
Chris Hodges, Zoning Officer  
Brandon Ball, Community & Economic Development Planner  
Richard Murphy, Land Records Cartographer  
Stacy Lewis, Assistant Land Records Cartographer  
Dana Strunk, Land Records Database Coordinator  
Edward Feigles, GIS Analyst

### **THOSE WHO HAVE MOVED ON**

Chris Musto, Community & Economic Development Planner  
Chelsea Blair, Hazard Reduction Planner  
Deborah Bennett, Administrative Support Supervisor  
Jane Magyar, Clerk IV  
Kurt Hausammann, Jr., AICP, Part– time Special Projects Coordinator

### **2020 INTERNS**

Michael May — Bloomsburg University

## MESSAGE FROM THE EXECUTIVE DIRECTOR

2020 was a year of change and uncertainty. The Lycoming County Planning and Community Development Department (PCD) started the year with some staff changes that continued throughout the year as we saw retirements and staff moving on to other opportunities. In March the pandemic began with much of the staff working from home while a key few worked in the office to maintain necessary functions. It is with great pride that I commend our staff for continuing the responsibilities and duties of the PCD during this difficult and confusing year. While many businesses were forced to close the PCD was able to function and help those in need through many of the hurdles of 2020.

### Key Project Highlights for 2020:

- COVID Response
  - CDBG-CV Project
  - COVID Cares Act Grant Funds
  - Small Business Grants (Lycoming County – Williamsport/Lycoming Chamber of Commerce Partnership)
- Levee Projects in the Williamsport Area
- Finalization of the Sylvan Dell purchase
- Hazard Mitigation Activities
  - Preparation of a Hazard Mitigation Plan Draft
  - Muncy Resiliency Blue-Ribbon Project
  - Acquisition and Demolition of flood prone structures
- PHARE Projects
  - YWCA of Northcentral PA – Liberty House Program
  - American Rescue Workers – Rental Assistance Program
  - Greater Lycoming Habitat for Humanity – Building Stability
  - Step, Inc. – Supportive Housing, Regional Homes-in Need, HIN Urgent Need Program
  - Transitional Living Centers – Master Leasing Program
- Transportation Projects
  - FFY 2021-2021 TIP
  - Central Susquehanna Valley Transportation Project Impact Study
  - Small Bridge Bundling Program
  - Renewed the Small Bridge Inspection Program
  - New WATS MPO Annual Report
- Municipal Services
  - Subdivision and Land Development
  - Development Advisory Assistance
  - Adopted County Zoning Updates
  - Proposed County Zoning, Subdivision and Land Development Ordinance Updates
  - Zoning Hearing Board Activities
- GIS Services
  - Mapping updates for the Levee Project
  - Interactive Map for Step, Inc.
  - Land Records Activities



## MESSAGE FROM THE EXECUTIVE DIRECTOR

As we move into 2021 the PCD hopes to return to other projects that were delayed and to continue to help those in need due to the Pandemic.

Staff are very eager to move forward with the following projects:

- Brownfield Redevelopment Grants/Loans Program Development
- Finalizing the Greater Muncy Resilience Plan
- Finalizing the Susquehanna River Walk Extension Design
- Acquiring new development services software
- Updating the Zoning & Subdivision and Land Development Ordinances
- Providing additional Hazard Mitigation Activities
- Helping those in need to recover from Pandemic issues
- Timber Run Industrial Park improvements
- White Deer Property conversion
- Identifying additional economic development opportunities and related projects
- Providing opportunities to address issues regionally
- Small Bridge Inspection Program
- Bridge Bundling Program
- Actively searching for grants to help our communities
- Improving GIS and mapping accessibility
- And many more as time and funds allow

## COMMUNITY DEVELOPMENT

# New Team Members

### EVE ADRIAN



Eve joined the Lycoming County Planning Department staff in September 2020 as the Natural Resource Planner. Prior to that, she worked for Polk County, Oregon as a Land Use Planner. She graduated from the University of Oregon with a Master's in Community and Regional Planning, and earned her Bachelor's in Environmental Planning from Bloomsburg University of Pennsylvania. She serves on the Susquehanna Greenway Partnership's Board of Directors, enjoys all forms of outdoor recreation.

Brandon joined the Lycoming County Planning Department staff in October 2020 as the Community & Economic Development Planner. Prior to that, he worked in the public health/vector management field, serving as the Mosquito-borne Disease Control Program Coordinator for Columbia, Montour, Northumberland, Snyder and Union counties. Brandon volunteers with the Alliance for Aquatic Resource Monitoring (ALLARM). He graduated from Bloomsburg University in August 2018 with a Bachelor's Degree in Environmental, Geographical, and Geological Sciences. In his free time, he enjoys spending time outdoors with his wife, Marcia, and two daughters, Addison and Mackenzie.

### BRANDON BALL



### CHRIS HODGES



Chris joined the Lycoming County Planning Department in October 2020 as the Zoning/Subdivision Officer. He graduated from Bloomsburg University in August 2017 with a Bachelor of Science Degree in Environmental, Geographical, and Geological Sciences. Chris is originally from Maryland and is a diehard Baltimore Ravens fan. He is also a music lover who enjoys listening to bluegrass, country, rock, and the blues.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant (CDBG) Program

In 2020, Lycoming County applied for **\$286,189** in CDBG funds from the Department of Housing and Urban Development (HUD) through the PA Department of Community and Economic Development (DCED) to address infrastructure, housing, and community or public services needs throughout the county. The following projects were selected for funding:

- **STEP, Inc. Homes in Need Program** – Homes-in-Need Program for owner-occupied housing rehabilitation
- **West Branch Regional Authority** – Sewer Lateral Reconstruction
- **Center for Independent Living** – Rooftop air condition unit

### Community Development Block Grant - COVID Response (CDBG-CV) Program

Lycoming County received \$166,152 in FFY20 CDBG-CV funds to prevent, prepare for, and respond to the impact of COVID-19 in the community. This program utilizes funds through the Coronavirus Aid, Relief, and Economic Security (CARES) ACT. Funded projects include:

- **American Rescue Workers** – *Rent and Utility Assistance Program*
- **STEP, Inc.** – *Supportive Housing Program*
- **Central Pennsylvania Food Bank** – *Feeding Lycoming County Residents*
- **North Central Sight Services** – *Client assistance program*

### Muncy Resiliency—Blue Ribbon Education Project

In 2020, Lycoming County launched the Blue Ribbon Project as part of the Greater Muncy Resiliency Plan. As part of this project, County employees placed blue “-Flood-” signs to indicate the water depth in a 100-year flood event. In 2019, plastic blue ribbons were placed at the height of the regulatory floodplain. The ribbons were informative but did not weather well; this project replaced the ribbons with aluminum signs.



*Flood marker signs, Main Street, Muncy Borough*



*Flood marker signs in Muncy*

The project arose from the observation that the people affected by floodplain regulations and flood risk were not cognizant of the scope or depth of this regulatory area. The goal of the project is to raise awareness of and educate residents about the regulatory 100-year floodplain or Base Flood Elevation (BFE), as defined by the Federal Emergency Management Agency (FEMA). Knowing the risk is important. Many residents are aware of the regulatory floodplain but are unaware of the depth of flooding. The floodplain is a concern to everyone in the community whether they live, work or do business in or out of it.

## COMMUNITY DEVELOPMENT

### **Lycoming County's COVID Relief Program**

Lycoming County's COVID relief grant program has allocated the entirety of its Funds. The county received a \$10.2 million COVID-19 County Relief Block Grant (CRBG) from the Federal Coronavirus Aid, Relief, and Economic Securities Act (CARES Act), through the state Department of Community and Economic Development (DCED).

The Grant Funds distributed as follows:

- \$3,010,200 to 11 public school districts
- \$1,533,290 to 46 nonprofits
- \$1,639,374 to 175 businesses
- \$1,369,336 to county expenditures (ppe, equipment and other COVID-19 related items)
- \$231,268 to 3 alternative learning centers
- \$207,407 to 5 fire/EMS
- \$145,538 to 9 municipalities/authorities



The \$1.9 million remainder of the funds are being used for county government COVID-19-related expenditures. SEDA-Council of Governments (SEDA-COG) assisted the county by providing professional expertise and grant administrative services, as well as activity development and management to ensure accuracy and adherence with federal and state regulations.

### **Lycoming County – Williamsport/Lycoming Chamber of Commerce Partnership**

In addition to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funds, the County partnered with the Williamsport/Lycoming Chamber of Commerce to distribute small grant and loan funds, of up to \$2,000 each, prior to the Cares Funds distribution, for a total of \$100,000 in grants and \$100,000 in loans. These were distributed in May through July of 2020.

- 1<sup>st</sup> round of Grants/Loans were distributed to 91 businesses.
- 2<sup>nd</sup> round of Grants/Loans were distributed to 90 businesses.

