

Lycoming County Department of  
Planning & Community Development

# ANNUAL REPORT

# 2015

COMPREHENSIVE PLAN PROCESS KICKS OFF



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# Major Accomplishments

## PCD's 'Top 10' in 2015

- Launch of the ten-year County Comprehensive Plan Update
- First-ever Municipal Summit brought together officials from across Lycoming County
- Lycoming County won the 2015 Pennsylvania Road and Bridge Award at CCAP Convention, Pittsburgh
- Completed Muncy Area Corridor Access Management Plan
- MS4 Partnership was extended to 2019; permittees maintained full compliance
- Initiated the development of the Muncy Strategic Initiative, which includes over \$1 million of CDBG-DR and PHARE funds for flood mitigation efforts
- Completion of Risk MAP with no appeals
- Myers Auto Parts property in Muncy: Completed Phase I and Phase II brownfield environmental assessments, and assisted with demolition of entire site to prepare it for future redevelopment
- Update completed for City of Williamsport's Inventory of Historical Resources
- Addition of Pine Township to County zoning partnership

*For more information on each of these accomplishments, please see the related section within this Annual Report.*



## LCPC Chairman's Message



2015 was an important year for the Lycoming County Planning Commission (LCPC). It was a year of partnerships. For several years now, the LCPC and the Department of Planning and Community Development (PCD) have made it a priority to offer assistance to the county's 52 municipalities. The LCPC and PCD do not tell our municipalities what to do. We do not dictate municipal actions. Instead, we offer assistance when asked. We formulate workable and cost-effective solutions for consideration by our municipalities.

A perfect example of this is the Municipal Separate Storm Sewer System (MS4) Coalition. In the case of MS4, ten permitted entities (nine municipalities and the Pennsylvania College of Technology), faced with increased compliance requirements, approached the County about adding a MS4 Planner position to coordinate the efforts of all. A partnership agreement was formed that fully funds the newly created MS4 Planner position by the ten permittees. This is the only position of its type in the County system. No other position is fully funded by a municipal coalition. The formation of the MS4 Coalition and the hiring of the MS4 Planner were completed within three months from start to finish. No other entity could have accomplished such a feat in such a short time.

The LCPC is able to act quickly to resolve major issues that are encountered by County municipalities. In the case of MS4, it resulted in a very cost-effective solution. By sharing the costs of a Planner, all of the municipalities have saved substantial tax dollars. Imagine what it would have cost for each municipality to hire their own staff member to deal with the MS4 regulations.

MS4 is just one recent example of what the LCPC is able to do. The six Multi-municipal Comprehensive Plans are another example. We are coordinating the efforts of nine Planning Advisory Teams (PATs) ranging in size from 11 to 30 members to produce six multi-municipal plans and a Countywide plan with a special focus on our rural areas. The six multi-municipal plans are not the plans of the LCPC; they are the plans of the municipalities. The LCPC and PCD are just assisting the municipalities in preparing the plans. For another example, LCPC and PCD have maintained the zoning and subdivision partnerships for many years.

Future LCPC and PCD initiatives may include training programs for County municipal officials, such as elected officials, planning commission members, zoning hearing board members, and staff. The PCD staff could provide training in many topics and facilitate bringing in experts on many others. As LCPC chairman, I look forward to working to further assist our municipalities in 2016.

*Howard Fry*



LYCOMING COUNTY PLANNING COMMISSION

## Executive Director's Message

2015 was a challenging but exciting year. The Planning Commission and Planning Department accomplished many things in 2015. In the City of Williamsport, Memorial Homes was occupied by residents, the Brodart Neighborhood Improvement Program (BNIP) continued, and the Old City/East 3<sup>rd</sup> Street Gateway Study was completed. Exciting projects were completed or initiated in many other areas of the County, including the Baseline Groundwater Monitoring Program, the Muncy Strategic Initiative, historic inventories for four municipalities, the CDBG-funded Montgomery Carnival Grounds project, and more.

Perhaps the most important project that commenced in 2015 was the kick-off of the ten-year Comprehensive Plan Update. Everything got started in September with the first round of public meetings, after much preparation during the summer months. We are updating the County-wide Plan and six Multi-Municipal Plans. We are also breaking the rural portion of the County Plan into three regions: Rural East, Rural Central, and Rural West. We are doing this because not all of the rural areas of the County have the same issues that need to be addressed. By splitting the rural area into three smaller areas of concentration, we can better address the unique issues that each deal with.

Comprehensive planning is the most important process that a planning department is involved in. It is what we do. When completed and adopted in 2017, the comprehensive plans will guide the future development of the County and its municipalities. The plans will prioritize and describe projects necessary to the success of the County. The plans will also provide an implementation schedule as well as a funding strategy for the listed projects. The 2017 update is moving toward a more strategic plan than a traditional macro-level comprehensive plan.

The 2006 plans are still pertinent and contain a great deal of good information. With the update we are going to take the plans to the next level and define implementation and funding strategies. Our hope is that the plans will be used by our municipalities to work cooperatively in projects of regional significance. It is very difficult if not impossible for municipalities to do everything on their own any longer. Out of necessity, municipalities must partner on major projects. County-level planning supports and encourages regional efforts.

The Planning Advisory Teams (PATs) will hopefully be the start of forming the partnerships necessary to municipalities working together in the future. Our plan is to continue the PATs after the plans are complete, meeting quarterly or every six months, based upon the wishes of the municipal officials. During those meetings, progress toward comprehensive plan goals will be reviewed and discussed. 2016 will be the year of the comprehensive plan!

Sincerely,



Kurt Hausammann, Jr., AICP  
Executive Director



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# 2015 PCD Staff List

**Kurt Hausammann, Jr., AICP**, Director  
**Frances McJunkin, CFM**, Deputy Director of GIS & Assessment

**Kim Wheeler, AICP**, Deputy Director of Planning

**John Lavelle III, AICP, CFM**, Municipal Services Supervisor

**Deborah Bennett**, Administrative Support Supervisor

**Amy Fry**, GIS Supervisor/GIS Technician

**Megan Lehman, AICP**, Lead Planner

**Mark Murawski**, Transportation Planner

**Lynn Cunningham**, Assistant Transportation Planner

**Jenny Picciano**, Community and Economic Development Planner

**Joshua Billings**, Environmental Planner

**Lauren Robinson**, MS4 Planner

**Sal Vitko, CFM**, Hazard Reduction Planner

**Tom Krajewski**, Subdivision and Land Development Administrator

**David Hines**, Zoning Administrator (through 8/2015)

**Kurt Schmitt**, Zoning Administrator (beginning 9/2015)

**Rodney Heindel**, Zoning Officer

**Richard Murphy**, Land Records Cartographer

**Stacy Lewis**, Assistant Land Records Cartographer

**Stephanie Toner**, Land Records Database Coordinator

**Scott Williams**, GIS/Data Systems Analyst

**Edward Feigles**, GIS Graphics/Fieldwork Coordinator

**Jane Magyar**, Clerk IV—Planning

**Jessica DiBartolomeo**, Clerk II—Planning

**Cassie Tompkins**, Chief Assessor (through 6/2015)

**Brooke Wright**, Chief Assessor (beginning 6/2015)

**Mark Anderson**, Deputy Chief Assessor (beginning 6/2015)

**Jeffrey Ruggiers**, Field Assessor

**Cheryl Ergott**, Field Assessor

**Lisa Campbell**, Clerk III—Assessment

**Ruth McKeon**, Clerk II—Assessment

## PCD 2015 Interns

**Sisto Campana**, University of Pittsburgh

**Jessica Stevenson**, Biola University/IUP

**Julianne Kiess**, Lycoming College

**Tung “Tom” Nguyen**, Lycoming College

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# Division Name Change

Municipal Services Division is the new name for the former Development Services Division. In recent years, our partner municipalities have increasingly required and requested broader County assistance beyond traditional zoning, subdivision, and land development services. Therefore, the name change anticipates this growing trend and the need to expand educational training and other service offerings that could be provided in the future.

# New Hires

## Kurt Schmitt —

Kurt Schmitt joined the Lycoming County Planning Department in September 2015 as Zoning Administrator. Born in Philadelphia, Kurt was raised in Virginia and educated in Pennsylvania. Previously, Kurt worked in the education and legal fields, earned degrees from Kutztown, Bucknell, and Widener Universities, and has also served in the PA National Guard. His hobbies include reading, hiking, and physical training.



## Joshua Schnitzlein —

Josh Schnitzlein joined the Lycoming County Planning Department in January 2016 to serve as the Hazard Mitigation Planner. Previously, he worked at the Howard County Department of Planning in Maryland, as the graduate assistant to the Director of Special Projects. In that capacity he oversaw a market analysis and business inventory survey of the MD Route 1 corridor to facilitate economic revitalization. Prior to that, he was a research assistant at the National Center for Smart Growth Research and Education. In this position he conducted transit and land use planning studies in and around the D.C. metro region, including an analysis of the popular D.C. Capital Bikeshare ridership trends, a firm relocation analysis of WMATA transit stations, and a station-type typology of economic potential for the upcoming Maryland Purple Line. Before transitioning to a career in community planning, Josh also worked for the U.S. Department of Justice in the narcotic and violent crimes section of the U.S. Attorney's Office in Baltimore, MD. Josh holds a Bachelor of Arts in Government and a Masters in Community Planning from the University of Maryland, College Park, and currently serves as a combat medic in the Army National Guard.



