



# **ANNUAL REPORT**

# **2018**



**LYCOMING COUNTY  
DEPARTMENT  
OF  
PLANNING & COMMUNITY DEVELOPMENT**



## **LYCOMING COUNTY COMMISSIONERS**

**Richard Mirabito, Secretary** (left)  
**R. Jack McKernan, Chairman** (center)  
**Tony R. Mussare, Vice Chairman** (right)

## **2018 LYCOMING COUNTY PLANNING COMMISSION MEMBERS**

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

# STAFF LIST

Kurt Hausammann, Jr., AICP, Director  
Frances McJunkin, CFM, Deputy Director GIS  
Kim Wheeler, AICP, Deputy Director Planning  
Mark Murawski, Transportation Supervisor  
John Lavelle III, AICP, CFM, Transportation Planner  
Deborah Bennett, Administrative Support Supervisor  
Amy Fry, GIS Supervisor  
Jenny Picciano, AICP, Lead Planner  
Scott Williams, Transportation Planner  
Lynn Cunningham, Assistant Transportation Planner  
Joshua Billings, Subdivision & Land Development Administrator  
Chelsea Blair, Hazard Reduction Planner  
Tom Krajewski, Municipal Services Supervisor  
David Hubbard, Zoning Administrator  
Austin Daily, 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  
Jane Magyar, Clerk IV  
Stacy Sweeting, Clerk II

# MESSAGE FROM THE LCPC CHAIRMAN



It's hard to say where the time went. I can't believe that my two years serving as Chairman of the Lycoming County Planning Commission have concluded. I want to thank those who entrusted me with the position. I am extremely humbled and appreciative of the honor that was bestowed upon me. It was always my goal to facilitate an efficient and professional meeting allowing for debate, discussion, and discourse when appropriate.

Although the number of physical development project reviews were fewer than I can recall since joining the Commission, those we did review were still vital in the advancement and improvement of our County. The projects covered a wide area across the County from Cogan House to Muncy Township. Projects supporting the Marcellus Shale Industry, along with private development plans for Wolf Run Veterinary Clinic, Wheeland Lumber, and the Fink special event venue were just a few of those approved in 2018.

In addition to those reviews, the County Planning & Community Development Department staff provided us with multiple opportunities to provide opinion and commentary to their proposed revisions to the County Subdivision & Land Development Ordinance (SALDO). In many ways, the SALDO is a living, breathing document that needs constant maintenance. The staff's diligence to maintain this document may seem minor to some, but to developers and builders in the County, this helps to alleviate some of the nuances of the process.

With significant time dedicated to the Comprehensive Plan over the past two years, it's now time to start to focus on the outcomes of that report and the County-wide TOP 10 projects that were developed. The Plan identified issues such as infrastructure, flooding, and water quality as significant items to be addressed over the next 10 years. With a County as diverse as ours, those three alone over the next 10 years would be significant accomplishments. But additional concerns of fragmentation, volunteerism, and the opioid epidemic were also listed in the TOP 10; and, if we wish to grow as a County, these issues need to be addressed.

Finally, I want to thank those who served on the Planning Commission and who served in the Planning Department. George "Herman" Logue's term ended at the close of 2018, and I want to thank Herman for his service and leadership over the years to the Commission. I also would like to thank Mark Murawski, Transportation Supervisor, for his years of dedicated service and leadership in the Planning Department. The list compiling his accomplishments and impacts for the betterment of the County are too numerous to list. Mark's retirement in 2018 is well deserved and I wish him all the best.

Sincerely,

*Chris Keiser*

Chris Keiser , Chairman

# MESSAGE FROM THE EXECUTIVE DIRECTOR



The Planning Department accomplished a great deal in 2018. Our budget now only makes up .6% of the County General Fund Budget as stated in the Early Intervention Program (EIP) Report. Projects must be prioritized based upon the County Comprehensive Plan and the County Strategic Goals.

Of the utmost importance were Economic Development Projects such as infrastructure development in the Muncy/Montoursville Growth Corridor and the Route 15 South Growth Corridor. Through the installation of infrastructure, planning sets the stage for economic development to take place. For example, the taxable properties in the Muncy/Montoursville Corridor rose from approximately \$3 million to just shy of \$40 million after infrastructure was installed and development took place. The Planning Department worked closely with the Lycoming County Water & Sewer Authority to install the infrastructure.

Planning is the only department in County government that has the ability to grow the tax base and expand its role in economic development. It is imperative that Planning and the Chamber of Commerce work closely to foster economic development within the County by bringing the public and private sectors together for the betterment of the County. By doing so, much can be accomplished.