## COMMUNITY DEVELOPMENT

### Hazard Mitigation Buyouts, Mitigation, and Levee

#### **Buyout Update:**

Throughout 2020, the Hazard Reduction Planner has managed both post-disaster Hazard Mitigation Grant Program (HMGP) and pre-disaster Flood Mitigation Assistance (FMA) projects. The County was also able to utilize an allotment of Pennsylvania Housing Affordability and Rehabilitation Enhancement Funds (PHARE) further our efforts within the eastern part of the County as well. All three projects involve the acquisition and demolition of flood prone structures within Lycoming County.



The properties acquired as part of the project were located in McIntyre & Lewis Townships as well as Muncy Borough. DEP Chapter 106 permits have been approved for the demolition of each structure and a request for proposals for demolition services will be advertised early in 2021, which demolitions slated to begin as soon as April.

Two additional acquisition grants are currently under review and may be awarded within the 2021 calendar year:

- HMGP 4088: Grant to acquire six homes within Old Lycoming Township and Muncy Borough.
- CDBG-DR: Grant will be utilized to acquire as many six properties within Muncy Borough's designated acquisition zone.

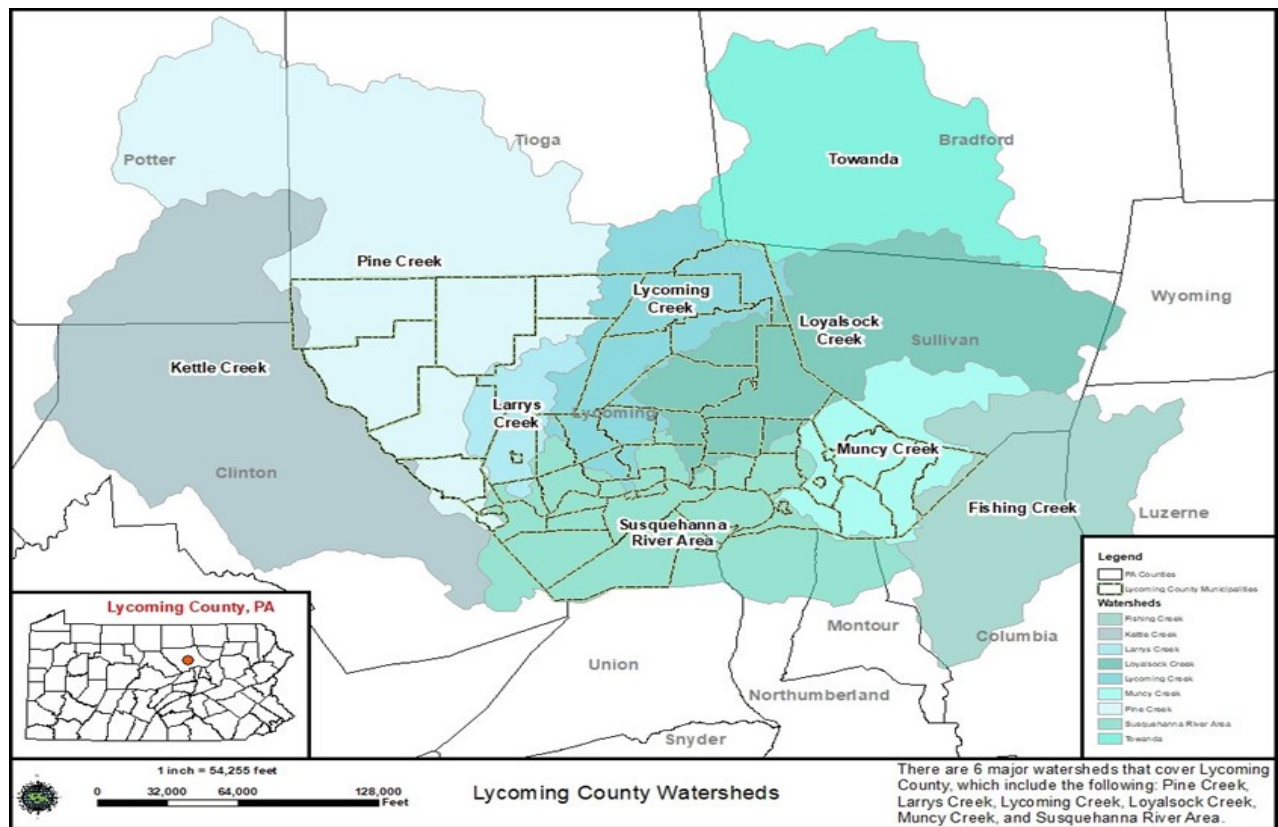
#### **Levee Update:**

The Greater Williamsport Area Levee Rehabilitation Project had several activities occur in 2020. Request for proposals (RFPs) were let for bids to complete the Relief Wells replacement and rehabilitation needed in Williamsport and South Williamsport and the Memorial Avenue I-wall and crosspipe improvements. The Memorial Avenue project RFP is for engineering and design of the improvements for the I-wall and crosspipe and are par with the Federal Economic Development Administration Grant the County received in 2019. Once the Engineering and design is completed and RFP will be let for the construction of the improvements. The County continues to work with its partners to find additional funding for other Levee related projects.

## COMMUNITY DEVELOPMENT

### Countywide Hazard Mitigation Plan Update:

The other major work in 2020 includes the 2021 Multi-Jurisdictional Multi-Hazard Mitigation Plan Update due to FEMA on April 8, 2021. The County hosted two hybrid virtual/in person meetings within the 2020 calendar year and a fully virtual public meeting in January 2021. It was a monumental task to get participation from all 52 municipalities within Lycoming County, as well as other community organizations, state and federal partners let alone achieving this during a national pandemic. Among other important updates, this plan contains new information on landslide vulnerability and a regional approach to our mitigation efforts by organizing projects by the six primary watersheds within Lycoming County.



FEMA is currently reviewing the plan. We will work to make any necessary adjustments based on their feedback and then work with our municipal partners to formalize the adoption process. For a detailed look at our update process for this iteration of the County's plan, please visit the [Hazard Mitigation Plan Update page](#).

## COMMUNITY DEVELOPMENT

### **PHARE FUNDED PROJECTS**

Since 2012, Lycoming County has been awarded \$9.74 million from the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE) to support the creation, rehabilitation, and support of affordable housing throughout Lycoming County. In 2020, the County received \$990,000 in funding through the PA Housing Finance Agency (PHFA).

### **YWCA of Northcentral PA - Liberty House Program**

Since its inception nationally in 1893, the YWCA Northcentral PA has been developing services and programs to allow women and their families to live with dignity and peace. Throughout Lycoming County and Northcentral Pennsylvania the YWCA's focus is on helping people build better lives.



### **American Rescue Workers - Rental Assistance Program**

American Rescue Workers (ARW) is a faith based non-profit organization providing homelessness and hunger prevention services in Lycoming County since 1934. ARW aims to meet the basic needs of men, women, and children who find themselves in an emergency situation or a homeless crisis by providing material and spiritual aid through shelter programs and social services.



### **Greater Lycoming Habitat for Humanity - Building Stability**

Greater Lycoming Habitat for Humanity works to expand home ownership opportunities for local residents by providing decent, affordable housing options that are made available through collaboration with qualified families, human service partners and donors.



### **Step, Inc. - Supportive Housing, Regional Homes-in-Need (HIN), HIN Urgent Need Program**

Incorporated in 1966, the Lycoming-Clinton Counties Commission for Community Action (STEP), Inc. is a private, nonprofit Community Action Agency. STEP stands for "Success Through Engagement and Partnership." STEP's programs engage individuals, families, and communities in their own strategies for success, and success is achieved through partnerships with complementary groups and entities that can also assist these individuals, families, and communities.



### **Transitional Living Centers - Master Leasing program**

The Master Leasing Program is designed to help hard-to-place persons, such as those re-entering from prisons, persons with serious mental illnesses, and those at-risk for homelessness, gain housing stability. Transitional Living Centers (TLC) leases units from local property owners to sublease out to the program clients.

## COMMUNITY DEVELOPMENT

In addition to these organizations, other partner organizations continued to implement a variety of PHARE-funded programs.