MD. Josh holds a Bachelor of Arts in Government and a Masters in Community Planning from the University of Maryland, College Park, and currently serves as a combat medic in the Army National Guard.

# Staff Transitions

The retirement of former Deputy Director for Planning, Bill Kelly (right), in December 2014 began a chain reaction of staff moves within the department that took full effect at the start of 2015. Kim Wheeler (also right) was promoted into the Deputy position. Megan Lehman took her place in the role of Lead Planner to supervise the Planning Division. Jenny Picciano left her role as Environmental Planner to assume the role of Community and Economic Development Planner being vacated by Megan. Joshua Billings entered the Environmental Planner role, leaving his position as Subdivision and Land Development Administrator after more than a decade of service. This near-total change of staff within the Planning Division made the department's tradition of teamwork and staff flexibility even more important, as staff grew into their new roles and assumed different projects and duties throughout 2015.



# Staff Recognitions

## John Lavelle

In November, John Lavelle became a member of the American Institute of Certified Planners (AICP). AICP is the only nationwide, independent verification of planners' qualifications. Certified planners have verified their academic and professional achievements, passed a rigorous, comprehensive examination of their knowledge and abilities, and are held to a high standard of ethical practice. Congratulations to John for passing the examination after many months of preparation and study.



## Mark Murawski



Mark Murawski (center) received the "Leader of the Year" Award from the Pennsylvania Wilds Tourism Marketing Corporation (PA Wilds) at their annual banquet in St. Mary's, PA. According to a news release, Mark "demonstrates strong leadership at the county level for interconnected trail systems to create economic opportunity." Citing a number of trail and recreation projects brought to fruition under Mark's leadership, the organization stated that "these projects have sparked positive PA-Wilds-related economic development and could not have become a reality without his infectious passion, knowledge and leadership." Mark was also presented with Senate and House citations from all three state legislators representing Lycoming County.

In addition, Mark was also appointed as a voting member of the State Transportation Advisory Committee (STAC) by the Pennsylvania Senate President Pro Tempore for a three-year term.

## Scott Williams

Scott Williams was selected as the North Central Region Representative to the County GIS Professionals Association of Pennsylvania (GIS Pros) organization. GIS Pros is a group of county GIS employees dedicated to the coordination and leadership of GIS at all levels within county government, including the establishment, deployment, and maintenance of GIS systems.



## Job Well Done Awards

Lauren Robinson, Amy Fry, and Megan Lehman (left to right) were given "Job Well Done" pins by the Lycoming County Commissioners for their work on the Chesapeake Bay Pollutant Reduction Plan for the joint MS4 permittees. The completed plan was approved by PA DEP. PCD staff assisted the engineering consultant and reduced costs by completing much of the work in-house, including mapping.

# Making an Impact

## PCD Impact on Policy and Statewide Issues

The Lycoming County Planning Department has a long history of working with local, state and federal leaders and organizations to tackle challenging issues and derive relevant solutions. Our staff has had numerous impacts on policy development at higher levels; many staff members have consistently been seen as leaders through our expertise not only locally, but across the Commonwealth. This has occurred through staff involvement in boards and committees at the regional, state, and federal levels, and through our presentations at state and national conferences, testimony at congressional hearings, and working with state agencies to develop new programs. This has, over time, elevated the status of Lycoming County and our collective ability to build partnerships that develop strategies and solutions to successfully implement projects and programs here at the local level. It has also, in many cases, lead to opportunities for increased funding to the county.

### Impacts on POLICY:

**Biggert-Waters Legislation (2013-2014)** – Worked with Congressman Marino’s office to craft and review the proposed legislation, which became the Homeowner Flood Insurance Affordability Act of 2014.

**Act 89 (2013)** – Worked with PennDOT and state legislators to build the case for additional state transportation revenues in Lycoming County and throughout the Commonwealth.

**Act 13 (2012)**— Worked with state officials to develop the list of Act 13 eligible activities, then worked with County Commissioners to develop and implement the Lycoming County Act 13 Program.

**PHARE (2012)** – Worked with PHFA to develop eligibility guidelines to allow assistance to households that earn up to 200% AMI.

**Nutrient Trading (2008-present)** — Worked with PA DEP and PENNVEST on stakeholder committees to refine statewide program.

### Legislative Hearing TESTIMONIES:

**Kurt Hausammann:** “Lycoming County Grants \$4.7 million; Leverages \$89 Million in Projects” — Presented to PA Senate Subcommittee on Act 13 Impact Fee

**Mark Murawski:** “Impact of Act 89 on Local Transportation Projects” — Presented to PA House Appropriations Committee

**Kim Wheeler:** “Lycoming County Impacts of the PHARE Fund” — Presented to PA Senate Urban Affairs and Housing Committee

**Fran McJunkin:** “Impacts of Flood Insurance on Property Owners” — Presented to PA Senate Banking and Insurance Committee and Environmental Resources and Energy Committee

### Conference and Webinar PRESENTATIONS:

**International delegations**, including Australia, Canada, UK, Ukraine, France, Bulgaria, Romania and others, hosted by Penn State to study shale gas (ongoing; Kurt Hausammann) — “Presenting the Lycoming County Response to the Marcellus Shale Industry”

**PHMC Conference** (Fran McJunkin/Sal Vitko) — “Challenges of Historic Preservation and Impacts of Flood Insurance”

**APA-PA Central Section Training** (John Lavelle/Sal Vitko) — “Building Resilient Communities through Hazard Mitigation”

**APA-PA Conference** (Kim Wheeler/Fran McJunkin) — “Community Resiliency Planning through Floodplain Analysis”

**PA GIS Conference** (Scott Williams) — “Developing a Structurally-Deficient Bridge Project Prioritization Algorithm”

**Local Government Academy Shale Summit** (Bill Kelly) — “Implementing PA Act 13 to Enhance Local Finance Conditions”

**Marcellus Shale Coalition Conference** (Kurt Hausammann/Kim Wheeler) — “Planning Partnerships & County Collaboration”

**DEP Brownfields Conference** (Kim Wheeler) — “Comprehensive Community/Economic Dev’t. through Brownfield Partnerships”

**Pennsylvania Housing Alliance Webinar** (Kim Wheeler) — “Taking the Comprehensive Approach in Lycoming County”

**Commonwealth Housing Forum** (Kim Wheeler/Fran McJunkin) — “A Plan for Lycoming County’s Future”

**Pennsylvania Chapter of American Water Resources Association Conference** (Megan Lehman) — “MS4 Regionalization and Nutrient Credit Trading”

### OTHER IMPACTS:

**Lycoming County’s Risk MAP Project** was selected as one of FEMA’s top projects for integration of mapping and mitigation efforts

**National Wetlands Newsletter Publication** (Megan Lehman) — “County-Based Nutrient Trading Program Reaps Rewards for Farmers, Communities, Environment”

**TR News Publication** (Mark Murawski) — “PA Roads and Marcellus Fracking Operations: A Peaceful Coexistence in Lycoming County”

# County-wide Planning Assistance

## 2016 Lycoming County Comprehensive Plan Update



*The Lycoming County Comprehensive Plan Update kicked off in September 2015!*

The Planning Department rolled out this big endeavor with a traveling road show and four stops around the county: Trout Run, Jersey Shore, Hughesville, and the City of Williamsport. More than 150 people attended these open-house-style meetings to learn what the Comprehensive Plan is, what it means for our future, and how they can get involved. Planning staff also began learning from county residents what the “hot topics” and issues of concern are in our communities.

### Comprehensive Plan Update Overview

The Comprehensive Plan is the single largest endeavor that county planning departments undertake. By law, county planning commissions are required to review and update their plans every ten years. In 2015, PCD staff began the process to update the 2006 Comprehensive Plan and six multi-municipal plans. This process will take approximately two years and include an exhaustive research, mapping, and data analysis effort.

### What Is a Comprehensive Plan?

The Comprehensive Plan is a general policy guide for the physical, social and economic development of the Lycoming County community. It is also a process of organizing for the future. It creates a blueprint for our land use patterns of tomorrow.



### What Does a Comprehensive Plan Do?

The Comprehensive Plan evaluates many conditions, including existing land use, transportation systems, housing, community facilities and services, natural and cultural resources, water supply needs, and opportunities for intergovernmental cooperation. The Plan projects future growth trends and proposes the best possible policies and implementation tools to accommodate expected growth or change, while protecting the County’s vast and precious resources. This Comprehensive Plan Update will have a significant focus on sustainability, energy efficiency, and community resiliency.



