

MEMBERS:

Jason Bogle, Chairman
Denise Reis, Vice-Chairman
Beth Miller, Secretary
Billy Brooks
Joe Reighard
Jeffrey J. Stroehmann
Brett Taylor
Garth Womer
Justin Ulmer



Jenny Picciano, AICP, Executive Director

McCormick Law Firm,
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LYCOMING COUNTY PLANNING COMMISSION MEETING MINUTES
TSP - 3rd Floor, LYCO Conference Room #319
April 16, 2026 6:00 PM

1. **CALL TO ORDER-** The meeting was called to order at 6:03 p.m. People present were Jenny Picciano, Mike Wiley, Jason Bogle, Garth Womer, Billy Brooks, Denise Reis, Beth Miller, Brett Taylor, Jeff Stroehmann, Garrett Russell, Jennifer Bates, Kelsey Green, Forest Rothchild, Chris Smith, Pat Crossley, Evan Dangle, John Grand and Jennifer Topper.
2. **MINUTES OF REGULAR MEETING** – A motion to ratify the minutes of the March 19, 2026 meeting was made by Brett Taylor, second by Billy Brooks. Mike Wiley noted that he was present at the March 19, 2026 meeting but his name was excluded from the Call to Order Section. Motion carried.
3. **PUBLIC COMMENT ON AGENDA ITEMS ONLY-** NONE
4. **OLD & FUTURE BUSINESS-** NONE
5. **SUBDIVISION & LAND DEVELOPMENT PLANS**
 - A. Minor Plans Report – Motion to ratify the Minor Plans Report as submitted was made by Billy Brooks, second by Garth Womer. Motion carried.
 - B. Grand Land Development – Landowner John Grand is seeking reapproval of the John Grand Campground Land Development/Lot-Consolidation with Conditions.

PROPOSED DEVELOPMENT:

Please note that this is a revised plan reconfiguring the design of the campground that will need to be reapproved by the Lycoming County Planning Commission. The plan proposes to consolidate Tax Parcel #09-303-105/Parcel No. 1/Deed 7420-209 and Tax Parcel #09-303-105/Parcel No. 2/Deed 7420-209 into one lot containing 53.267 acres with an existing house, outbuildings, driveway, well, and septic system. The plan also proposes to construct a campground containing 6 cabins and 147 RV camper sites that include water, sewer, and electric on a typical 3,500 SF site. The campground will also include a road network and a stormwater management system. The parcel will be accessed via SR 664. This project is considered a development of regional significance based on its proximity to Clinton County. Clinton County Planning Department has been notified of the proposed campground and has no issues with the project.

APPROVAL CONDITIONS:

1. As a condition of subdivision approval, John Grand is required to combine Tax Parcel #09-303-105/Parcel No. 1/Deed 7420-209 and Tax Parcel #09-303-105/Parcel No. 2/Deed 7420-209 into one deed of record for a total acreage of 53.267 acres as shown on the approved subdivision plan. Should the parcels be described separately in the same deed, we require a note be placed in the deed

that the parcels are to be considered as one for subdivision, land development, and zoning purposes to prevent future conveyance of the property without prior subdivision approval.

2. Provide revisions to the plan as required by the Subdivision & Land Development Administrator, LCPC consulting engineer, County Conservation District, and Pennsylvania DEP.
3. Provide an acceptance letter from Century Engineering stating that the revised stormwater management plan, stormwater management narrative, road design, and opinion of probable cost are acceptable prior to signing and recording the land development/lot-consolidation plan.
4. Provide a revised NPDES permit prior to signing and recording the final land development/lot-consolidation plan.
5. Provide a community on-lot water system approval letter issued by Pennsylvania DEP prior to signing and recording the final land development/lot-consolidation plan.
6. LCPC staff must be contacted for final land development and stormwater management inspection. As-built drawings must be submitted by a qualified professional for all improvements including stormwater facilities prior to occupancy and the release of financial security.
7. Upon Staff's and LCPC Consulting Engineer concurrence of a Cost Estimate to complete the required Land Development improvements, an Improvement Guarantee Agreement with Financial Guarantee must be established within 60 days of final land development approval. Extension of the 60 days is at Staff's discretion (to be provided prior to signing and recording of the final land development plan).
8. After the Planning Commission approval, the approved land development plan and the signed approval letter, must be recorded within 90 days of the date when all conditions are met. Applicant has 6 months from the conditioned approval date to satisfy all conditions. Extension of the 6 months is at Staff's discretion.

STAFF RECOMMENDATION:

Grant reapproval with conditions to the Land Development/Lot-Consolidation Plan for land owned by John Grand, located in Cummings Township. The plans dated January 2026, revised March 2026, were prepared by PennCore Consulting, LLC.

Motion to approve with conditions was made by Jeff Stroehmann, second by Beth Miller. Motion carried.

6. ACTION ITEMS- NONE

7. PRESENTATION

- A. Hazard Mitigation Plan Update – Kelsey Green gave a presentation and update on the Hazard Mitigation Plan for 2026. Hazard mitigation is considered one of the four phases in the emergency management cycle. Others include preparedness, response and recovery. Hazard mitigation activities involve actions that reduce or eliminate the likelihood of an occurrence or reduce the impact of a disaster. The goal of the mitigation phase is to make communities more resistant to disasters and thereby decrease the need for a response. Mitigation occurs long before a disaster. 51 out of 52 Municipalities fully participated and 27 local stakeholders also participated in this plan.

8. COMMITTEE REPORTS/DISCUSSION

- A. Park & Rec Plan Committee
- B. Development Committee - Zoning & SALDO Update

9. MONTHLY REPORTING

- A. UPI Reports
- B. Major Plans Report
- C. Incomplete Submission Update
- D. Zoning Permit Quarterly Report
- E. Zoning Permit Monthly Report

There were no questions regarding the monthly reports.

10. DISCUSSION ITEMS

- A. CDBG FFY '26 Funding Round & Workshop – Jenny Picciano handed out a Community Development Block Grant Program Overview summary explaining the funds Lycoming County receives from the U.S. Department of Housing and Urban Development through the PA Department of Community and Economic Development to address infrastructure, housing and community or public services needs throughout the county.

11. PUBLIC COMMENTS - NONE

12. ADJOURNMENT – Motion to adjourn was made by Brett Taylor, second by Billy Brooks. Meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Jenny Picciano, Director

Beth Miller, Secretary

DATE: _____

DATE: _____