### Building Stability One Home at a Time Program – 702 Diamond Street



*May 20. Excavation begins.*



*May 23. Forming stone for foundation walls.*



*June 2. Crane setting walls.*



*June 10. Stairs to basement.*



*June 14. Wall backfill.*



*June 24. Flooring added.*

## COMMUNITY DEVELOPMENT



Side of the House  
9/10/20



Roof  
9/25/20



First Floor  
9/19/20



Second Floor  
9/19/20



Corner of Diamond & Federal  
11/18/20



Interior Side  
11/18/20

# TRANSPORTATION PLANNING

## ***Transportation Planning Achievements***

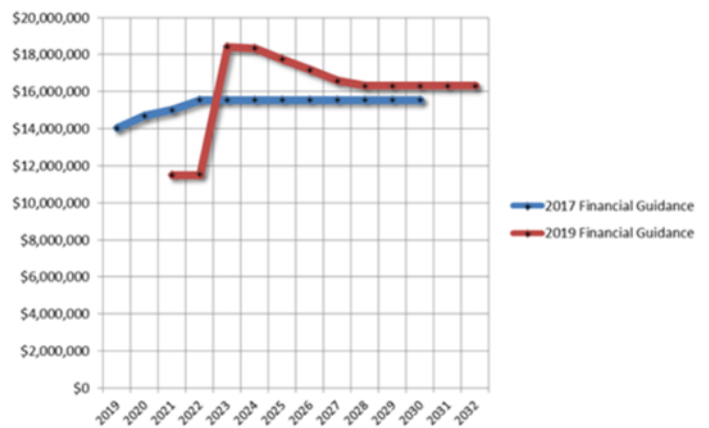
### *WATS MPO Programs and Studies*

#### ***WATS MPO FFY 2021-2024 Transportation Improvement Program (TIP)***

As the federally designated Metropolitan Planning Organization (MPO) for Lycoming County, the Williamsport Area Transportation Study (WATS) works with the Pennsylvania Department of Transportation (PennDOT), River Valley Transit (RVT), and STEP, Inc. to develop the Transportation Improvement Program (TIP). The TIP is a list of priority transportation projects that are proposed to be undertaken during the next four federal fiscal years using various federal, state, and local funding sources. These transportation projects include a full range of highways, bridges, public transit, bicycle, and pedestrian facilities.

Financial guidance for this 2021-2024 Transportation Improvement Program deviates significantly from the expected funding from the prior 2019-2022 TIP. To address serious and crucial unmet maintenance needs on the Interstate system, all TIPs in Pennsylvania saw decreased funding. However, with the next TIP update (2023-2026) the funding formulas that determine the “mix” of federal and state dollars that WATS MPO will receive will change. This change will be part of a shift to a “lowest lifecycle cost (LLCC)” approach to transportation system maintenance. LLCC maximizes the life of transportation infrastructure by prioritizing early intervention and preservation to replace severely deteriorated assets.

**Total funding, 2021-2024 WATS TIP compared to 2019-2022 WATS TIP**



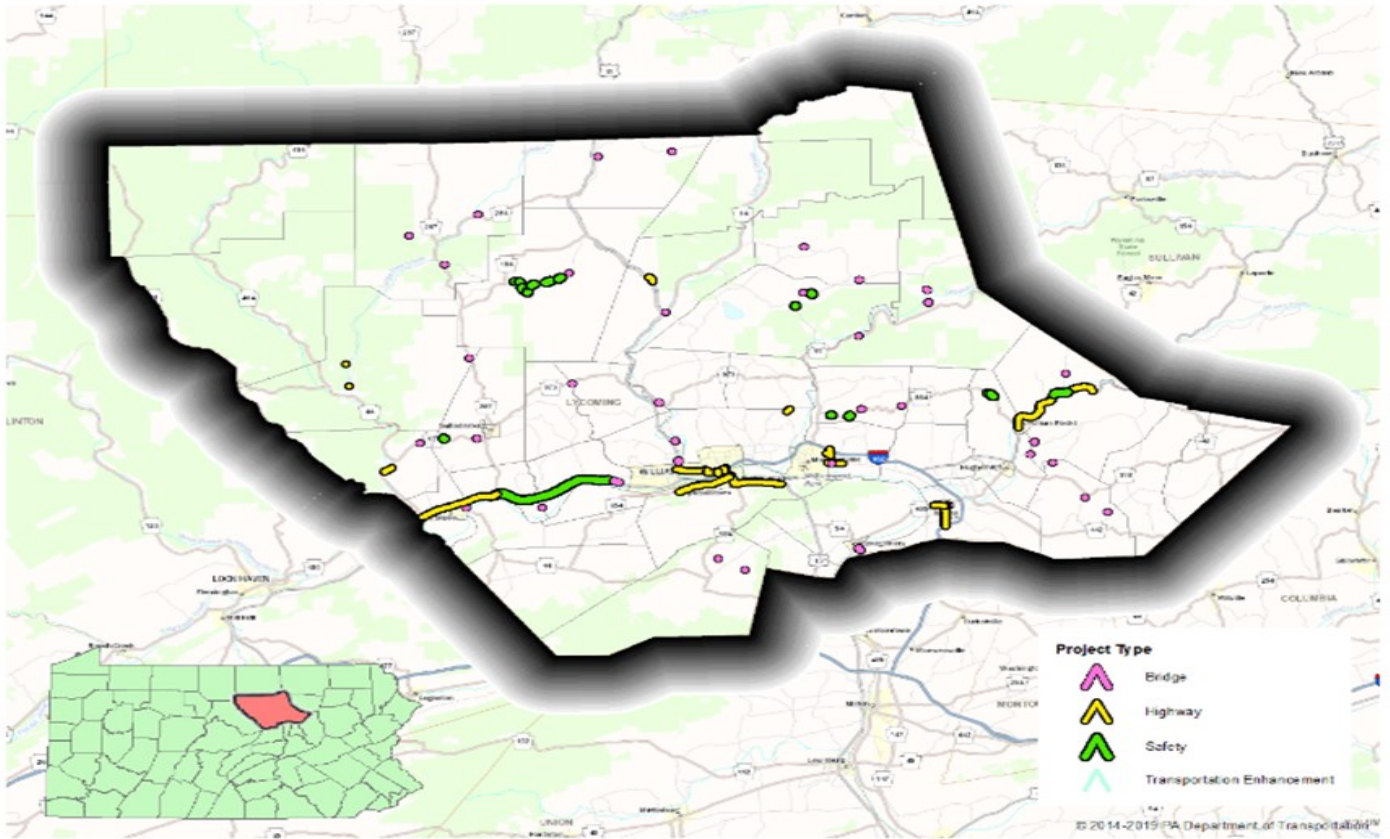
WATS MPO began working on the FFY 2021-2024 TIP in summer 2018. The MPO presented the Draft FFY 2021-2024 Transportation Improvement Program at ten (10) separate public meetings. The Draft FFY 2021-2024 TIP was presented at the WATS MPO Technical Committee meetings on November 4, 2019, January 1, 2020, April 6, 2020, and June 1, 2020. The Draft FFY 2021-2024 TIP was presented at the WATS MPO Coordinating Committee meetings on November 18, 2019, January 27, 2020, April 20, 2020, and June 15, 2020.

The Draft FFY 2021-2024 TIP was also presented at the Lycoming County Planning Commission meetings on February 20 and May 21, 2020. The WATS MPO held a Public Teleconference on May 6, 2020 from 6:00 - 8:00 p.m. Additionally, the WATS MPO utilized the MPO Facebook, Twitter, and Instagram social media sites to promote the Draft FFY 2021-2024 TIP.

The WATS MPO Technical Committee recommended the Draft FFY 2021-2024 TIP for adoption to the WATS MPO Coordinating Committee on June 1, 2020. The WATS MPO Coordinating Committee reviewed and adopted the WATS MPO FFY 201-2024 TIP at their June 15, 2020 meeting.

## TRANSPORTATION PLANNING

### Brief Summary of WATS FFY 2021-2024 TIP



### 61 Projects

- ◇ 30 new/31 carryover from prior TIP
- ◇ 34 bridges
- ◇ 22 highway projects
- ◇ 3 safety projects
- ◇ 6 local bridges
- ◇ 11 transit projects
- ◇ Interim repaving and repair projects to address needs where reconstructions were delayed by reduced funding.