### What is the Process?

The County Planning Department staff is working with Planning Advisory Teams (PATs) in six growth areas (established in the 2006 plan) and three rural areas (newly added) in order to better understand the current issues and trends existing in the county. We will then work to find solutions for the

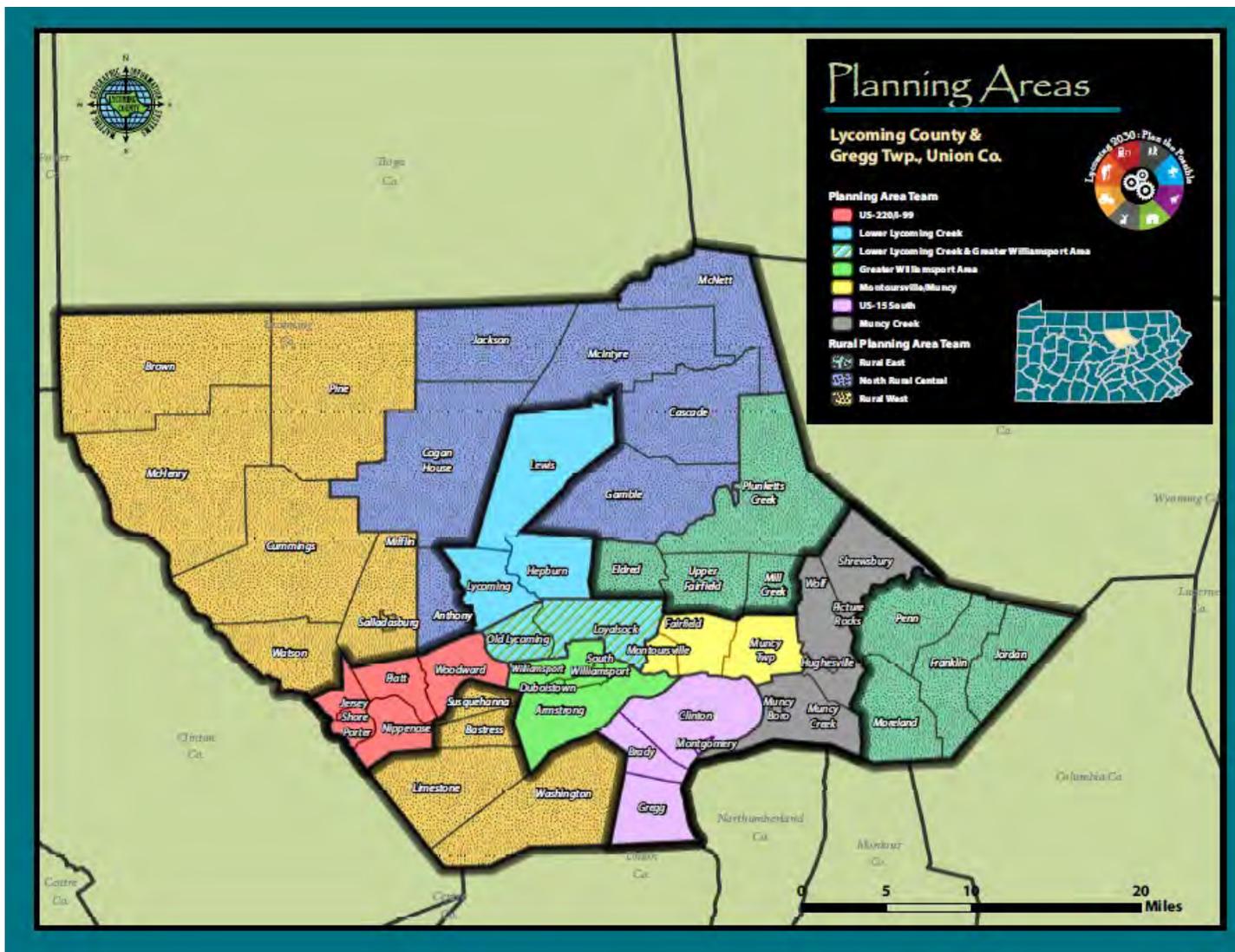
# County-wide Planning Assistance

## 2016 Lycoming County Comp. Plan Update *(cont'd.)*

concerns and ways to capitalize on the opportunities identified. The PATs are made up of municipal officials and other representatives from local and regional municipal authorities, school districts, public safety agencies, major community and non-profit groups, and other relevant stakeholders. In 2015, data gathering and analysis began, the first set of public meetings and nine PAT meetings were completed, and mapping updates were underway.

PAT meetings will continue every few months in 2016. There will also be focus group meetings with experts, and a variety of public outreach efforts to continue to gain insight from community members and leaders. The goal is to develop a plan that will be successful in guiding our collective future in the following eight areas:

- |                                 |                                         |
|---------------------------------|-----------------------------------------|
| Public Safety                   | Economic Development                    |
| Natural Resources               | Agriculture and Forestry                |
| Heritage, Culture, and the Arts | Community Facilities and Infrastructure |
| Community Development           | Transportation                          |



# County-wide Planning Assistance

## Housing Initiatives

### *PHARE Funds Update*

Since 2012, Lycoming County has been awarded a total of \$6.1 million from the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE), administered by the Pennsylvania Housing Finance Authority (PHFA). Over the three-year time period, the county has helped to support new affordable family and senior housing developments, the rehabilitation of existing housing stock, the development of a new county program that will assist individuals and families at risk of homelessness with their housing costs, and the mitigation of residential properties in the floodplain to reduce the risks of future damage. In 2015, the County secured \$1.6 million of PHARE funds to support a combination of the efforts listed above.

### *Memorial Homes*

2015 marked the year that the first phase of the Memorial Homes development project was completed. The \$10 million, 40-unit affordable housing apartment complex took the place of the former Brodart Manufacturing and Warehouse facility, which was considered a brownfield site in the City of Williamsport. \$610,000 of County Act 13 Impact Fee funds played a critical role in leveraging \$1.3 million of PHARE funds at the Memorial Homes site. Full occupancy of the apartment complex occurred by the end of the year, and it has proven to be a valuable asset to the existing neighborhood. Success like this would not be possible without the dedication and persistence of all of our partners.



### *Brodart Neighborhood Improvement Program (BNIP)*



By the end of 2015, \$1.3 million had been secured from PHARE for the upgrade and rehabilitation of the existing homeowner-occupied homes in the Brodart neighborhood surrounding the new Memorial Homes development. Through the end of 2015, STEP, Inc. had completed seventeen rehabilitation jobs at an average job cost of \$25,200. Another seventeen homes remain on the waiting list, and it is expected that the needed work can be completed with funding already secured. In addition, the City launched their Rental Rehabilitation Program in the Brodart Neighborhood in 2015 and made good progress working with landlords and

# County-wide Planning Assistance

## Housing Initiatives *(cont'd.)*

tenants to get the first few jobs underway. This program requires a 15% match from the landlord to accomplish the project.

### ***BNIP Streetscape Enhancements***

A \$1 million streetscape improvement project was also completed in the Brodart neighborhood using County Act 13, City CDBG, and DCED Keystone Community funds. This investment in infrastructure complements the housing resources that have been brought to this neighborhood for a full, holistic approach to community revitalization. Photos at right show the completed streetscaping work.



### ***Grove Street Commons***

Grove Street Commons is part of the three-component part Williamsport Housing Strategy. It is a 32-unit, 2.5-story, elevator-equipped, alarmed and sprinkled independent living facility for seniors age 62 years and older. It responds to a growing need for affordable housing for seniors in the City and the County as a whole. The project got underway in early 2015 after PHFA PHARE funds and Affordable Housing Tax Credits were secured to build the project. The County contributed \$800,000 of PHARE grant funds, \$270,000 of Act 13 funds, and \$10,000 of Act 137 funds. The development is now complete, employing state-of-the-art design and engineering, including high-efficiency technologies such as photovoltaic and mini split electric heat pumps. Tenants began moving into the building in February 2016. SEDA-COG Housing Development Corporation was the developer and manages and operates the facility. The total project cost is \$6.3 million, with 78% private investment. The development will generate \$39,120 in real estate taxes. Photos from the Grove Street groundbreaking and the near-finished project are below.



# County-wide Planning Assistance

## Municipal Training Courses (PMPEI)

In 2015, through a continued partnership with the Pennsylvania Municipal Planning Education Institute (PMPEI), the Lycoming County Planning Commission offered an educational series for municipal officials including three courses:

- \* **Community Planning**
- \* **Zoning**
- \* **Subdivision & Land Development**

Municipal officials and the general public were invited to take one or more of the courses. If a participant successfully completed all three courses, they were recognized by the LCPC as a Citizen Planner.

Courses are suitable for municipal leaders and are especially informative for newly-elected/appointed municipal leaders and people interested in learning more about municipal planning.

In 2015, a total of 41 people took part in the Municipal Training Classes, each taking at least one of the three sessions. Seventeen students completed all three of the courses and received a Citizens Planner Certificate from the Lycoming County Planning Commission.



**LYCOMING COUNTY &  
PENNSYLVANIA MUNICIPAL  
PLANNING EDUCATION  
INSTITUTE (PMPEI)**

**2015 MUNICIPAL  
TRAINING SERIES**

IN PARTNERSHIP WITH:

**PENNSTATE**

College of  
Agricultural  
Sciences

**Central Section**

American Planning Association  
Pennsylvania Chapter

*Making Great Communities Happen*

LYCOMING COUNTY PLANNING COMMISSION

# Community Development

## Old City/East 3rd Street Gateway Revitalization



A redevelopment plan for the southeastern portion of the City of Williamsport was completed in 2015 with PCD as a key partner. Through a collaboration between Lycoming County, the City of Williamsport, and Lycoming College, the “Old City/East 3rd Street Gateway Project” brought together local stakeholders, the public, and a consultant team to craft a revitalization plan for the area east of Market Street and south of Washington Boulevard. The plan includes conceptual drawings for the development of key sites (example at left) and makes recommendations to create a new gateway for the college, extend downtown development patterns into the expanded Central Business District, and improve traffic circulation and streetscaping. Implementation of the public infrastructure components of the plan is expected to take 10-20 years and will be done in phases as funding and resources are available.

## Community Development Block Grant (CDBG) Program

CDBG funds are a federal allocation provided through the Department of Housing and Urban Development (HUD). The County’s CDBG allocation is passed down from HUD, through the PA Department of Community and Economic Development (DCED), to the county. The money must be spent to improve the quality of life for low-income persons in those municipalities of the County that do not directly receive their own CDBG funds. CDBG funds can be used for infrastructure, housing rehabilitation projects, community public services, and the removal of architectural barriers for handicapped access to public facilities.