In June 2018, the Lycoming County Comprehensive Plan was completed and adopted. Comprehensive Planning is mandated by the State and is one of, if not the most important undertaking of the Planning Commission. The Comprehensive Plan sets the stage for future development of the County for the next 15-20 years. It is a road map on how we want to develop and how to do it. Planning has already started implementing many of the projects outlined in the Comprehensive Plan such as the Levee Rehabilitation, Bridge Bundling Program, River Walk extension, Muncy Resiliency Project, Old City Gateway, new airport terminal, sewer/water in the Route 15 South Corridor, flood buyouts and mitigation projects, and the Sylvan Dell nature area. These are just a few of the Comprehensive Plan projects that are being worked on.

2019 will undoubtedly be a year of change. On May 3, 2019, I will be retiring but will continue working with the department for 12 months on a part time basis. I look forward to working with a new Director. A lot has been accomplished during my tenure; most importantly moving on to the next step after preparing and adopting plans with emphasis on completing the projects that are contained within the plans. I believe that preparing a plan is just the beginning, not the end. A plan is not an end in and of itself-what's important is completing the projects that are contained within a plan.

Sincerely,

Kurt Hausammann, Jr., AICP

Executive Director



# COUNTYWIDE COMPREHENSIVE PLAN

2018 brought the adoption of the 2018 County Comprehensive Plan. This was a culmination of a three-year process of reviewing, updating and validating the 2006 plan. This effort involved the entire staff of the department and finished with a plan that is thoughtful and implementable. Working with the Planning Commission as the Countywide Planning Advisory Committee, issues identified in 2006 were reviewed and evaluated. The final issues prioritized by the Planning Commission were:

Issue 1—Infrastructure does not meet the needs of all areas of the County.

Issue 2—The economy is changing and our communities and workforce are not optimally positioned to realize our untapped economic potential and become resilient to economic trends.

Issue 3—Fragmentation and disenfranchisement of local government in Pennsylvania is a barrier to efficient delivery of some public services.

Issue 4—Flooding is a threat to life, property, and communities throughout the County.

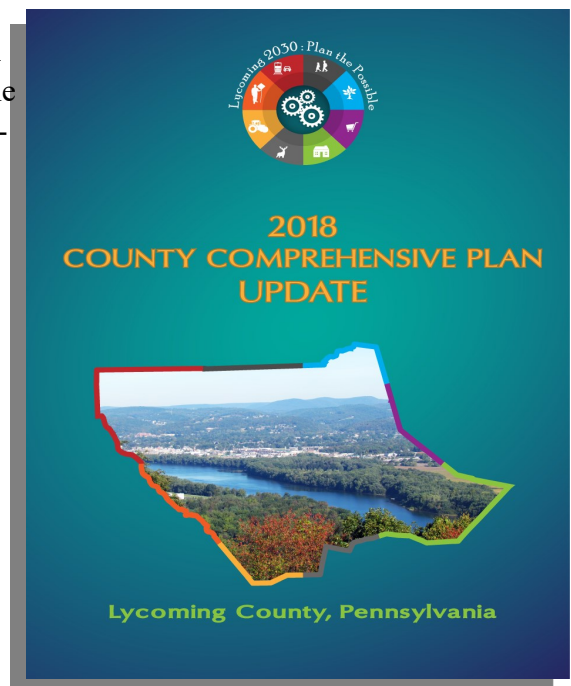
Issue 5—Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.

Issue 6—Volunteerism and civic engagement, particularly among young people, are insufficient to sustain community institutions and services.

Issue 7—Water quality is vital, but is vulnerable to a multitude of threats.

Issue 8—Drugs, particularly heroin, are creating significant social, economic, public health, and safety problems across the County.

The Comprehensive Plan is the *road map* for the department as it looks to prioritizing projects and establishing priorities. As the Plan went through the adoption, work identified in both the County Plan and the six Multi-Municipal Plans had already begun. From taking an active role with the levee, assisting in securing funding for a conservation and recreation area in Armstrong Township, the Plan helps to chart our course.



# COMMUNITY DEVELOPMENT

## ***Community Development Block Grant (CDBG)***

In 2018, Lycoming County received **\$275,579** in CDBG funds from the Department of Housing and Urban Development (HUD) through the PA Department of Community & Economic Development (DCED) to address infrastructure, housing, and community or public service needs throughout the County. The following projects were selected for funding:

- **Ralston Area Joint Authority** - Backup generator system for the well pumps and chlorination system in McIntyre Township
- **Franklin Township** - Lateral installation and on-lot disposal system decommissioning for residents of the Village of Lairdsville
- **American Rescue Workers** - Phase II of repairs to bricks and mortar, and painting to the building which houses the organization's homeless shelter for men, long-term residential job training program, store and recycling operations.