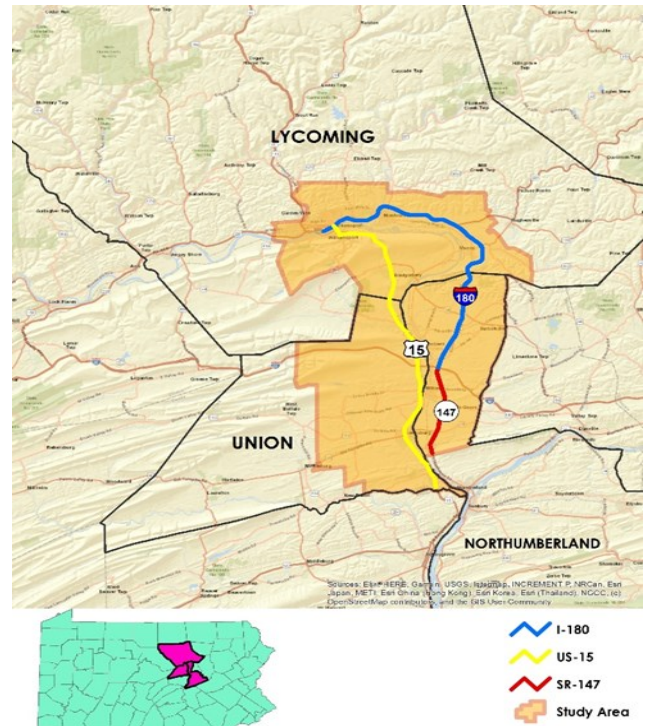
### Slide repairs on:

- ◇ SR 44/Tombs Run
- ◇ SR 2039 (Warrensville Rd)/Lick Run
- ◇ SR 4001(Little Pine Rd)

## TRANSPORTATION PLANNING

### ***Central Susquehanna Valley Transportation (CSVT) Project Impact Study*** (CSVT budget \$167,940)

The Central Susquehanna Valley Transportation (CSVT) Project involves the phased construction of approximately 12.4 miles of new four lane limited access highway from the end of the Selinsgrove Bypass (US 11/15) in Snyder County to SR-147 just south of the SR-45 interchange near Montandon, Northumberland County. This major new highway includes a connector to PA 61 in the Shamokin Dam Area and a large new bridge crossing over the West Branch Susquehanna River extending from Union Township, Union County to Point Township, Northumberland County. Once fully constructed, CSVT is anticipated to impact traffic patterns that may have significant impacts on the communities to the north, especially along the I-180 and US 15 corridors. Further study is necessary to determine the nature of the traffic impacts and the scale of potential development pressures on those communities. More information about the CSVT project is accessible at the project website: [www.CSVT.com](http://www.CSVT.com).



The desired result of this study is to create an action plan that will ensure orderly land development patterns, smart growth, and a safe/efficient multi-modal transportation system which is responsive to any changes in traffic patterns resulting from completion of the CSVT project.

In May 2020, the Williamsport Transportation Study (WATS) Metropolitan Planning Organization (MPO) held the CSVT Project Impact Study management team kick-off meeting with the study-engineering firm, Michael Baker International. The CSVT management team included WATS MPO staff, Lycoming County Planning & Community Development (PCD) staff, SEDA-COG staff, and the Michael Baker, Int'l. CSVT team. Due to the COVID-19 public health emergency the CSVT Management Team met virtually bi-weekly throughout 2020.



The beginning phase of the CSVT Impact Study collected zoning and land use ordinances, and data for the municipalities and counties within the project area. Using this information Michael Baker, Int'l. created Proposed Development mapping and Build Out Scenario mapping including Projected Employment Build-Out and Population Build-Out to visualize the impact that CSVT will have on land use in the project study area. Also, Michael Baker, Int'l. began collecting traffic data in the project study area and conducting a traffic safety analysis, diversion analysis, and reviewing the PennDOT Highway Safety Manual data.

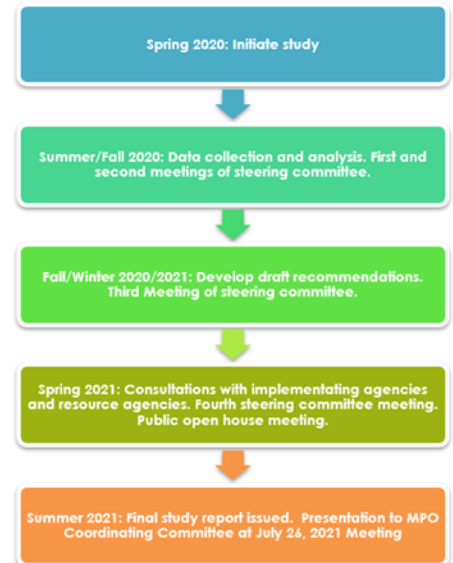
## TRANSPORTATION PLANNING

The CSVT Impact Study Management Team, along with Michael Baker, Int'l. also began outreach to municipalities, agencies, and organizations within the project study area to create the CSVT Impact Study Steering Committee; with the goal to *"...facilitate information sharing, coordination, and promotion among study area stakeholders...transition toward providing implementation assistance after the study has been completed."* The CSVT Impact Study Steering Committee held their first meeting in September 2020 to review the work Michael Baker Int'l. put together.

Some key deliverables from the CSVT Impact Study are:

- ◇ Anticipated future traffic patterns changes within the study area due to the completion of CSVT
- ◇ Anticipated land use changes because of traffic pattern changes, especially impact to the demand for commercial, mixed use and industrial development
- ◇ Maps of any suggested overlay districts or suggested zoning boundary changes
- ◇ Identified transportation infrastructure improvements across all modes needed to accommodate anticipated traffic pattern changes.

The CSVT Impact Study held a Steering Committee meeting in March 2021, and public meetings will be held in April 2021 to gather public comment/feedback on the report. The project is on schedule to have the final CSVT Impact Study report issued mid-summer 2021.



### Construction Programs

#### **Lycoming County Small Bridge Bundling Program (project budget \$7,000,000)**

In April 2020, the Lycoming County Commissioners approved the application for a Pennsylvania Infrastructure Bank (PIB) loan for \$7 million. The County will utilize the \$5 fee funds to repay the PIB loan over the next 10 years. It is important to note that originally there were 19 bridges in the Small Bridge Bundling Program, with an estimated cost of \$9 million. However, because the Lycoming County Commissioners adopted the \$5 fee for local use, the County was able to access matching funding offered by PennDOT for early adopting counties. These matching funds (federal funds) allowed the MPO to program replacements of the two most expensive bridges in the program. These two bridge projects were estimated to cost approx. \$1 million each. The two bridges are owned by Upper Fairfield Township (Heilman Rd over East Mill Creek) and Pine Township (English Run Rd over English Run). The Upper Fairfield bridge project is scheduled to begin in 2021, with the project completed in early 2022. The Pine Township bridge project is scheduled to begin design in 2023 with construction to begin in 2025/2026.

## TRANSPORTATION PLANNING

In June 2020, the MPO staff received Lycoming County Commissioner approval to contract with Bassett Engineering, Inc. for the Small Bridge Bundling Program. This program will enable the repair or replacement of 17 municipal bridges in Lycoming County. In Summer/Fall 2020 MPO staff met with Bassett Engineering to conduct site visits at each of the 17 municipal bridge locations in the Bridge Bundling Program. Based on the data collected at the site visits, Bassett Engineering created two Structure Type Feasibility Studies for the 17 bridges. The Feasibility Studies provided each municipality with an overview of the existing bridge structure and site conditions, the different bridge structure types that Bassett Engineering reviewed as potential repair/replacement options, and the Bassett Engineering recommended structure type.



By December 2020, all 17 municipalities received their Feasibility Study and the request to select which structure type the municipality chooses for the repair/replacement. All municipalities had returned their Structure Type Alternative Forms with their selections by January 2021. Currently Bassett Engineering is finalizing design on Bridge Bundle #1 (aluminum box culvert bridges) and will begin design on Bridge Bundle #2 in Spring 2021.

MPO staff is finalizing the Request for Proposals for construction contracts for the Bridge Bundle #1 and anticipates having a firm under contract by the end of March 2021.

### ***Lycoming County Small Bridge Inspection Program (project budget \$288,029.89)***

In fall, 2020 MPO staff sent out Request for Proposals for the Lycoming County Small Bridge Inspection Program. The Program seeks to have a qualified firm perform routine inspections and create a Small Bridge Asset Management Plan on the one hundred and ten (110) small bridges with span lengths between 8 – 20 feet that are owned by local municipalities throughout Lycoming County. In December 2020, the County received eight (8) proposals from different firms. MPO staff along with the PCD Deputy Director reviewed all eight proposals and extended interviews to four (4) of the firms.

After interviewing the four (4) firms, the MPO recommended that the Lycoming County Commissioners offer an Intent to Award for the Small Bridge Inspection contract to Larson Design Group (LDG). In January 2021, the Lycoming County Commissioners did award LDG the Small Bridge Inspection contract. Currently, the County and LDG are finalizing the Form of Agreement for the contract. Once the contract is finalized, LDG will begin the inspecting and inventorying the high-risk bridges in April 2021.

### ***WATS MPO Annual Report***

In 2020 the MPO staff created a new document for both the WATS Technical Committee and WATS Coordinating Committee, as well as the general public to highlight the activities, programs, and projects that the WATS MPO undertook in 2020. The WATS MPO State Fiscal Year 2019-2020 Annual Report was approved by the WATS Technical Committee in October 2020, and the WATS Coordinating Committees in November 2020.

## TRANSPORTATION PLANNING

The new Annual Report provides a summary of MPO work performed in FY 2019-2020 and breaks down the work activity by fiscal quarter. The Report also highlights the actual amount of work performed and the budgeted amount to show where MPO staff efforts are focused.