In 2015, the County’s CDBG allocation was **\$252,324**, a slight decrease from 2014. Due to the complexity of the federal and state regulations involved in the CDBG program, the County’s CDBG program is managed by PCD staff with significant assistance from the staff at SEDA-COG and in cooperation with the County’s Fiscal Services Department.

### New CDBG Projects Funded by Lycoming County in 2015

- ◆ Hill Road Reconstruction (Washington Township, recipient)
- ◆ Montgomery Carnival Grounds Improvement (Montgomery Borough Fire Department, recipient)

A major change was implemented to the CDBG program in 2015. The CDBG funding that formerly went directly from the state to three municipalities is now being passed through Lycoming County, which handles the funding on their behalf. This was implemented because of a statewide policy change at DCED. Thus, Lycoming County’s 2015 grantmaking process also included the CDBG funding requests for Jersey Shore, South Williamsport, and Montoursville Boroughs (known as “OBO” communities, because the grant is handled “on behalf of” those municipalities by the County). Although the County has taken on this new role as a pass-through, the OBO communities each receive their allocation based on federal and state funding formulas, and their governing bodies retain the decision-making authority to determine which projects will be funded in their communities. Because those municipalities have also worked with SEDA-COG for many years to administer their grants, this change was implemented as seamlessly as possible.

# Community Development

## Heritage Plan Update

In 2015, the County continued its update to the Lycoming County Heritage Plan. The project aims to identify and assess historic sites and structures with the county that are over 50 years old that have architectural, cultural, or local significance. To date, historic inventories have been completed for Williamsport, Muncy, Jersey Shore, and Montgomery. Historic structures from the county's 1971 and 1974 inventories and a draft list of significant properties in Williamsport are now available on an interactive web map, located on the project website: [www.lyco.org/HeritagePlan](http://www.lyco.org/HeritagePlan).



## Brownfield Redevelopment

In 2015, the Lycoming County Brownfield Coalition continued to identify and assess brownfield properties throughout the county. Seventeen Phase I site-specific environmental assessments and two Phases II assessments have been conducted to date on properties to identify any areas of environmental concern. The result of the efforts will continue Lycoming County's Brownfield redevelopment progress and promote the reuse of abandoned and underutilized sites throughout the county. The coalition consists of Lycoming County, the City of Williamsport, Borough of Muncy and a Steering Council of 25 area stakeholders.



### Brownfield Redevelopment Benefits:

- ✦ Improved environmental quality
- ✦ Improved public health and safety
- ✦ Preserving green space through reuse of existing sites
- ✦ Leveraging existing infrastructure
- ✦ Fewer blighted buildings and sites
- ✦ New tax revenues from expanded tax base
- ✦ New jobs created
- ✦ Improved neighborhood visual impact

### Project website & video:

<http://www.lyco.org/Departments/PlanningandCommunityDevelopment/BrownfieldsRevitalization.aspx>

# MS4 Stormwater Planning

## MS4 Coalition Partnership Extended to 2019



After receiving new permits with heightened requirements and closer state and federal oversight, Lycoming County's ten permitted MS4 (Municipal Separate Storm Sewer System) entities and the County entered into a Memorandum of Agreement (MOA) in 2014. The MOA created a formal partnership in which a new position, MS4 Planner, was created within PCD to work on behalf of the ten permittees to achieve cost-effective compliance. After the initial 16-month trial period proved to be successful, all ten MS4 entities unanimously approved an Amendment to a Memorandum of Agreement to continue the formal partnership and the MS4 Planner position until July 1, 2019 (90 days after the expiration of the current permits). The MS4s equally share the cost of the position.

## Chesapeake Bay Pollutant Reduction Plans Approved

All MS4 permittees in the Chesapeake Bay watershed were required by PA DEP to develop Chesapeake Bay Pollutant Reduction Plans (CBPRPs) within one year of their new permits being issued. These plans must demonstrate how the permittee will comply with permit requirements and reduce nitrogen, phosphorus, and sediment pollution to the Chesapeake Bay. They must also be prepared and stamped by an engineer. Within Lycoming County, the eight MS4s who are covered together under a joint permit hired the consulting firm of Michael Baker, Jr., Inc. to develop their plan in a regional effort. The consultant worked under the daily supervision of the MS4 Planner, and PCD staff completed all portions of the work that could be done in-house, in order to minimize consultant costs for the MS4s. The MS4 Planner also worked with the two MS4s within Lycoming County who have their own permits to assist their selected consultants in preparing CBPRPs for those municipalities. Ultimately, all three CBPRPs prepared for Lycoming County's ten MS4 entities were approved by PA DEP. Additionally, the annual reports submitted for the County's MS4s were also approved by PA DEP, confirming that Lycoming County's MS4 permittees, through their joint efforts and with the County's assistance, are achieving full regulatory compliance.

## Lycoming College Clean Water Institute Partnership

During Summer 2015, Dr. Mel Zimmerman and students from Lycoming College's Clean Water Institute (CWI) conducted sampling, testing, monitoring, and inspections of the MS4 Coalition's stormwater outfalls. Stormwater outfalls are found at the end of stormwater piping systems, where stormwater is discharged into local waterways. This work is required under the MS4 permit. This partnership was an opportunity for students to apply their class work in the field, while providing the MS4s an essential service in a very cost-effective manner. The arrangement also satisfied an MS4 permit requirement to involve the public and target audiences such as students in the implementation of the MS4 program.



For more information, visit [www.lyco.org/MS4](http://www.lyco.org/MS4)

# Environmental Planning

## Endless Mountains RC&D Council

In April, shortly after becoming the County's Environmental Planner, Joshua Billings was voted by fellow board members to become the Chairman of the Endless Mountains Resource Conservation & Development Council

(EMRCD). EMRCD is a non-profit organization comprised of representatives from the boards of commissioners and Conservation Districts from six counties.



EMRCD has continued with the "Wildlife Incentives for Non-game & Game Species" (or WINGS) program to enhance habitat on pipeline rights-of-way. A new project for 2015 is a biomass heating education and incentive program to promote a sustainable, local source of energy. The organization is also working to promote EMRCD as a key player in bringing about their vision of balancing conservation and development in the region.

## Impacting State Policy

The environmental planner served on the Workgroup for Siting and Routing under the auspices of the Pennsylvania Pipeline Infrastructure Taskforce created by Governor Wolf. As one of the most heavily-drilled counties in the Commonwealth, it was imperative that Lycoming County have a voice in crafting recommendations for future policy.

In November, PCD staff prepared and forwarded a comment letter and a copy of the Lycoming County Energy Plan to DEP to consider as the agency drafted the Pennsylvania Clean Power Plan. The state-level plan is a response to the release of the U.S. EPA's national Clean Power Plan.

## Environmental Education

Taking the opportunity to become a certified member of the Master Well Owner's Network (MWON), the environmental planner passed a six-week course sponsored by the Penn State Cooperative Extension office. MWON members seek to educate the public about the various types of private water systems and the care of each type with the end goal of source water protection.

Joshua Billings has also created a column in the County newsletter as an educational forum for MWON goals and other environmental & conservation concepts.



# Environmental Planning

## Baseline Groundwater Quality Monitoring Program



Lycoming County and its partners continued work on the groundwater sampling program in 2015. This study assessed the quality of groundwater in privately owned wells within the County. As part of this project, 75 randomly-selected wells were sampled throughout the county. The site selection process included voluntary participation by residents. The study analyzed a comprehensive list of water quality parameters for each well, including substances such as minerals, gases, and bacteria. The final report will be available in 2016.

The County was awarded a \$250,000 grant from the PA Department of Community and Economic Development (DCED) through the Act 13 Marcellus Shale Legacy Fund to implement this project. The County's project partners include the U.S. Geological Survey (USGS), Pennsylvania Department of Environmental Protection, Geisinger Health System, the North Central Source Water Protection Alliance, Susquehanna Health, and West Branch Regional Authority.

**Project website & video:** <http://www.lyco.org/Departments/PlanningandCommunityDevelopment/GroundwaterQualityMonitoringProgram.aspx>

## Loyalsock Creek Rivers Conservation Plan

In 2015, Lycoming County kicked off the development of the Loyalsock Creek Rivers Conservation plan. This multi-county effort will help identify significant natural, cultural, and recreational features within the Loyalsock Creek watershed in Bradford, Lycoming, Sullivan, and Wyoming counties. Lycoming County received a \$40,000 grant through DCNR's Community Conservation Partnership Program to assist with this project. Project partners include the Northcentral Pennsylvania Conservancy, Lycoming County Conservation District, Sullivan County Conservation District, Sullivan County Planning Department, and other members of the Loyalsock Creek Watershed Association Steering Committee.



## Nutrient Credit Trading Program

In the fifth year of active trading for the Lycoming County Nutrient Trading program, nutrient credits were sold to two local buyers: West Branch Regional Authority (WBRA) and Lock Haven Municipal Authority. Credits were also sold through the PENNVEST auction. More than twenty Lycoming County farmers participated in the program in 2015 by installing conservation practices that reduced nitrogen and phosphorus pollution. Lycoming County was able to sell 63% of its verified credits for 2015, bringing the cumulative proceeds from the County's nutrient trading program to nearly \$300,000. Farmers receive 75% of revenues.