## ***Brownfield Redevelopment***

In 2012, Lycoming County was awarded an **\$800,000** U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to establish a revolving fund loan for Brownfield cleanup activities. This grant builds upon Lycoming County's successful Brownfield Program and prior EPA Assessment Grants. The new RLF Program will offer low interest loans and grants to clean-Brownfield sites throughout the County. The program benefits include:



- Cleanup of Brownfield sites (including lead and asbestos sites)
  - improves public health & safety
  - improves environmental quality
- Spurs economic development and reinvestment in communities
- Leverages existing infrastructure
- Financing for cleanup activities at below bank interest rates



## COMMUNITY DEVELOPMENT continued

### Greater Muncy Resiliency Plan

The Greater Muncy Resiliency Plan (GMRP) intends to establish long-term resilience for the Greater Muncy Area through the identification and implementation of specific, achievable projects that will help the community adapt and recover after community stressors and disruptions. It looks to identify funding opportunities, engage the public, and improve the overall quality of life within the project area. The plan capitalizes on the extensive planning efforts put forth by the township, borough, County and community.



In 2018, the project team collected background information, met with local stakeholders, worked with the Local Advisory Committee (LAC) to define project goals, and hosted a public meeting to gather community input. The plan, now under development, will include economic, infrastructure, flood protection, quality of life, and resilience goals.

### PHARE FUNDED PROJECTS

Since 2012, Lycoming County has been awarded \$7.6 million from the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE) to support the creation, rehabilitation, and support of affordable housing throughout Lycoming County.



## COMMUNITY DEVELOPMENT continued

### *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. The lead agency, Transitional Living Centers (TLC), leases units from local landlords to sublease out to the program clients. As of December 31, 2018, there were 19 enrolled clients working towards self-sustainability.

Once accepted into the Master Leasing Program, customers have a responsibility to maintain the tenant agreement they sign. Clients are expected to work with case managers to ensure compliance. They are also required to participate in any mandatory courses such as Alcohol Anonymous or counselling. Clients must also agree to three months of aftercare following a successful completion of the program. This program is funded by 2015 PHARE Fund award of **\$300,000**.

### *Supportive Housing Program*

The Supportive Housing Program provides comprehensive housing assistance to help individuals and families who are at risk to homelessness. The program provides eligible families and individuals with a path toward self-sufficiency, including moving to and maintaining stable housing through supportive housing services. The program is managed by STEP, Inc. with oversight by Planning & Community Development (PCD) and an Advisory Committee consisting of members of the Lycoming County Housing Coalition and other local housing experts and stakeholders.

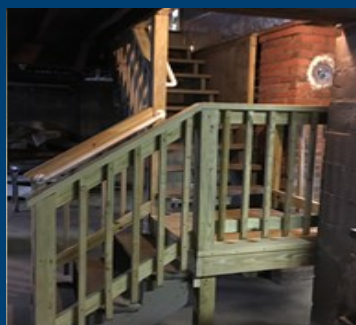
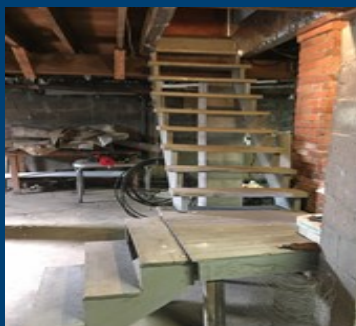


Since the program began in 2016, 115 clients have received services through SHP. Supportive housing services include case management services and rental assistance.

## COMMUNITY DEVELOPMENT *continued*

### *Regional Homes-in-Need Program*

STEP, Inc. administers this Countywide program that renovates owner-occupied homes. To date, over 100 homes have been rehabilitated through this program using PHARE funds. Community Development Block Grant (CDBG) funds are also used to support this program. STEP, Inc. also operates a targeted Homes-in-Need Program in the Brodart Neighborhood of Williamsport as part of the overall Brodart Neighborhood Improvement Program.



*(Making homes more code compliant, accessible, etc.)*

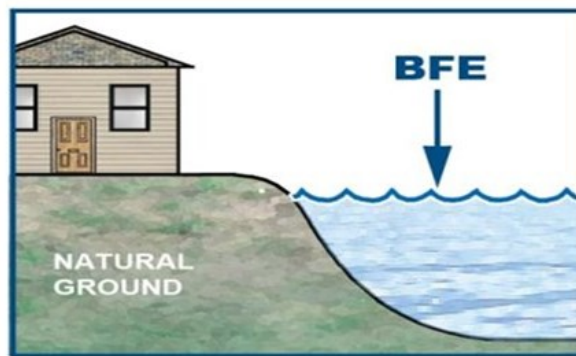
## COMMUNITY DEVELOPMENT *continued*

### *Hazard Mitigation*

#### **Project LOMA and Using our Risk Map Work to Aide Homeowners**

Throughout 2018, the Hazard Reduction Planner managed a number of mitigation projects including acquisition projects, or buyouts; Community Development Block Grant-Disaster Recovery (CDBG-DR) funds for housing elevations; the Greater Muncy Resilience Plan with Muncy Borough and Muncy Creek Township; coordination of the levee work group; and Project LOMA (Letter of Map Amendment).