Also useful to both the MPO Committees and the general public is the section in the Annual Report highlighting MPO Major Accomplishments during that fiscal year. In the 2019-2020 fiscal year the MPO created and adopted the 2021-2024 Transportation Improvement Program (TIP), the 2020 – 2020 Unified Planning Work Program (UPWP), and the 2019 Public Participation Plan (PPP).

### ***Transportation Initiatives for the Remainder of 2021***

The WATS MPO staff will be working on a number of projects for the remainder of 2021. In February 2021, the MPO staff contracted with Larson Design Group to begin the process of restarting the Small Bridge Inspection Program. Larson Design Group will begin the process of collecting data and information on the Lycoming County under 20ft. bridges and begin the process of analyzing and creating an Asset Management Plan for those structures.

In 2021 the MPO staff will continue to work with the municipalities and Bassett Engineering on the design and construction of the bridges in the Lycoming County Bridge Bundling program. As of this writing, Bassett Engineering is completing design work, permitting approval for Bundle #1 of the Small Bridge Bundling Program.

In addition to these transportation related projects, the MPO staff will continue assisting in the adoption and approval of the 2020 Lycoming County Hazard Mitigation Plan Update. In addition, MPO staff are assisting in the Hazard Mitigation Buy-Out project, which will acquire six (6) floodplain properties in the County lowering the risk of potential loss of life and property for County residents.

MPO staff are also assisting PCD staff on the Susquehanna River Walk Extension project. This project will extend the existing River Walk and additional 2.4 miles and connect the existing River Walk to Susquehanna State Park in the Newberry section of Williamsport, PA. The project is in the final alignment and design phase with that phase scheduled to be complete by the end of 2021.

# MUNICIPAL SERVICES

## County Subdivision & Land Development Ordinance Administration

Anthony Twp.	Mill Creek Twp.
Bastress Twp.	Moreland Twp.
Brown Twp.	Muncy Twp.
Cogan House Twp.	Penn Twp.
Cummings Twp.	Piatt
Gamble Twp.	Pine Twp.
Jackson Twp.	Porter Twp.
Jordan Twp.	Shrewsbury Twp.
Limestone Twp.	Watson Twp.
McHenry Twp.	Hughesville Borough
McIntyre Twp.	Picture Rocks Borough
McNett Twp.	Salladasburg Borough
Mifflin Twp.	

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972 and the County Commissioners enacted a complete SLDO rewrite in January 2014. The purpose of the County SLDO is to provide for the coordinated subdivision and land development of the County and its municipalities. Proposed developments should meet the standards of the Ordinance for the protection of the public health, safety, and welfare.

The Lycoming County Planning Commission (LCPC) provides full-time, professional administration and legal support for the SLDO through the County Planning and Community Development Department.

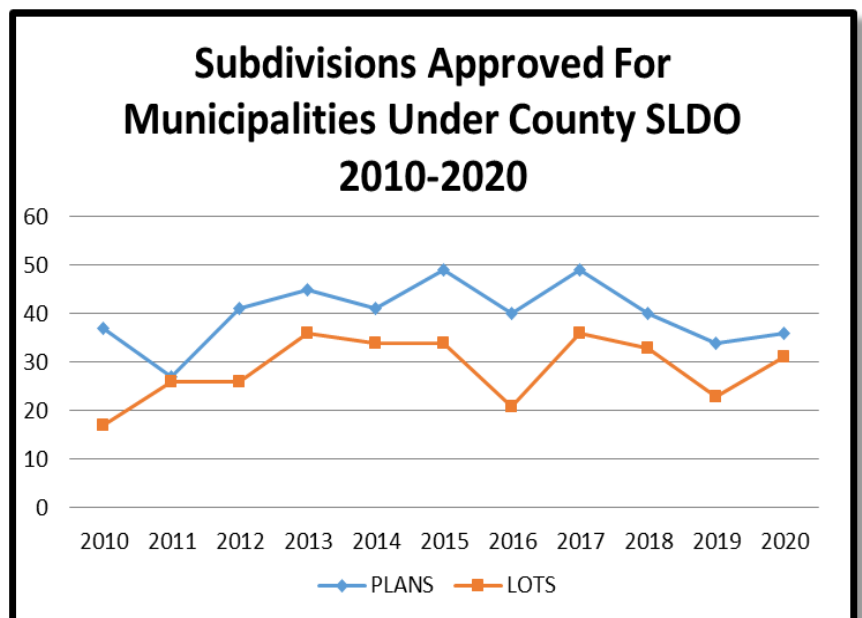
This service is currently being utilized by 25 municipalities: 22 Townships and 3 Boroughs (as shown to the left).

## Staff Activity in 2020

- LCPC Staff accepted 50 new applications with 17 submissions carrying over from 2019. There was \$4,062.14 collected in subdivision & land development fees.
- The LCPC granted final approval for 36 subdivisions and 8 land development plans.
- Subdivision plan approvals increased by 2 from 2019.
- Land Development Plan approvals Increased by 3. Approved Land Development Plans included: 2 Institutional, 2 Agricultural and 3 Natural Gas, and 1 Residential.

The graph (to the right) depicts the subdivision approval trends over the last ten years.

In municipalities that are under County SLDO jurisdiction, a total of 31 new lots were created, which is an increase of 8 lots from 2019's total.



## MUNICIPAL SERVICES

### Approved Land Development Plans

<b>Municipality</b>	<b>Applicant</b>	<b>Development/Type of Use</b>
Muncy Township	Geisinger Health System	Institutional Land Development – Acute Care Medical Facility
McIntyre Township	Red Run Mountain Inc.	Natural Gas Land Development – Water Impoundment Facility
McIntyre Township	Ralston Area Joint Authority	Natural Gas Land Development – Water Withdrawal Facility
Limestone Township	Elias & Fannie Stoltzfus	Agricultural Land Development – Calf/Veal Barn
McIntyre Township	DCNR Bureau of Forestry- National Fuel & Gas	Natural Gas Land Development – Meter Station
Cummings Township	Cummings Township	Institutional Land Development – Township Maintenance Buildings
Moreland Township	William Brown	Agricultural Land Development – Christmas Tree Support Barn
Muncy Township	Joshua Phillips	Residential Land Development – Second Single Family Home on one lot

## MUNICIPAL SERVICES



### Geisinger Medical Center

Geisinger Medical Center began construction of their Acute Care Hospital to be located in Muncy Township on an existing 21.19- acre parcel directly adjacent to the Route 180 Pennsdale exit. The new Healthplex will be a 120,500 sq. ft., three-story, 59ft. high, building with inpatient and outpatient facilities that will be served by a helipad, parking lot and access from North Route 220.

### Stoltzfus Calf/Veal Barn

Elias and Fannie Stoltzfus obtained approval to build a 50ft.x 150ft., 7500 sq.ft. calf/veal barn, with manure pit, loading area and 20ft. wide access drive from Pine Woods Road in Limestone Township.



## MUNICIPAL SERVICES

### Cummings Township Building

After completing major renovations to their municipal building, the Cummings Township Supervisors obtained land development approval to add a 2400 sq. ft. vehicle maintenance building and 800 sq.ft. salt storage building with improved parking lot and paved handicap parking to their 1.90-acre parcel.



### William Brown Tree Farm Office and Storage Building

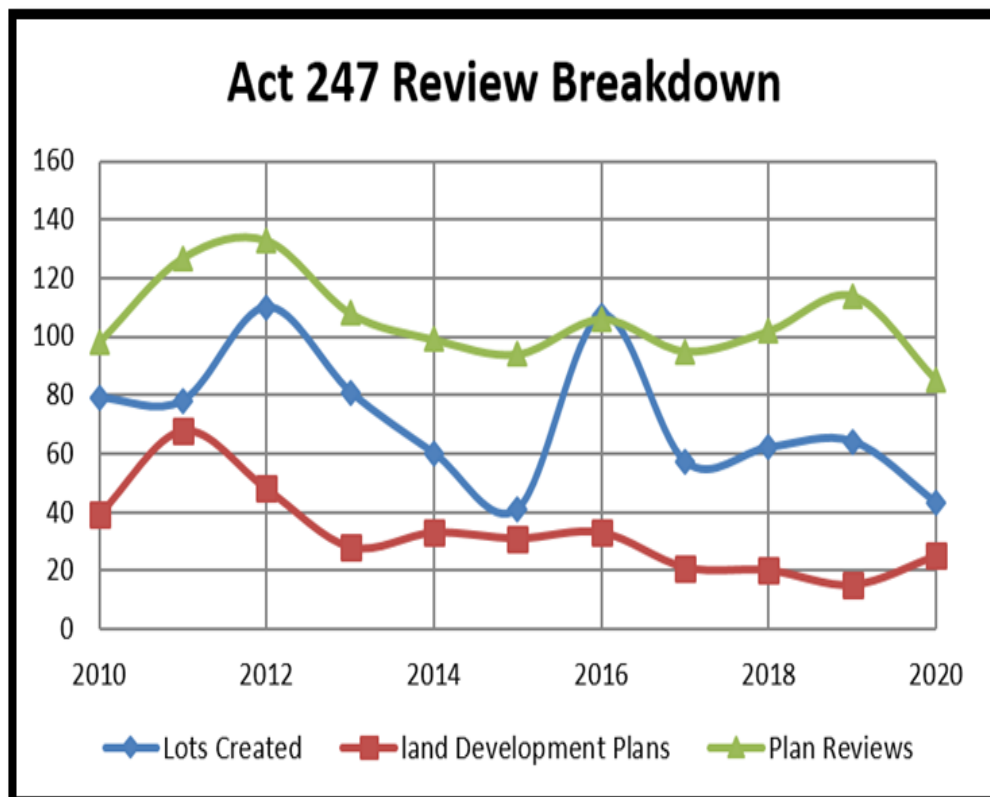
William Brown constructed a 60 ft. x 192 ft., 11,520 sq.ft. building with office and equipment storage for operating a tree farm business. The 195-acre farm is located along Stan Warn Road in Moreland Township.