# Transportation Planning

## Muncy Area Corridor Access Management Plan

In 2015, PCD completed the Muncy Area Corridor Access Management Plan. The study area consisted of Muncy, Muncy Creek, and Wolf townships, and Hughesville and Muncy boroughs. The County hired McMahon Associates of Camp Hill as the plan consultant. A steering committee was formed with representation from all five local municipalities, PennDOT Engineering District 3-0, state legislators, and the Williamsport/Lycoming Chamber of Commerce.

The purpose of the plan was to evaluate the transportation infrastructure impacts from planned future development in this fastest growing area of the County and to develop strategies to ensure future growth can occur in an orderly manner while ensuring transportation safety and operational efficiency. Managing the number and location of new access points to the major highway networks, including State Route 2014 (John Brady Drive), US 220, State Route 2036 (Lycoming Mall Drive), State Route 2049 (Lycoming Mall Road), and PA 405, was a key consideration to promote public safety and avoid traffic congestion from new land development.



The County conducted traffic counts at 21 intersection locations throughout the study area during peak travel periods to establish baseline traffic volumes. A comprehensive land use inventory was also compiled, along with a future land use forecast created in consultation with municipal officials using County and Local Subdivision and Land Development and Zoning Ordinances. From this current and future land use forecast, new trips were generated and distributed throughout the major roadway network. Transportation deficiencies were identified.

The major conclusion of this planning effort revealed that the existing highway system can safely and efficiently accommodate current development and limited new development. However, full build-out of the study area will cause a substantial breakdown in levels of service along these corridors in the absence of significant transportation improvements at the 21 key intersections and numerous roadway segments. These improvements would require over \$50 million in new transportation investment. As a result, the steering committee unanimously decided to establish a goal whereby future development should be limited to 15% of full build-out potential in the study area during the next 20 years. Strategically targeted transportation improvements can be planned and programmed in an affordable way to address new development. More careful review and coordination of new Highway Occupancy Permits must occur between PennDOT, Lycoming County, and local municipalities when collectively reviewing land development plans.

*Continued at bottom of next page*

# Transportation Planning

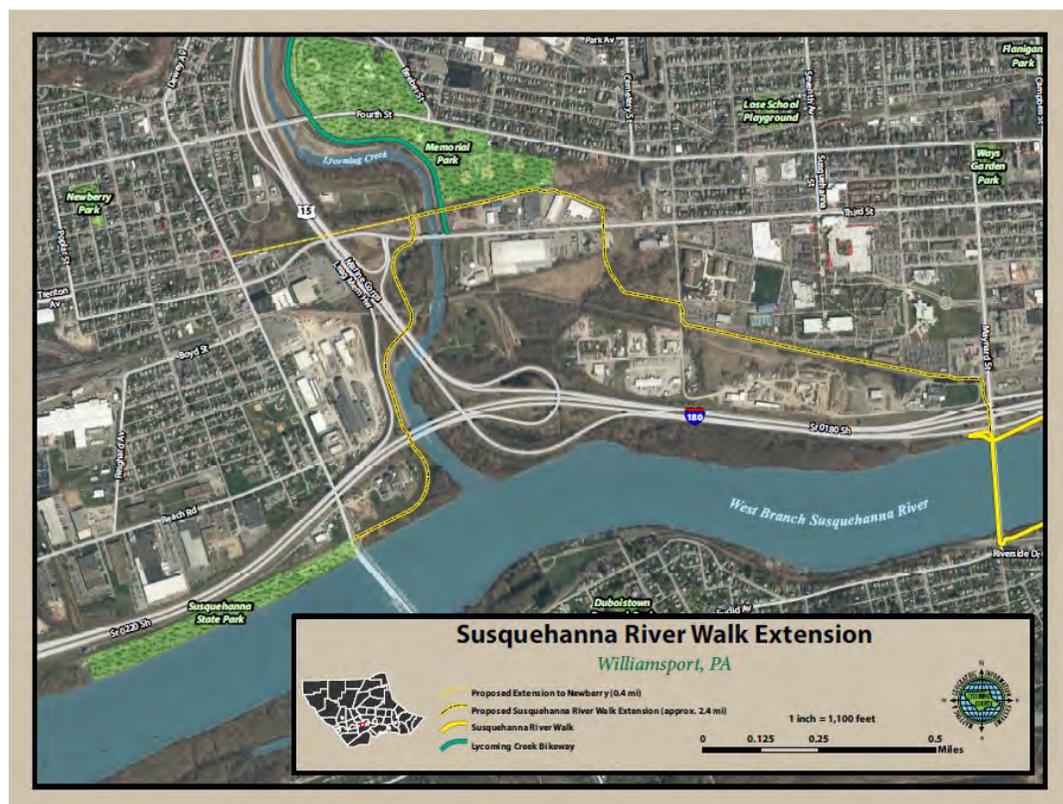
## Bicycle and Pedestrian Enhancements

The PA Department of Conservation and Natural Resources (DCNR) completed their new **State Outdoor Recreation Plan** in 2015. This plan is extremely important because it recognized the Susquehanna River Walk Extension project as one of the Top 10 trail gaps in the Commonwealth. This high state priority relates to the project being an integral component of a three-state effort to complete the Genesee-Susquehanna Greenway, a 400 mile long trail from Lake Ontario, NY to the Chesapeake Bay, MD.

The proposed **River Walk Extension** is a 2.4 mile trail section, 10-foot-wide paved multi-purpose trail between the existing River Walk at Maynard Street and the 20-acre riverfront Susquehanna State Park.

Key connections include Downtown Williamsport and the Pathway to Health, the Lycoming Creek Bikeway, Memorial Park and the Little League Original Field, Penn College of Technology, Newberry and west end City neighborhoods, with a future link to the Pine Creek Rail Trail in the Jersey Shore Area.

The estimated cost is \$2.2 million. In 2016, the County will apply for state grants to initiate project design. Pending grant funding approvals, the County goal is to construct the River Walk Extension in 2018.



### *Continued from prev. page—Muncy Area Corridor Access Management Plan*

As a voluntary approach, county and municipal officials agreed to request new developers to cooperate to provide their fair share of funds for transportation improvements necessitated by their proposed developments. However, in the event voluntary cooperation cannot be achieved, the plan was structured to allow the County and local municipalities to consider establishment of a Transportation Improvement District (TID), as authorized under PA Act 209, to allow the levy of transportation impact fees without revising the entire study. This measure would be used only as a last resort.

# Transportation Planning

## Marsh Hill Bridge Rehabilitation

In August, the County of Lycoming won the Pennsylvania Road and Bridge Safety Improvement Award at the County Commissioners Association of PA (CCAP) Annual Conference, presented by the PA Highway Information Association and PennDOT in Pittsburgh. This coveted state award was presented to the Commissioners for the County Bridge 106 bridge rehabilitation project located along Pleasant Stream Road in the Village of Marsh Hill.

The project consisted of emergency repairs to the bridge superstructure over Lycoming Creek, including replacement of numerous steel stringer support beams under the deck that had significant corrosion. The weight limit was reduced from 27 tons to 5 tons until the repairs could be made. Once repairs were completed, the bridge no longer needed a load posting. The temporary drop in the bridge weight limit had seriously affected local residents in the Marsh Hill area, since a seven-mile detour was necessary to re-route heavy vehicles such as fire trucks, school buses, and fuel trucks. It should also be noted that the only feasible detour route also involved crossing another 15-ton weight-restricted local bridge in Lewis Township. County engineer Larson Design Group designed the repairs, and HRI was the contractor undertaking the construction work. The entire project was completed in six months.



## Trade and Transit Centre II

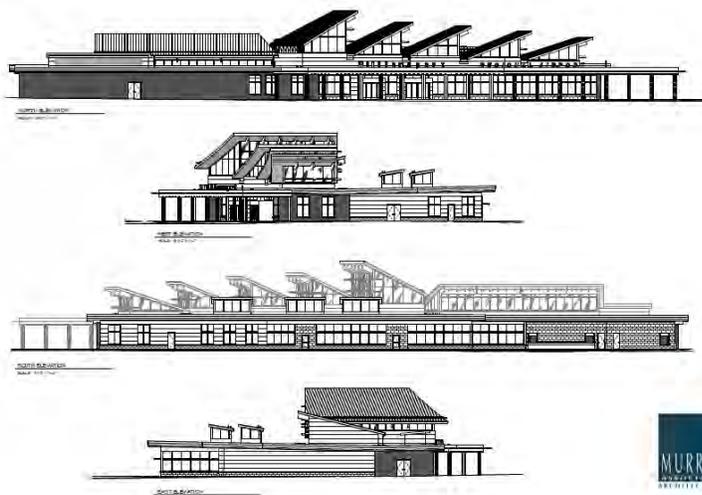


River Valley Transit (RVT) began the long-awaited construction of the Trade and Transit Centre II in conjunction with the Liberty Arena in downtown Williamsport. This new facility will house four additional bus bays, driver's lounge, a second transit passenger waiting area, security office, and improved traffic lanes for streamlining transit operations at RVT's central downtown hub. The Uptown Music Collective and community room meeting space will be integrated into the project, along with a pedestrian plaza that will serve as an outdoor performance area showcasing public art. Project construction is anticipated to be completed in Spring 2016.