Project LOMA assists residents who are currently mapped into the Floodplain to determine if they may be eligible for a Letter of Map Amendment (LOMA) from FEMA. LOMAs provide property owners with a means of determining if their structure or property is in the Regulatory Floodplain. If a property succeeds in obtaining a LOMA, it allows the property owner to purchase flood insurance at a much lower cost.



*Image from FEMA displaying house  
House would be qualified for a LOMA.*

*above the Base Flood Elevation.*

Project LOMA funding comes from the Pennsylvania Housing Finance Agency's PHARE Program which is funded from Act 13 Impact Fees. The PHARE Program enables the department to batch properties with a high likelihood of being determined out of the Floodplain and pays for the Elevation Certificate for income qualified applicants.

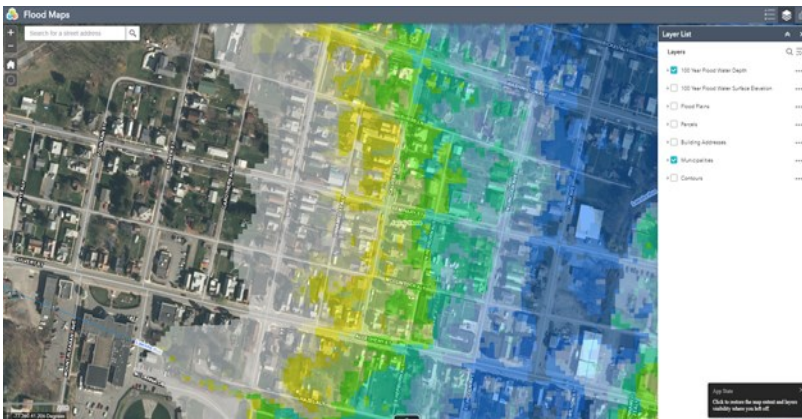
This process starts with determining an area that is identified in the Floodplain Zones A and AE (100-year flood or 1% flood) and comparing these areas to our non-regulatory flood maps that identify estimated surface water depths. The 100-Year Flood Water Depth Grids enable staff to see if the home is potentially above the 100-year Base Flood Elevation (BFE) within these flood zones. By targeting areas of high population density, it allows the project to be more economically feasible.

## COMMUNITY DEVELOPMENT continued



Picture of the County Public Flood Map Web Service Floodplain. AE is in blue.


Picture of the County Public Flood Map Web Service



Picture of the County Public Flood Map Web Service Depth Grids. Area of grey is focus for the LOMA Project

Once properties are identified, an elevation certificate is completed by a licensed surveyor. If the elevation certificate shows that the ground around the house is above the BFE, the Planning Department can process the LOMA application through FEMA for the residents.

Over the last year, surveys were performed in the eastern end of the County around Little Muncy Creek and in the Jersey Shore area along the river. To date, we have processed over 70 LOMAs for residents.

Page 1 of 2		Date: April 17, 2019	Case No.: 19-03-0784A	LOMA
 <b>Federal Emergency Management Agency</b> Washington, D.C. 20472				
<b>LETTER OF MAP AMENDMENT                  DETERMINATION DOCUMENT (REMOVAL)</b>				
COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION		
COMMUNITY	BOROUGH OF JERSEY SHORE, LYCOMING COUNTY, PENNSYLVANIA		A portion of Lot 29, Staver's Addition, as described in the Warranty Deed recorded as Instrument No. 200300024202, in Book 4787, Pages 234, 235, and 236, in the Office of the Recorder of Deeds, Lycoming County, Pennsylvania	
	COMMUNITY NO.: 420642			
	AFFECTED MAP PANEL			
NUMBER: 42081C0414F				
DATE: 6/2/2016				
FLOODING SOURCE: WEST BRANCH SUSQUEHANNA RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.204421, -77.261695 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83		