## MUNICIPAL SERVICES

### Development Advisory Assistance

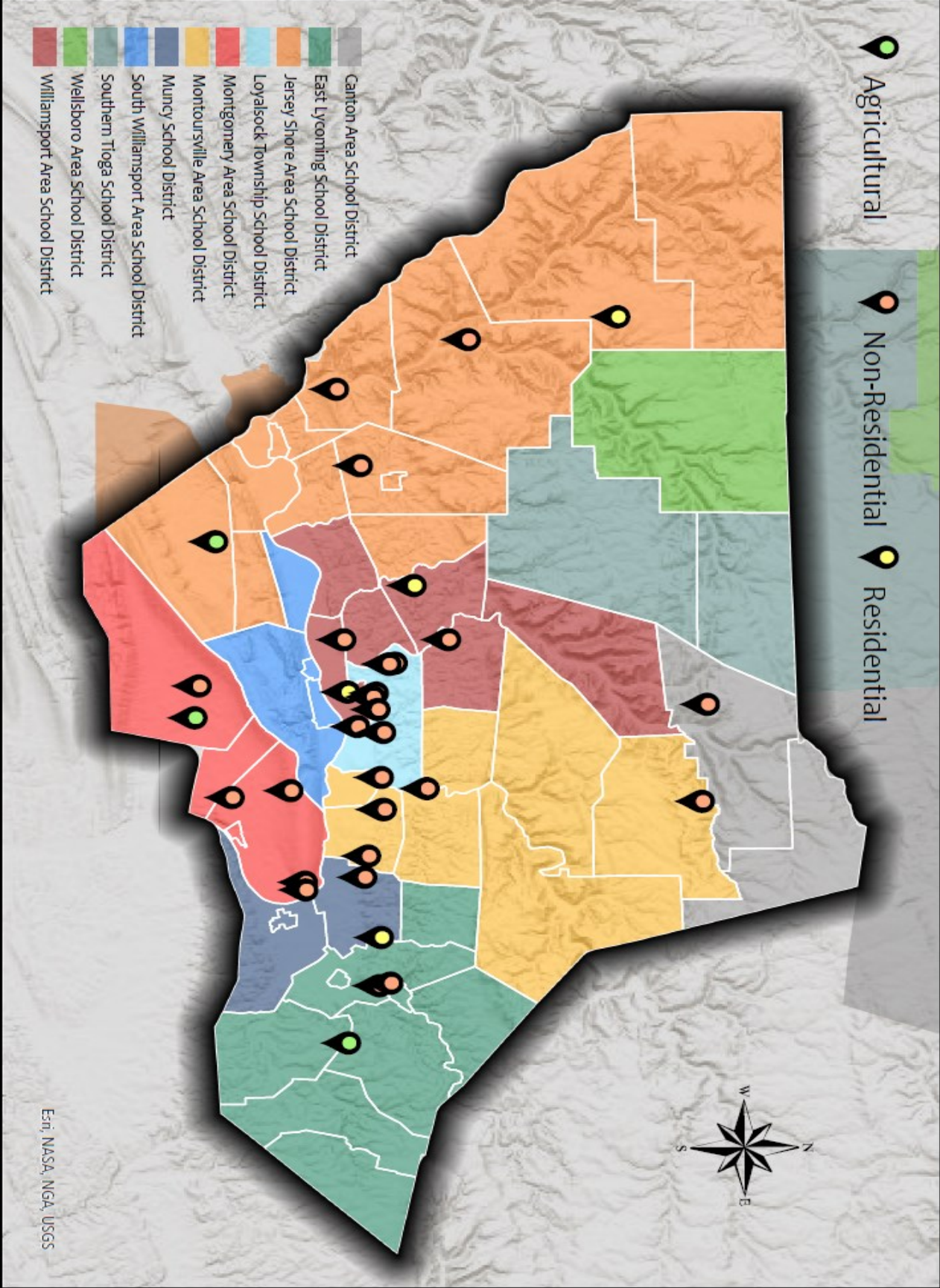
In addition to the 25 municipalities covered by the County Subdivision and Land Development Ordinance (SLDO), the Planning Department staff also provides advisory review letters for subdivision and land development plans located within the 27 municipalities that retain their own SLDO approval authority. These advisory letters provide the municipalities with a description of the project, and on occasion, a list of potential revisions that could be made to the submitted plans prior to being granted final plan approval. These letters are commonly referred to as “Act 247” letters because that is the Act which established the PA Municipalities Planning Code (MPC) and affords the County Planning Agency an opportunity to provide constructive review comments.

The County provided “advisory” comments on 85 subdivision and land development plans received in 2020. This figure reflects a decrease from the 114 plans reviewed in 2019. A breakdown of the 85 reviews PCD performed includes 25 land development plans, 17 lot-addition plans, 12 lot-consolidation plans, 25 single-lot plans, and 6 multi-lot plans. Below are the general trends of lot creation, land developments, and plan submissions since 2010. It is the County’s goal to not only provide a thorough review upon which the municipalities can base a well-reasoned recommendation, but also produce this review in a timely manner. The County is afforded 30 days to review each submission by the MPC, but the average turnaround time per plan submission in 2019 was well under that threshold at approximately 17.7 days per review