# Transportation Planning

## Airport

The Williamsport Municipal Airport Authority continues to make progress on the replacement of the aging airport terminal building. In 2015, the Airport Authority completed the required environmental clearance studies and hired Murray Architects to initiate design of the new terminal. It is the goal of the Airport Authority to complete building design and bid the project for construction in late Spring 2016, with a grand opening scheduled for Fall 2017. This \$15 million project will eliminate the many structural problems associated with the current building and provide more space to accommodate additional air service to meet the airport's growing commercial air passenger demands.



## Rail Service

The NuWeld Railroad Track Reconstruction Project was successfully completed by the County on July 28, 2015. The \$500,000 project involved construction of 2,100 feet of railroad track connecting NuWeld to the SEDA-COG Joint Rail Authority-owned shortline rail system at the Newberry Rail Yard. The newly-constructed railroad spur will benefit NuWeld and other companies at the industrial park by affording direct rail access to NuWeld's 20-ton overhead crane. The County benefitted from the technical expertise provided by the SEDA-COG Joint Rail Authority and their track engineer Paul Jannotti in designing these rail improvements to ensure the project met all PennDOT Rail Transportation Assistance Program (RTAP) grant requirements, while also addressing the rail shipping and receiving needs at the Reach Road Industrial Park. K.W. Reese, of Mercersburg, PA, was the construction contractor.



The County recognizes the efforts of Senator Gene Yaw for championing state funding for this vital rail infrastructure project by securing a \$350,000 capital budget authorization through the PA General Assembly. NuWeld provided the 30% local match for this grant.

This is a key example of a successful partnership Lycoming County forged with the PennDOT Bureau of Rail Freight, NuWeld, SEDA-COG Joint Rail Authority, and Lycoming Valley Railroad to undertake a project that will sustain and create good-paying jobs at the Reach Road Industrial Park and help take some heavy trucks off our roads.

# Hazard Mitigation Planning

The Hazard Mitigation Planning team continued to move through the buyouts from the Tropical Storm Lee flood. To date, PCD staff have secured and managed 6 grants totaling 27 properties. The County was awarded a FEMA grant to update our Assessment database, which will enable us to run FEMA's damage tool, HAZUS. This will provide assessment level damage reports based on different levels of flooding.

2015 saw the final stages of the Risk MAP (Mapping, Assessment, and Planning) project. Municipalities received their Letter of Final Determination on December 2, 2015. The maps will be effective on June 2, 2016. This project was recognized by FEMA's Cooperating Technical Partners as a model project.

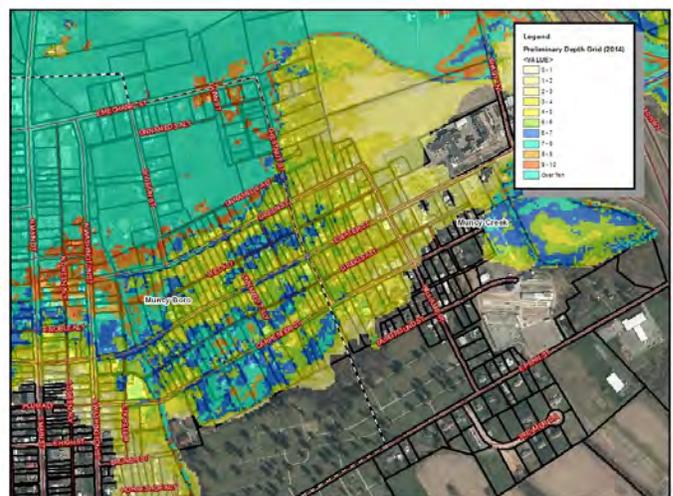
As a product of the Risk MAP project, PCD staff have moved out to identify areas of the floodplain where mitigation or remediation would provide the biggest return to the property owners and the municipalities. The County applied for funding through DCED to do mitigation in two municipalities with low to moderate income and damage due to the 2011 Tropical Storm Lee flood. Acknowledgement of the \$1 million grant award was received in 2015, and the contract with DCED will be executed in 2016.

Finally, PCD staff partnered with the Army Corps of Engineers to conduct an economic analysis of mitigation action on 20 representative homes throughout our floodplains. This study will be completed in late Spring 2016.



## Left and Below:

Depth grids created as part of the Risk MAP project for Jersey Shore and Muncy. These tools allow planners and municipal officials to assess the relative flood depths of different areas during a flood event, allowing for differentiation of risk levels for different properties within the flood plain.



# Land Development

## 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.

During 2015, the County provided “advisory” comments on 93 subdivision and land development plans. This figure reflects a decrease from the 99 plans reviewed in 2014. A key subset of the 93 reviews PCD performed includes the 31 land development plans reviewed by the office during this past year. This land development figure represents a decrease of two plans from 2014. In addition to the land development reviews, the Development Services Division reviewed twelve lot-addition plans, nine lot consolidation plans, and 41 single-lot/multi-lot plans.



# Land Development

## County Subdivision & Land Development Ordinance Administration

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972, and most recently, 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 municipalities and the County. Proposed developments should meet the standards of the Ordinance for the protection of the public health, safety, and welfare.

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

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). Bastress Township is the newest to come under the County SLDO in 2013.

This service is currently being utilized by 25 municipalities: 22 Townships and 3 Boroughs (as shown to the left). Bastress Township is the newest to come under the County SLDO in 2013.



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## Staff Activity in 2015

- ◆ LCPC Staff accepted 62 new applications (with 17 submissions carried over from 2014). There was \$8,050.94 collected in subdivision & land development fees.
- ◆ The LCPC granted final approval for 49 subdivisions and 13 land development plans. One plan was granted re-approval. One plan was withdrawn.
- ◆ Subdivision plan approvals increased by 8 from 2014 submissions. This was, in part, due to a tightening of the review process.
- ◆ Land development plan approvals decreased by 3 from 2014; included were 5 Commercial, 5 Agricultural, 1 Institutional, and 2 Residential land developments. One of the land development approvals required a financial guarantee totaling \$376,120.80 in improvements.

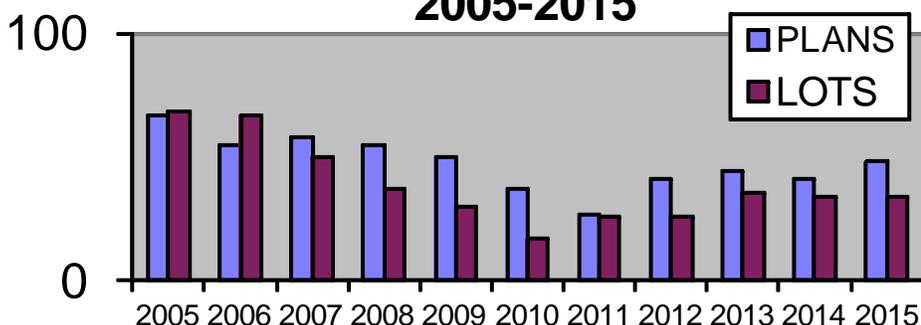
The graph on the following page depicts the subdivision approval trends over the last ten years.

# Land Development

## Subdivision and Land Development

In municipalities that are under the County SLDO jurisdiction a total of 34 new lots were created, which is equal to the number of new lots created in 2014. Included in the total subdivision approvals, but not in the new lot tally, are 32 lots that were added to existing adjacent properties.

**Subdivision Approvals for  
Municipalities under County SLDO  
2005-2015**



## Land Development Plans Approved in 2015

<u>Municipality</u>	<u>Applicant</u>	<u>Development Use</u>
Anthony Twp.	Brian Waltz	Dairy Barn (Agricultural Development)
Anthony Twp.	Verizon/Bower	Cell Tower (Commercial Development)
Cogan House Twp.	Noah Martin	Hog Barn (Agricultural Development)
Hughesville Borough	Murray Motors	Building Addition (Commercial Development)
Jackson Twp.	Gilbert Harris	Agroswine Truck Wash (Ag. Development)
Limestone Twp.	Sam Stoltzfus Jr.	Chicken Barn (Agricultural Development)
Limestone Twp.	Sam Stoltzfus III	Chicken Barn (Agricultural Development)
McHenry Twp.	Hugh & Eileen Richards	2nd Residence (Residential Development)
McHenry Twp.	Black Rock Hunting Club	Cabin (Institutional Development)
McNett Twp.	Industrial Electronics, Inc.	Communications Tower (Com Development)
Mifflin Twp.	Fred Confair	2nd Residence (Residential Development)
Muncy Twp.	Verizon/Holmes	Communications Tower (Com Development)
Muncy Twp.	Blaise Alexander Family	Building Addition (Commercial Development)



# County Zoning

## County Zoning Ordinance Administration

21 Member Municipalities	
BASTRESS TOWNSHIP	McINTYRE TOWNSHIP
BROWN TOWNSHIP	McNETT TOWNSHIP
CASCADE TOWNSHIP	MIFFLIN TOWNSHIP
COGAN HOUSE TOWNSHIP	MORELAND TOWNSHIP
CUMMINGS TOWNSHIP	MUNCY TOWNSHIP
GAMBLE TOWNSHIP	PENN TOWNSHIP
JACKSON TOWNSHIP	PIATT TOWNSHIP
JORDAN TOWNSHIP	PINE TOWNSHIP
LEWIS TOWNSHIP	SALLADASBURG BOROUGH
LIMESTONE TOWNSHIP	WASHINGTON TOWNSHIP
McHENRY TOWNSHIP	