Copy of an official Letter of Map Amendment Removal

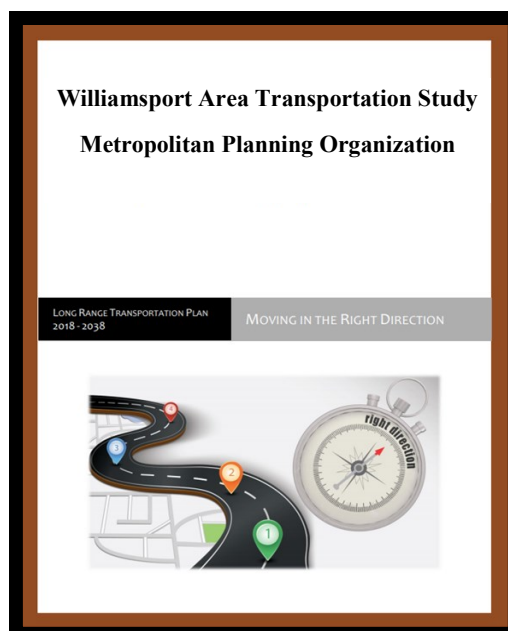


# TRANSPORTATION PLANNING

## *Transportation Planning Achievements*

*Adoption of the 2018-2038 Long Range Transportation Plan.* We are required by Federal law to complete an update to this plan every five (5) years. We worked closely with local partners such as PennDOT District 3, the Airport Authority, River Valley Transit, and the Joint Rail Authority to complete the entire plan in-house with existing resources. There were four primary conclusions:

1. Economic development in Lycoming County is dependent on both freight movement and the mobility of visitors to our arts, culture, and recreation resources. Therefore, projects that maintain the ability to move freight or travel to Lycoming County should be a priority.
2. Our multi-modal transportation system is in an excellent condition. There are no glaring deficiencies in highways, bridges, transit, rail or air services. There are no needs for additional capacity. Therefore, maintenance and safety projects take precedence.
3. We need more multi-use trail connections between communities as well as improved access to existing facilities. We need more and improved bicycle and pedestrian facilities in Williamsport and the boroughs to better serve our population that will age in place, to appeal to young people, to assist low income populations, to support economically vibrant downtowns, and to promote the retention and attraction of population. Therefore, streetscape, walkability, and safety projects located in urbanized areas should be a priority.
4. As rural populations decrease, we need to consider options that decrease the infrastructure maintenance cost burden on rural municipalities, while focusing investment on the infrastructure of the parts of the County where delivery of services is most efficient and cost effective. Therefore, projects that identify and remove costly, functionally redundant infrastructure or improve infrastructure in already densely developed areas should be a priority.

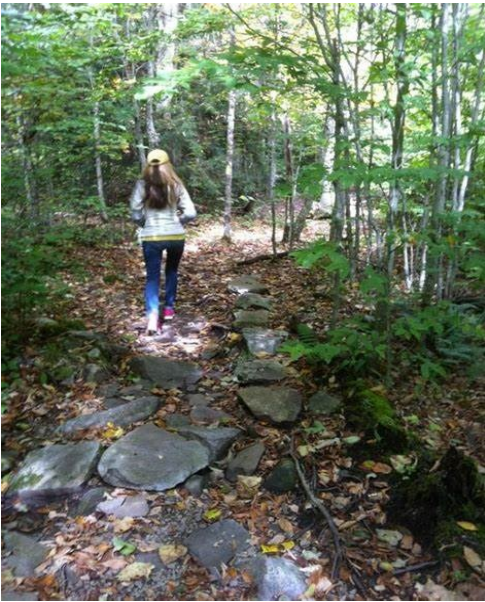




## TRANSPORTATION PLANNING *continued*

### *Lycoming County Local Bridge Bundling*

*Initiative.* The County applied for and received a \$7 million Pennsylvania Infrastructure Bank (PIB) loan through PennDOT to provide the needed upfront capital for design and construction costs of fixing a “bundle” of structurally deficient local bridges all at once. This approach has been very successful in reducing overall costs. The debt service to pay the PIB loan will be derived from the PA Act 89 - a \$5 vehicle fee registration surcharge, recently enacted by the Lycoming County Commissioners. Additional funding will come from the PA Act 13 restricted bridge account funds and a 5% local share provided by the 17 participating municipalities. Two additional local bridges will be funded from Federal matching funds that Lycoming County will be eligible to receive from PennDOT for adopting the Act 89 Fee for Local Use.



*Severe spalling, cracking, and exposed, severely rusted rebar—T-506 over Daugherty's Run, Lewis Township*  
Source: Larson Design Group

*Replacement of Williamsport Municipal Airport Terminal.* The Williamsport Municipal Airport Authority has initiated construction of the new terminal building at the Williamsport Regional Airport. Numerous funding sources were used to complete the \$16 million project, including Redevelopment Capital Assistance Program, PA DCED Multi-Modal Transportation Fund, PA Transportation Capital Budget, PennDOT Aviation Improvement Program, TEA-21 earmark, Lycoming County Act 13 funds, and the First Community Foundation of PA. This project provides more space to accommodate additional air service to meet the airport's growing commercial air passenger demands.