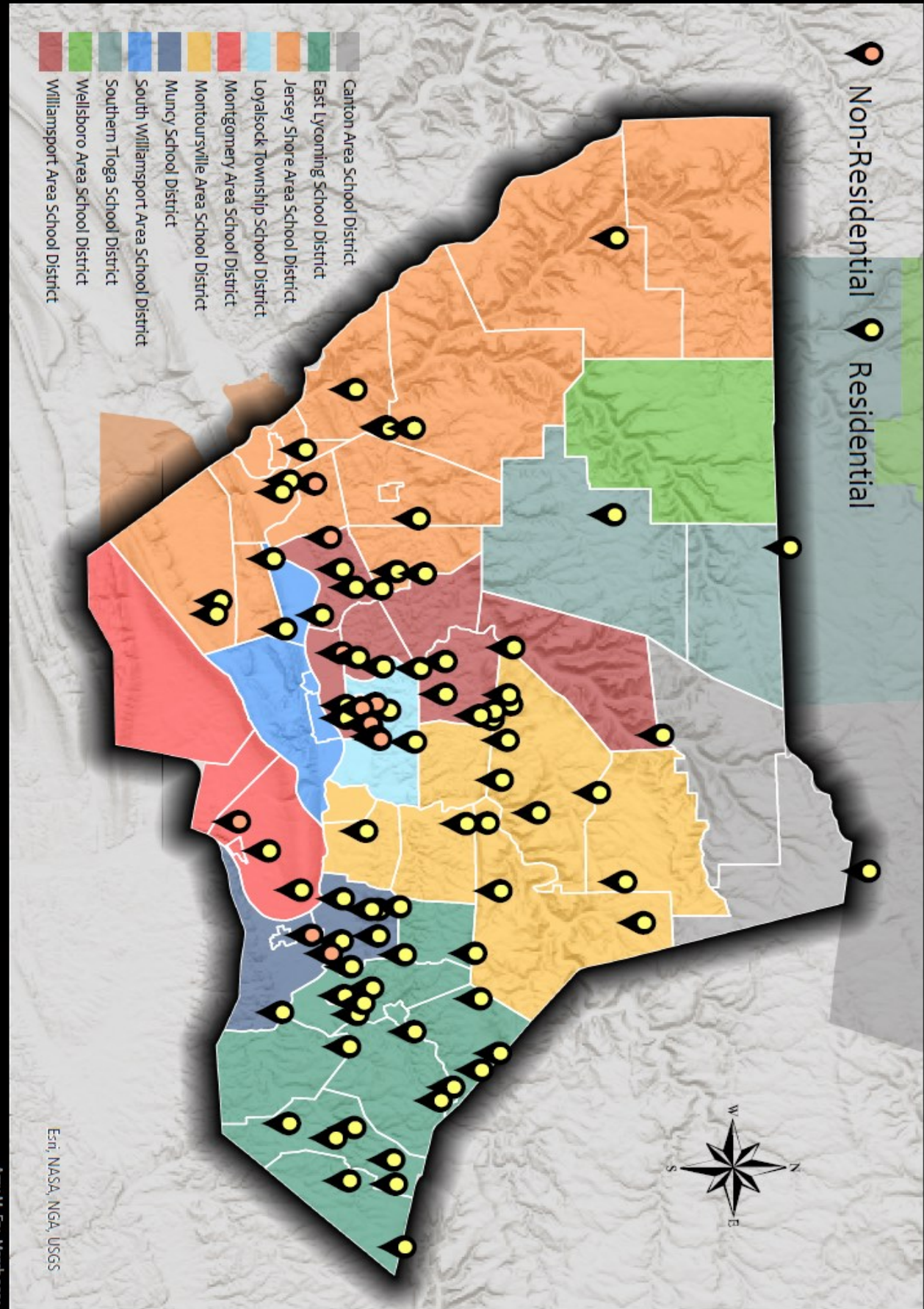
MUNICIPAL SERVICES

Lycoming County 2020 Land Developments



MUNICIPAL SERVICES

Lycoming County 2020 Subdivisions



## MUNICIPAL SERVICES



### 2020 SLDO Submission Summary

### Lycoming County

### Plan submissions by school district

	Land Development Submissions				Subdivision Submissions		
School District	Residential	Agricultural	Non-Residential	TOTAL	Residential	Non-Residential	TOTAL
Canton Area			1	1	1		1
East Lycoming Area		1	2	3	20		20
Jersey Shore Area	1	1	3	5	15	2	17
Loyalsock			2	2	3	2	5
Montgomery Area		1	4	5	3	2	5
Montoursville Area			5	5	10		10
Muncy Area	1		1	2	7	2	9
South Williamsport Area	1		1	2	4		4
Southern Tioga Area					2		2
Wellsboro Area							
Williamsport Area	1		8	9	16	7	23
<b>TOTAL</b>	<b>4</b>	<b>3</b>	<b>27</b>	<b>34</b>	<b>81</b>	<b>15</b>	<b>96</b>

### Types of new development by school

	Residential Development in Units*						Non-Residential Development in SQFT					
School District	Single Family Deached	Mobile Homes	Apartments	Townhouse	Semi-Detached	Total Units	Agricultural	Public/Quasi Public	Industrial/ Warehouse	Commercial	Commercial Recreational	Total SQFT
Canton Area									128			128
East Lycoming Area										15,424		15,424
Jersey Shore Area	1					1	7,500	4,989				12,489
Loyalsock										10,986		10,986
Montgomery Area							13,432		10,000	10,000		33,432
Montoursville Area			1			1				25,662		25,662
Muncy Area	1					1			9,408			9,408
South Williamsport Area			30			30		14,580				14,580
Southern Tioga Area												
Wellsboro Area												
Williamsport Area	1					1		10,150		20,071		30,221
TOTAL	3		31			34	20,932	29,719	19,536	82,143		152,330

## MUNICIPAL SERVICES

# County Zoning

## County Zoning Ordinance Administration

**Departmental Emphasis 2020:** The Zoning department in 2020 continued to meet applicants needs during the Pandemic. We did not slow down during these tumultuous times. An uptick in applications and meeting applicant demands were constant. Project completions seemingly slowed from cost and availability of construction materials. Our ongoing effort to maintain coordination with the County Hazard Planner continues to direct our focus on working with our municipal partners and their constituents regarding floodplain management. Community safety through the NFIP is essential countywide. Our dedicated staff members continued expanding their knowledge base by taking advantage of educational opportunities through federal, state and municipal organizational training sessions. They are always available to provide assistance and direct support to all municipalities within the County, upon request. Outreach opportunities are always encouraged.

The 21 member municipalities listed below participate in the Lycoming County Zoning Partnership. PCD staff administers the County Zoning Ordinance in these municipalities.

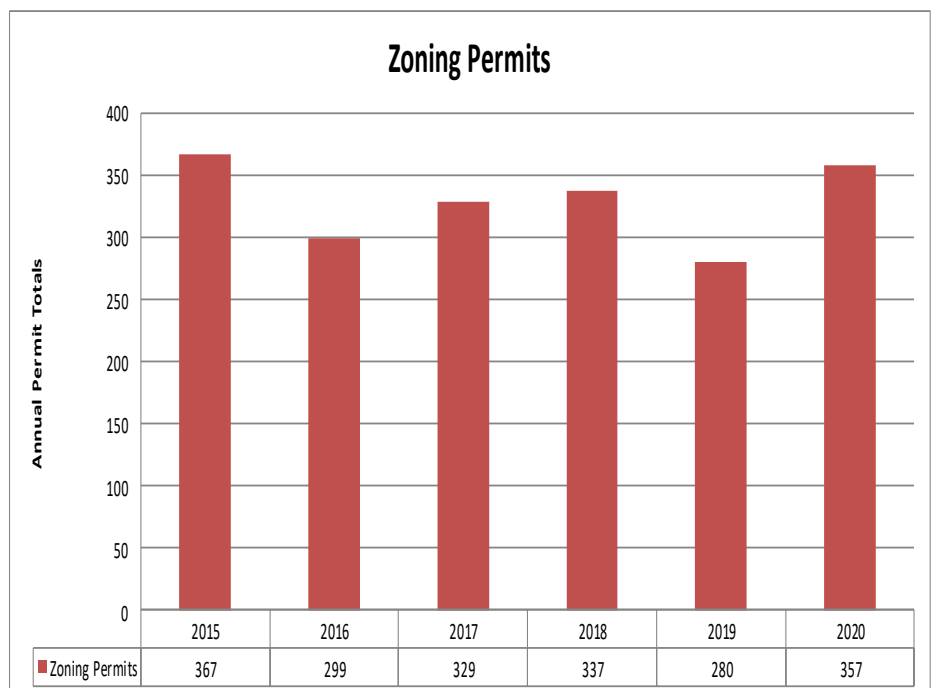
### 21 Member Municipalities

BASTRESS TOWNSHIP	McNETT TOWNSHIP
BROWN TOWNSHIP	MIFFLIN TOWNSHIP
CASCADE TOWNSHIP	MORELAND TOWNSHIP
COGAN HOUSE TOWNSHIP	MUNCY TOWNSHIP
GAMBLE TOWNSHIP	PENN TOWNSHIP
JACKSON TOWNSHIP	PIATT TOWNSHIP
JORDAN TOWNSHIP	PINE TOWNSHIP
LEWIS TOWNSHIP	PLUNKETTS CREEK TWP.
LIMESTONE TOWNSHIP	PORTER TOWNSHIP
McHENRY TOWNSHIP	SALLADASBURG BOROUGH
McINTYRE TOWNSHIP	

### Partnership Activity

There were a total of 357 Zoning Development Permits issued during 2020, as compared to 280 in 2019. Apparent increase would be from the lockdowns during the pandemic. In addition, the County Zoning Dept. continues work on text amendment packages meant to clarify requirements and make ordinance administration more efficient. A 2020 text amendment providing for Hunting Preserves in the Agricultural, Resource Protection, and Countryside zoning districts has been adopted.

Updated permitted land use categories and performance standards are being researched and considered for proposal next year. EG: Event venues, solar options, vacant land uses, etc. Please check with us for changes.



## MUNICIPAL SERVICES

# Zoning Hearing Board

In 2020, 11 matters were brought before the County Zoning Hearing Board:

- ◆ 6 Variances—1 withdrawn
- ◆ 4 Special exceptions
- ◆ 1 Appeal— Floodplain

Among the 5 variances, there were:

- ◆ 1 Special provisions for accessory structures in Floodway
- ◆ 1 Single family residence, setbacks
- ◆ 1 Minimum Tract Size
- ◆ 2 Accessory structure, setbacks

Special exception cases consisted of:

- ◆ 1 Heavy Industry
- ◆ 1 Light Industry
- ◆ 1 Outdoor Recreation
- ◆ 1 Communication Tower



The **mission** of the Lycoming County Zoning Hearing Board is “to promote the health, safety, and general welfare of the present and future inhabitants of the County by providing for a rational and orderly pattern of land use, preserving and protecting the County’s natural resources, creating an environment that is reasonably safe from floods and other dangers, and stabilizing the property values of land and buildings.”