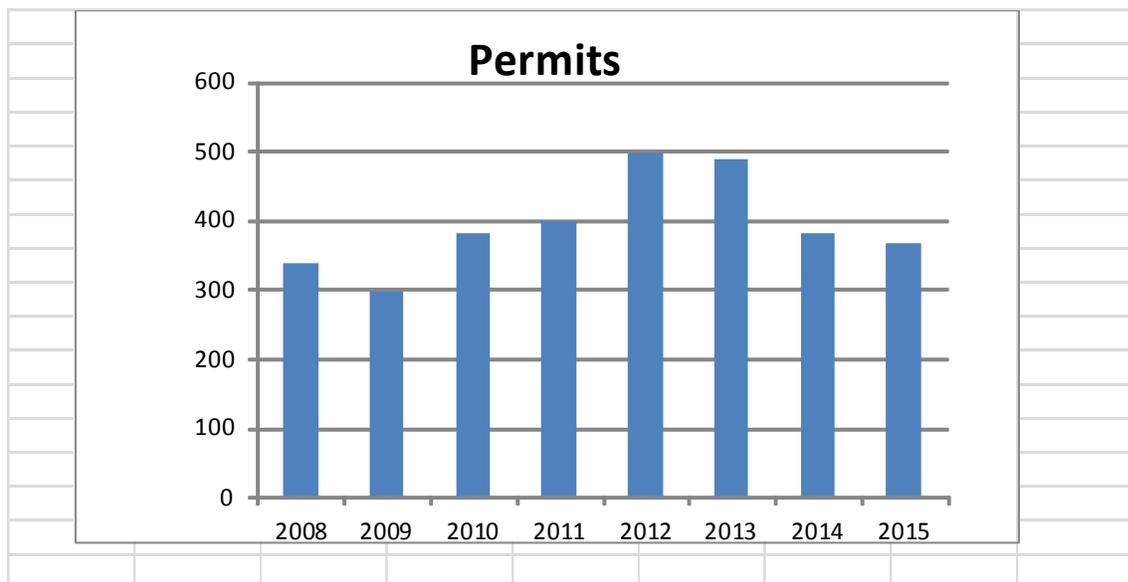
The 21 member municipalities listed at left participate in the Lycoming County Zoning Partnership. PCD staff administers the County Zoning Ordinance in these municipalities. Municipalities interested in joining the partnership should contact the PCD office.

In 2015, PCD staff also administered the municipal zoning ordinances for Plunketts Creek, Susquehanna, and Porter Townships. Dedicated staff members provide direct support to those communities and, when requested, also provide weekly office hours in the municipal building.

### Partnership Activity

There was a total of 367 Zoning Development Permits issued during 2015 as compared to 381 in 2014. Decline in permit activity was attributed to a decreased number of permits relating to the natural gas industry and residential development.

In addition, the County has implemented 2 text amendments and 1 map amendment to the Zoning Ordinance. Most notable is the map amendment that brought Pine Township into the County Zoning Partnership.



# Zoning Hearing Board

In 2015, 20 matters were brought before the County Zoning Hearing Board:



- ◆ 13 Variances
- ◆ 6 Special exceptions
- ◆ 1 Appeal
- ◆ (1 Withdrawn)

All matters except the appeal were approved.

Among the 13 variances, there were:

- ◆ 5 Animal sheds, setbacks
- ◆ 1 Single family residence, setbacks
- ◆ 2 Fire towers, height
- ◆ 1 Accessory structure, setbacks
- ◆ 1 Municipal building, freeboard variance
- ◆ 1 Auto repair shop, non-conforming

Special exception cases consisted of:

- ◆ 2 Fire towers
- ◆ 1 Ag support business
- ◆ 1 Communication tower
- ◆ 1 Ag use
- ◆ 1 Home business

The appeal concerned the classification of a business.

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.”

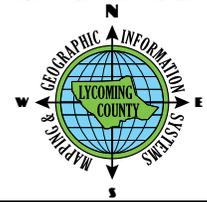
### Zoning Hearing Board Members

Lloyd B. Forcey, Chairman  
William Klein, Vice-Chairman  
Leslie Whitehill, Member  
Christopher A. Logue, Member  
Thomas Hamm, Member  
Dan Clark, Alternate  
Romuald "Ray" Andraka, Alternate  
Albert Boyer, Alternate



# GIS, Assessment & Land Records

## Geographic Information Systems (GIS)



2015 brought much opportunity for the GIS staff to shine and showcase what quality and talent are held in house.

**GIS Analyst, Scott R. Williams, and Information Services Programmer, Chris Dalla-Piazza, expanded and enhanced the public-facing online web mapping applications throughout 2015.**

**There are now 8 useful web mapping applications within the newly formed ArcGIS Online Lycomap Gallery.**

- ◆ Locally-Owned Structurally Deficient Bridges
- ◆ Heritage Plan
- ◆ Williamsport Bicycle Committee
- ◆ Preliminary Floodplain Boundary Changes
- ◆ Voting Districts
- ◆ Traditional Parcel Viewer
- ◆ Recycling
- ◆ Tax Fairness

**Visit [lycomap.lyco.org](http://lycomap.lyco.org)**

**Decreased dependency on consultant products for GIS & Graphic Arts was a major accomplishment and a cost savings measure for the PCD in 2015.**

To the right is one of a series of maps created in-house by GIS Supervisor/Technician Amy Fry for the MS4 Joint Partnership Chesapeake Bay Pollutant Reduction Plan. This map was even used by an EPA presentation highlighting regionalization.

Census Year	Population
1950	~12,000
1960	~14,000
1970	~18,000
1980	~20,000
1990	~21,000
2000	~22,000
2010	~21,000
2020	~20,000
2030	~18,000

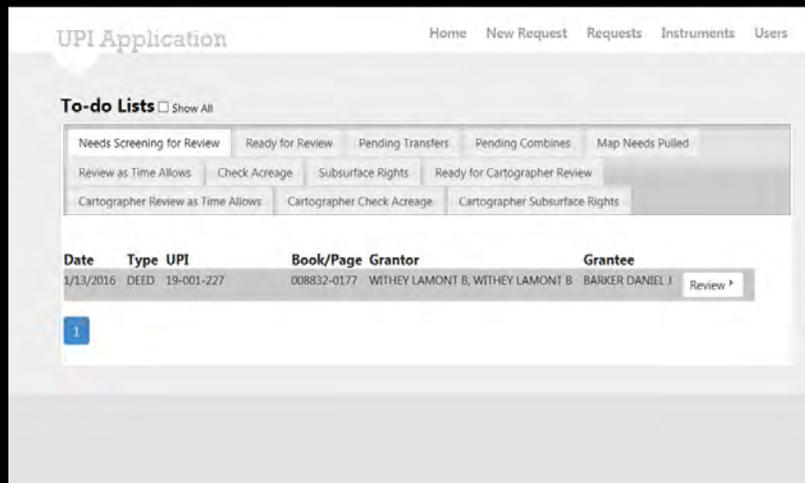
To the left is one of several graphs depicting end results of extensive data analysis conducted by GIS Analyst Scott R. Williams for the current Comprehensive Plan Update. He has compiled a library of data from key data sources, customizing it for each of the Comprehensive Planning Areas.

Ed Feigles, GIS Field Coordinator/Graphic Artist, spent many hours creating the logo and branding all materials for the comprehensive plan update. Ed continues to add his polished touch to most PCD marketing materials and is often requested to prepare materials for other County departments.

# GIS, Assessment & Land Records

## Office of Land Records

### Improved UPI Application



2015 brought many enhancements and additions to the staple source of Land Records workflow.

IS Programmer Chris Dalla-Piazza, with recommendations from Land Records staff members Richard Murphy, Stacy Lewis and Stephanie Toner, was able to increase functionality and streamline daily processes.

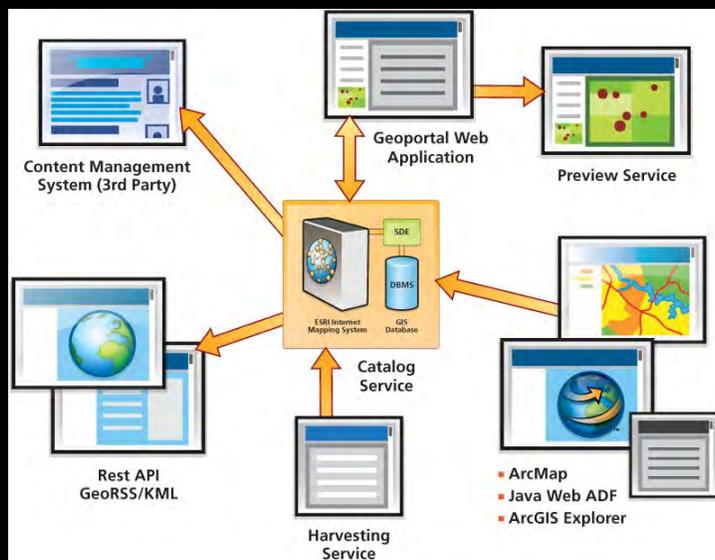
UPI staff, along with the management team and the Register and Recorder, have begun discussions on possibly expanding the UPI program to include additional documents affecting a parcel of land. This is a step in a positive direction. Further review will occur the early 2016.



### 2015 Updates to the GIS Server

Thanks again to IS Programmer Chris Dalla-Piazza, edits made to any data layer on the SDE (Spatial Database Engine) are now updated live for anyone accessing those layers within the County computer system *and* for those viewing the data in our public facing web map applications.

The parcel edits process has advanced to the point that as soon as the Land Records Cartographer Assistant, Stacy Lewis, makes an update, she is able to publish it out with the click of a button.