## TRANSPORTATION PLANNING *continued*

*CSV Impact Study.* The Department applied for and received a Pennsylvania State Transportation Advisory Committee Special Study Grant to conduct an evaluation of impacts on traffic and growth patterns along the 1-180 Corridor resulting from the completion of the Central Susquehanna Valley Thruway (CSV) Project. A comprehensive review of land use ordinances adopted by the County and appropriate local municipalities will be needed to determine if changes are needed to accommodate development pressure, including the possibility of creating interchange overlay zoning districts. As part of this ordinance review, typical interchange land uses should be examined and the municipalities should decide which uses are desirable to allow near interchanges. Additionally, infrastructure needs should be reviewed at the interchanges and improvement plans developed, if needed. The US 15 Corridor from the Union/Lycoming County line to Williamsport will also be included in the evaluation as traffic changes and additional growth are also expected to occur.



PennDOT Secretary Leslie Richards Tours CSV Project Site, 10/2017  
Source: PennLive.com

*Applied for and received*

*\$180,000 DCED Greenways,*

*Trails, and Recreation Grant.* This grant will be used to design and begin construction of a new access point to the Susquehanna River Walk at Basin Street in the City of Williamsport. This will provide direct access for residents, students and tourists from the Old City Neighborhood to the Riverwalk, and for walkers/bikers/hikers from the Riverwalk to Old City. The project will include the installation of sidewalks and signal upgrades to safely move pedestrians/cyclists from the City's neighborhood/commercial districts to the Riverwalk. This important linkage to the greenway system will enable families, students, employees, and visitors to enjoy access to the other greenways, open space, and the river/natural areas available in Lycoming County. The grant was assigned to the City for administration of the project along with the other Old City Projects.



## MUNICIPAL SERVICES

The Lycoming County Subdivision & Land Development Ordinance (SLDO) was enacted on December 26, 1972 and the County Commissioners enacted a completed 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 for 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 below).

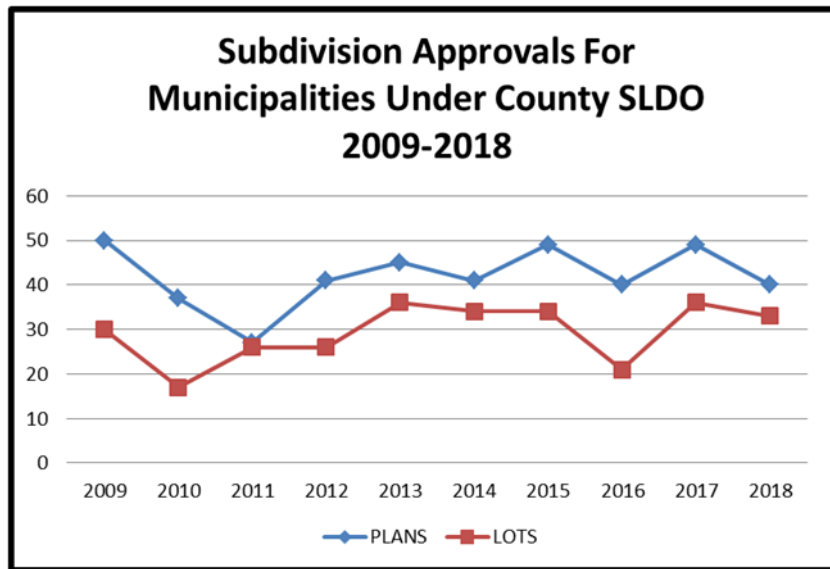
<b>Anthony</b>	<b>Mill Creek</b>
<b>Bastress</b>	<b>Moreland</b>
<b>Brown</b>	<b>Muncy</b>
<b>Cogan House</b>	<b>Penn</b>
<b>Cummings</b>	<b>Piatt</b>
<b>Gamble</b>	<b>Pine</b>
<b>Jackson</b>	<b>Porter</b>
<b>Jordan</b>	<b>Shrewsbury</b>
<b>Limestone</b>	<b>Watson</b>
<b>McHenry</b>	<b>Hughesville Borough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

### *Staff Activity*

- LCPC Staff accepted 45 new applications with 12 submissions carrying over from 2017. There was \$6,581.03 collected in subdivision and land development fees.
- The LCPC granted final approval for 40 subdivisions and eight (8) land developments plans. Two plans were withdrawn.
- Subdivision plan approvals decreased by nine (9) from 2017.
- Land Development Plan approvals decreased by two (2). Approved Land Development Plans included: 4 Commercial, 1 Institutional, and 3 Industrial (1 was natural gas related).