### Zoning Hearing Board Members

William Klein, Chairman  
—— Vice-Chairman  
Leslie Whitehill, Member  
Christopher A. Logue, Member  
David Hines, Member  
Dan Clark, Alternate  
Romuald "Ray" Andraka, Member



# GIS & LAND RECORDS

## GIS

Despite major disruptions to life, the COVID-19 Pandemic did not slow down for Lycoming County community services, and their specialized needs. GIS Supervisor, Amy Fry, fulfilled requests for customized web-based mapping applications for Lycoming County Sheriff's Department, Lycoming County Veteran's Affairs Office, STEP Inc., and Williamsport Fire Department. This provided the opportunity to use new and improved GIS tools made available by GIS software provider, ESRI.

To the right is an image of the interactive map application created for STEP Inc. The map application displays categorized coordinating service providers within STEP Inc.'s tri-county service region. Designed for use by both staff employees, and those they service, the application allows for easy filtering of locations based on the desired service need. Additional contact information, and links to provider websites, are available within the application as well.

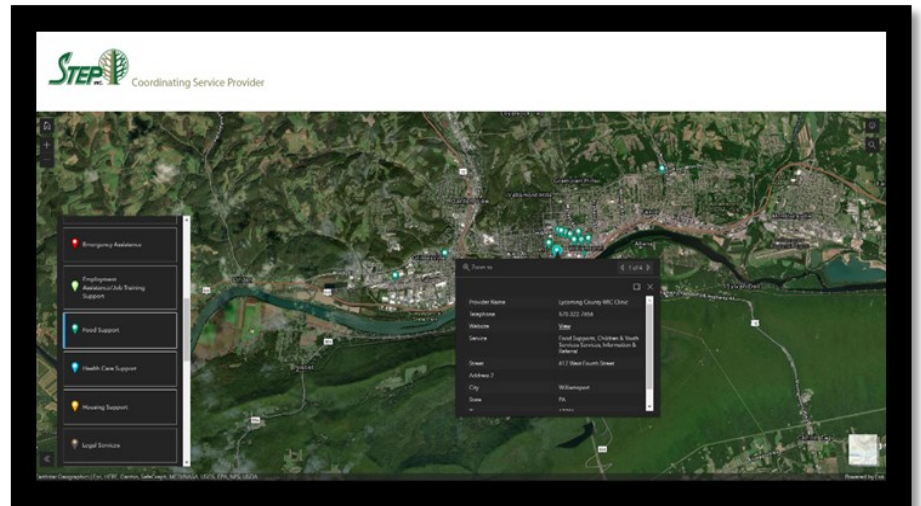
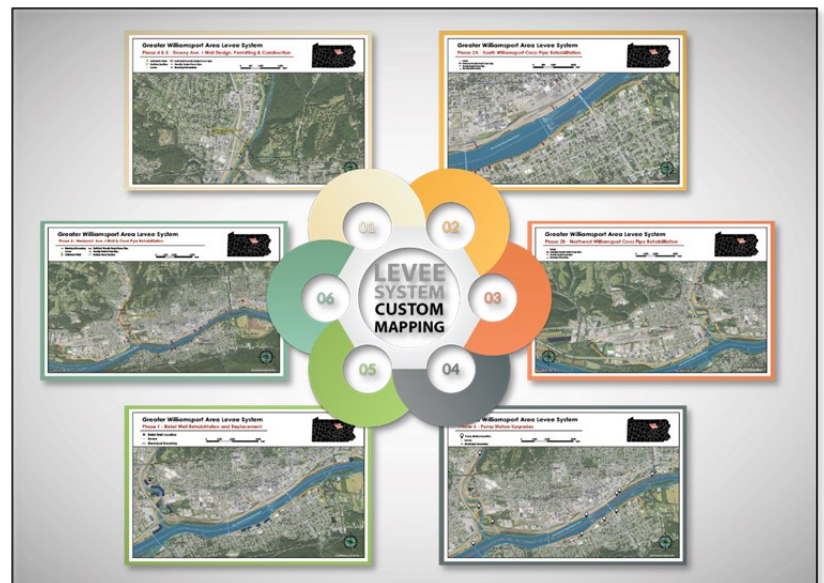


Figure 1 Image of the web map application designed for STEP Inc

Extensive GIS mapping support was conducted for the Greater Williamsport Area Levee System project. Amy Fry created a series of detailed maps, denoting each phase of the levee project in an easy to understand format. These maps continue to be a useful tool for project meetings, presentations and grant applications.



## GIS & LAND RECORDS

GIS staff in the department were able to tune into the 2020 ESRI Users Conference held virtually July 13-16<sup>th</sup>. Staff remotely attended free breakout training sessions relating to the decennial Census, parcel edit workflow, data management, field data collection and cartographic tips and tricks. The yearly event would normally require the expense of travel and overnight accommodations, not within the budget.



Figure 3 ESRI 2020 User Conference logo.

GIS Analyst/Field Coordinator, Ed Feigles, made use of his work from home time by collecting GPS coordinates for roadway signage and utility poles within the Muncy Resiliency Project Area. This data will be useful in possible future planning projects and grant applications.

### Land Records

Uniform Parcel Identification (UPI) staff remained steadfast to their duties throughout the 2020 shutdown. Coordinated staffing allowed for coverage as normal for the UPI program. Recorded instruments did not slow down much due to the pandemic. Low interest rates seemed to have prompted refinancing opportunities, keeping UPI and Register and Records staff busy.

Staff from Land Records/UPI, GIS, and Administrative support were able to make major headway in efforts to move the Land Records office in a paperless direction. During time working from home, staff were able to sort and dispose of unnecessary duplicate paper copies of deeds, as well as document pertinent research notes for the assessment record history. This endeavor has freed up physical storage space in the land Records office.

## GIS &amp; LAND RECORDS

## Year End of 2020 Uniform Parcel Identifier

Request Type	Total Instruments (including O&G)	# of Oil & Gas Instr.	# of UPI's on O&G instr.	Total # of UPI's Pre- reviewed	Total # of UPI's Completed	2019 Compl UPIs	2018 Compl UPIs	2017 Total Instrs
Agreement	276	73	958	1187	1178	850	1088	*
Article of Agreement	7	0	0	7	6	10	8	8
Assignment of Rents	305	0	0	440	439	546	654	421
Assignment of Rents – Termination	284	1	2	423	423	323	361	35
Clean & Green	164	1	1	171	171	147	246	31
Clean & Green - Breach	6	0	0	6	6	6	17	*
Clean & Green - Termination	2	0	0	3	3	2	3	*
Corrective Deed	0	0	0	0	0	2	2	2
Deed	2915	122	193	3166	3051	3204	3280	2843
Deed - Corrective	30	4	87	120	31	52	56	33
Deed - Dedication	1	0	0	1	1	2	3	5
Deed - Easement	95	13	14	107	107	182	180	129
Deed - Quit-Claim	66	11	12	70	66	135	75	94
Deed - Right Of Way	64	14	16	73	73	119	102	168
Deed - Sheriff	29	0	0	30	28	80	93	92
Deed - Tax Claim	0	0	0	0	0	39	21	21
Lease	160	148	177	193	184	445	444	199
Lease – Amendment	31	30	54	56	56	30	40	7
Lease - Assignment	82	68	1176	1192	1097	1298	319	31
Lease – Release/Surrender	214	208	322	328	321	53	768	30
Mortgage	4906	25	2331	8117	6911	5492	5462	4331
Mortgage - Assignment	813	2	2	1056	1053	1828	767	865
Mortgage – Modification	93	3	131	225	225	1745	86	21
Mortgage - Release	145	10	89	259	259	2281	499	180
Mortgage - Satisfaction	5116	8	16	5543	5541	5622	4976	4576
Other	185	64	534	1058	1054	1686	2046	437
Power of Attorney	37	0	0	43	42	33	32	2
Subdivision – Land Development	29	2	3	35	35	34	56	9
Subdivision - Survey	10	0	0	10	10	10	10	*
Subdivision/Add Lot	97	3	3	129	129	140	147	33
Trust	67	2	2	84	70	61	117	*
UCC Financing Statement	56	4	76	190	190	58	604	18
UCC Financing Statement – Amendment	51	1	972	1043	1043	1918	680	7
<b>Total</b>	<b>16336</b>	<b>817</b>	<b>7171</b>	<b>25365</b>	<b>23803</b>	<b>28433</b>	<b>23242</b>	<b>14628</b>
Total Instruments (including O&G)								
All instruments for the month/year								
# of Oil & Gas Instruments								
are the instrument we note as being Oil & Gas (included in Completed								
# of UPI's on O&G instruments								
there can be more than 1 UPI on an instrument, so this # is higher								
Total # of UPI's Pre-review								
Pre-review means they could have been emailed or faxed us the								
Total # of UPI's Completed								
All the documents that were brought in for the UPI Stamp								
*								
Was not tracking these documents								