## Assessment

### Assessment Office Move

At the end of 2015, the Assessment Office was moved to the Tax Office by the Lycoming County Commissioners.

# PCD Staff Roles in Boards and Organizations

<b>2015 Planning Department Staff Local Organization Participation</b>		
<b>Name</b>	<b>Role</b>	<b>Name of Organization</b>
Kim Wheeler	Board Member	Our Towns 2010
Mark Murawski	Secretary	Williamsport Area Transportation Study (WATS)
Mark Murawski	Board Member	Roads to Freedom
Mark Murawski	Chairman	Susquehanna Health Steering Committee
Mark Murawski	Member	Williamsport/Lycoming Chamber Transportation Committee
Jenny Picciano	Member	Williamsport-Lycoming Young Professionals
Jenny Picciano	Member	Pine Creek Watershed Council Issues Committee
Joshua Billings	Member	Pine Creek Watershed Council Issues Committee
Jenny Picciano	PCD Staff Support	Loyalsock Creek Watershed Council
Jenny Picciano	Member	Our Towns Mural Advisory Committee
Megan Lehman/Jenny Picciano/Joshua Billings	Coordinating Agency Partner	Lycoming County Conservation District Board of Directors
Kurt Hausammann Jr.	Ex-officio Member	Industrial Properties Corporation (IPC)
Ed Feigles	Vice-Chair	Muncy Borough Planning Commission
Ed Feigles	Board Member	Muncy Borough Municipal Authority
Ed Feigles	Council Member	Muncy Borough Council

# PCD Staff Roles in Boards and Organizations

<b>2015 Planning Department Staff Regional Organization Participation</b>		
<b>Name</b>	<b>Role</b>	<b>Name of Organization</b>
Kim Wheeler	Member	PA Wilds Planning Team
Kim Wheeler	Board Member	Lumber Heritage Region
Jenny Picciano	Board Member	Lumber Heritage Region
Mark Murawski	President	RT 15 Coalition/ATA
Mark Murawski	Chairman	North Central PA Transit Task Force
Mark Murawski	Member	SEDA COG Metropolitan Planning Organization (MPO)
Mark Murawski	Member	Pine Creek Rail Trail Advisory Committee
Megan Lehman	Chair	DEP North Central Citizens' Roundtable
Joshua Billings	Member	Five-County Regional Solid Waste Plan Steering Committee
Joshua Billings	Member	North Central Region Recycling Roundtable
Joshua Billings	Member	North Central Source Water Protection Alliance
Jenny Picciano	Member	North Central Source Water Protection Alliance
David Hines	PCD Staff Support	Pine Creek COG (Council of Governments)
David Hines	PCD Staff Support	Pine Creek Preservation
Jenny Picciano	Alternate Member	Endless Mountains RC&D Council
Joshua Billings	Chairman	Endless Mountains RC&D Council
Lynn Cunningham	Treasurer	Babb Creek Watershed Association

# PCD Staff Roles in Boards and Organizations

2015 Planning Department Staff State-Wide Organization Participation		
Name	Role	Name of Organization
Fran McJunkin	Board Member	PA Association of Floodplain Managers (PAFPM)
John Lavelle	Board Member	PA Association of Floodplain Managers (PAFPM)
Sal Vitko	Member	PA Association of Floodplain Managers (PAFPM)
Fran McJunkin	Member	GIS Pros
Mark Murawski	Member	State Transportation Advisory Committee
Mark Murawski	Vice-Chairman	PA Aviation Advisory Committee
Mark Murawski	Board Member	PA Highway Information Association
Mark Murawski	Member	PennDOT Financial Work Group
Megan Lehman	Member	DEP Nutrient Trading Work Group
Kurt Hausammann Jr.	Ex-Officio Member	County Commissioner Association (CCAP) - Gas Task Force
Kurt Hausammann Jr.	Member / Chairman	County Planning Directors Assoc. of PA / Gas Task Force
Kurt Hausammann Jr.	Member	Legislative Committee, APA-PA (American Planning Association, Pennsylvania Chapter)
Kurt Hausammann Jr.	Member	Shale Gas Committee, APA-PA
Kim Wheeler	Member	APA-PA Chapter Great Places Award Selection Committee
Kim Wheeler	Member	APA-PA Great Places Initiative Award Selection Committee
Kim Wheeler	Member	DEP Brownfields Best of Act 2 Project Selection Committee
Joshua Billings	Member	County Planning Directors Association of PA (CPDAP) Integrated Water Resources Management Task Force
<b>Memberships</b>		
Mark Murawski	Member	Rails-to-Trails Conservancy
Kurt Hausammann Jr.	Member	APA-PA
Kim Wheeler	Member	APA-PA
Megan Lehman	Member	APA-PA
John Lavelle	Member	APA-PA
Joshua Billings	Member	Governor's Pipeline Task Force—Siting & Routing Work Group
Lauren Robison	Member	Pennsylvania Water Environment Federation

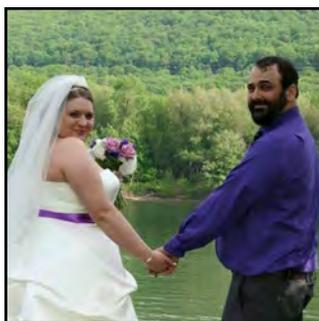
# PCD Staff Roles in Boards and Organizations

2015 Planning Department Staff National Organization Participation		
Name	Role	Name of Organization
Fran McJunkin	Member	Silver Jackets
Fran McJunkin	Charter Member	Association of State Floodplain Managers (ASFPM)
John Lavelle	Charter Member	ASFPM
Sal Vitko	Member	ASFPM
<b><u>Memberships</u></b>		
Kurt Hausammann Jr.	Member	American Planning Association (APA); American Institute of Certified Planners (AICP)
Kim Wheeler	Member	APA; AICP
Megan Lehman	Member	APA; AICP
John Lavelle	Member	APA; AICP

# Index of Acronyms

AICP	American Institute of Certified Planners
AMI	Area Median Income
APA	American Planning Association
BNIP	Brodart Neighborhood Improvement Project
CBPRP	Chesapeake Bay Pollutant Reduction Plan
CCAP	County Commissioners Association of Pennsylvania
CDBG	Community Development Block Grant
CDBG-DR	CDBG Disaster Recovery Grant
CFM	Certified Floodplain Manager
CWI	Clean Water Institute, Lycoming College
DCED	Department of Community & Economic Development (state)
DCNR	Department of Conservation & Natural Resources (state)
DEP	Department of Environmental Protection (state)
EMRCD	Endless Mountains Resource Conservation and Development Council
FEMA	Federal Emergency Management Agency (federal)
GIS	Geographic Information Systems
HUD	Housing & Urban Development (federal)
LCPC	Lycoming County Planning Commission
MPC	Municipalities Planning Code (state)
MS4	Municipal Separate Storm Sewer System
MOA	Memorandum of Agreement
MWON	Master Well Owners Network
PA-APA	Pennsylvania Chapter, American Planning Association
PATs	Planning Advisory Teams
PCD	(Department of) Planning and Community Development (Lycoming County)
PHMC	Pennsylvania Historical and Museum Commission
PennDOT	Pennsylvania Department of Transportation (state)
PennVEST	Pennsylvania Infrastructure Investment Authority (state)
PHARE	Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund
PHFA	Pennsylvania Housing Finance Agency (state)
PMPEI	Pennsylvania Municipal Planning Education Institute
Risk MAP	Risk Mapping, Assessment, and Planning
RTAP	Rail Transportation Assistance Program
RVT	River Valley Transit
SEDA-COG	Susquehanna Economic Development Corporation-Council of Governments
SLDO	Subdivision & Land Development Ordinance (also referred to as SALDO)
STAC	State Transportation Advisory Committee
STEP, Inc.	Success Through Engagement and Partnership (aka Lycoming-Clinton Counties Commission for Community Action)
UPI	Uniform Parcel Identifier
USGS	United States Geological Survey (federal)
WATS	Williamsport Area Transportation Study
WBRA	West Branch Regional Authority

# Staff Scrapbook



**Above Center:** PCD staff enjoy the County’s “Blue Jean Friday” in which employees may donate \$1 to charity for the privilege of dressing down on a Friday. Thousands of dollars were donated by County staff to local charities in 2015. Many staff have also started a practice of observing this day as “Flannel Friday.”



**Above Right:** Kurt Hausammann, Director, was awarded his 20 year service pin by the County Commissioners.



**Center Right:** Fran McJunkin, Deputy, was awarded her 10 year service pin by the County Commissioners.



**Below Right:** Fall 2015 Interns Julianne Kiess, Tung “Tom” Nguyen, with Lead Planner Megan Lehman (right), on the interns’ last day. PCD tradition has each intern present their work during the semester in a PowerPoint to staff. They are then treated to a farewell lunch.

**Below Left:** Summer 2015 Interns Jessica Stevenson and Sisto Campana, with MS4 Planner Lauren Robinson (center), on the interns’ last day.



**Above Left:** Jessica Burget married Shane DiBartolomeo in a beautiful May 2015 ceremony attended by many of Jessica’s fellow PCD staff members.



LYCOMING COUNTY PLANNING COMMISSION

# 2015 LYCOMING COUNTY PLANNING COMMISSION

## MEMBERS:

Howard Fry III, Chairman

Christopher E. Keiser, Vice-Chairman

Carl Nolan, Secretary

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