## Municipal Services continued

The graph below depicts the subdivision approval trends over the past ten years:



For municipalities that are under County SLDO jurisdiction, there was a total of 33 new lots created, which is a decrease of three (3) lots from 2017's total. Included in the total subdivision approvals, but not in the new lot tally, there were 21 lots added to existing adjacent properties.

### *Approved Land Development Plans*



MUNICIPALITY	APPLICANT	DEVELOPMENT/TYPE OF USE
Jackson Township	Gilbert Harris	Agroswine Truck Wash/Commercial LD
Jackson Township	Jackson Township	Municipal Building/Institutional LD
Jackson Township	Wheeland Lumber Company	Sawmill Building/Industrial LD
Jordan Township	Chancy and Jean Robbins	Campground/Commercial LD
Limestone Township	Ned Lorson	Sawmill Building/Industrial LD
Muncy Township	Amy Phillips	Veterinary Clinic/Commercial LD
Cogan House Township	Elbow Fish & Game Club	Natural Gas Compressor Building/Industrial LD
Mifflin Township	Shawn & Wendy Fink	Special Event Venue/Commercial LD

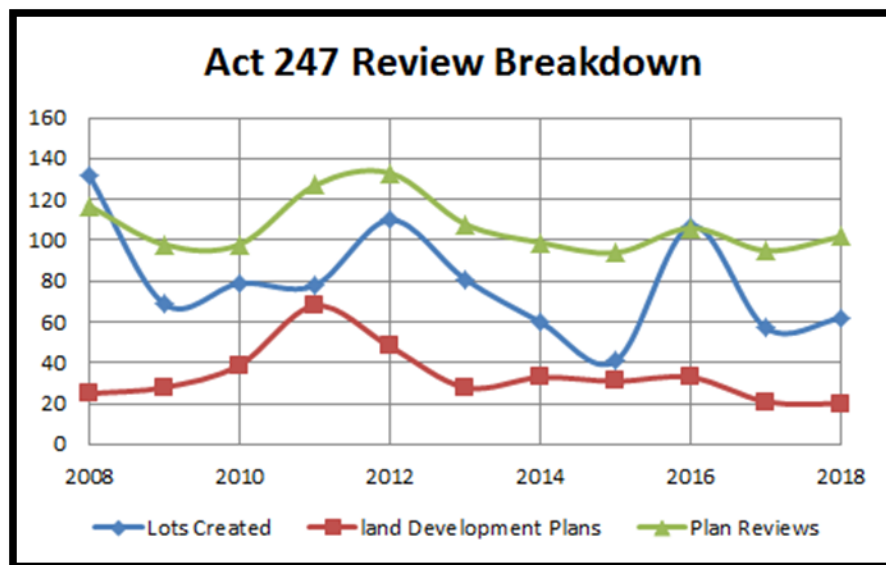


## Municipal Services continued

### *Development Advisory Assistance*

In addition to the 25 municipalities covered by the County Subdivision & 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 this Act established the PA Municipalities Planning Code (MPC) and affords the County Planning Agency an opportunity to provide constructive review comments.

During 2018, the County provided “advisory” comments on 102 subdivision and land development plans. This figure reflects an increase from the 95 plans reviewed in 2017. A breakdown of the 102 reviews PCD performed includes 20 land development plans, 19 lot-addition plans, 5 lot consolidation plans, and 58 single-lot/multi-lot plans. Below are the general trends of lot creation, land developments, and plan submissions since 2008. 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 2018 was well under the threshold at approximately 17 days per review.





## Municipal Services continued

# ZONING

### *County Zoning Ordinance Administration*

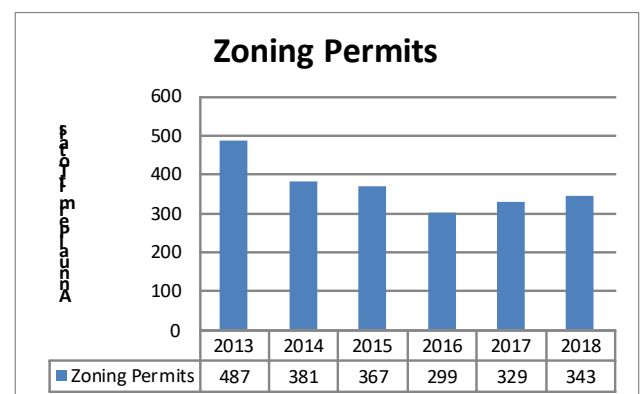
**Department Emphasis 2018:** The Zoning Department, in coordination with the County Hazard Planner, has continued to focus on working with our municipal partners and their constituents regarding floodplain management. Community safety through the National Flood Insurance Program (NFIP) is essential countywide. Our dedicated staff members continue expanding their knowledge base by taking advantage of educational opportunities through federal, state, and municipal organizational training sessions. They will always be available to provide assistance and direct support to all municipalities within the County, upon request.

There are **21 member municipalities** (listed below) who participate in the Lycoming County Zoning Partnership. PCD staff administers the County Zoning Ordinance in these municipalities:

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	PORTER TOWNSHIP
LIMESTONE TOWNSHIP	SALLADASBURG BOROUGH
McHENRY TOWNSHIP	

### *Partnership Activity*

There were a total of 343 Zoning Development Permits issued during 2018 as compared to 329 in 2017. In addition, the County implemented two (2) Text Amendment packages to clarify requirements and make the Ordinance administration more efficient. These amendments addressed new uses in the Agricultural Districts and Mobile Homes in the Special Hazard Flood Area. Updated noise performance standards are proposed to be amended in 2019.



## **Municipal Services continued**

### ***Zoning Hearing Board***

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

Dan Clark, Alternate

Romuald “Ray” Andraka, Alternate

Albert Boyer, Alternate



In 2018, 18 cases were brought before the County Zoning Hearing Board: 7 Variances (1 withdrawn), 9 Special Exceptions, and 3 Appeals to the Zoning Administrator’s decision.

#### **Variances**

- 1 Animal shed setback (for subdivision)
- 1 Height
- 1 Single-family residence (setbacks)
- 1 Minimum tract size
- 2 Accessory structure (setbacks)

#### **Special Exceptions**

- 2 Light industry
- 1 Kennel
- 3 Agricultural accessory business
- 1 Communication tower
- 1 Heavy retail
- 1 Family care unit

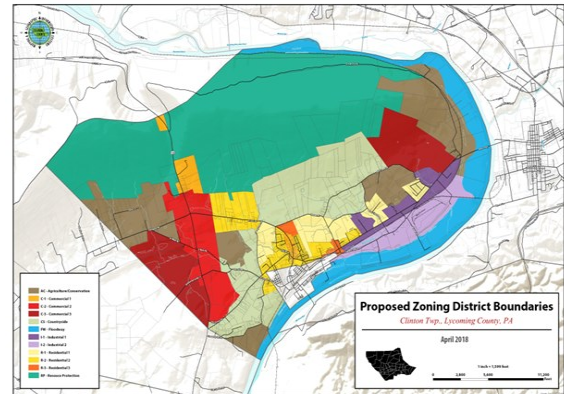
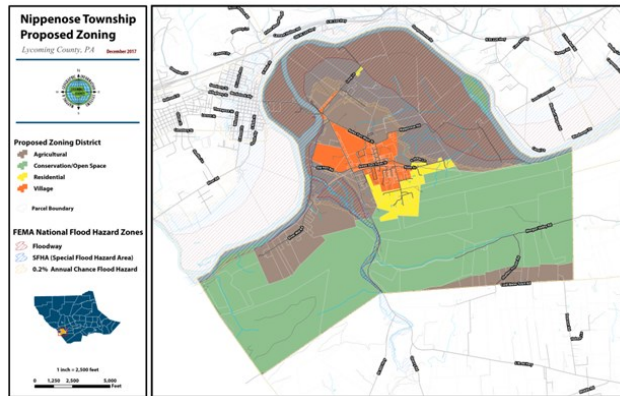
#### **Appeals**

- 1 Development in the Regulatory Floodplain
- 1 Existing non-conforming use
- 1 Agricultural processing (determined to be light industry)

# GIS & LAND RECORDS

## *Municipal Support*

GIS experienced an increase in requests for County mapping assistance for zoning purposes throughout a number of municipalities.



## *Muncy Resiliency Plan*

In 2018, the GIS team completed two projects for the Greater Muncy Resiliency Project. The first was a public awareness effort whereby the height of the regulatory floodplain plan was surveyed and monumented by marking utility poles with blue ribbons. This was done to illustrate just how deep the flood waters are-a fact often lost when viewing a simple map.

The second project was a comprehensive survey of every building in the floodplain. This data was then incorporated into a flood study done by the U.S. Army Corps of Engineers. This study will play a vital role in future mitigation strategies and development projects.



## UPI Update

2018 was the first full year of expanded documents for UPI. There were a total of 19,051 UPI numbers verified or assigned throughout the year. Of the 19,051, nearly 5,000 documents were associated with the oil and gas industry. The expanded program has kept GIS Land Records staff busy and provided an added benefit for current and future abstract work within the County.

