



# GETTING TOGETHER FOR MULTIMUNICIPAL PLANNING

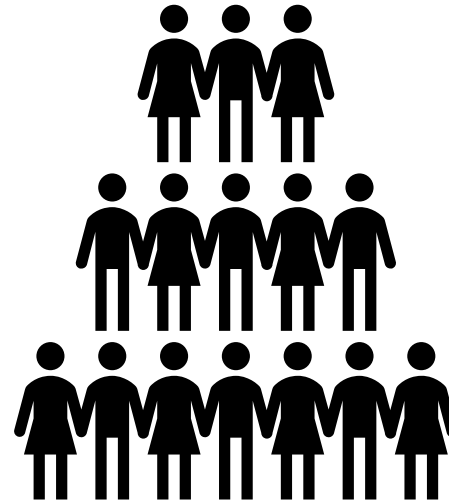
October 3<sup>rd</sup>, 2022  
2022 APA PA Conference

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# BENEFITS OF MULTIMUNICIPAL PLANNING AND ZONING



Regional  
Perspectives &  
Objectives,  
Funding



Economies of  
Scale - Cheaper  
per Municipality



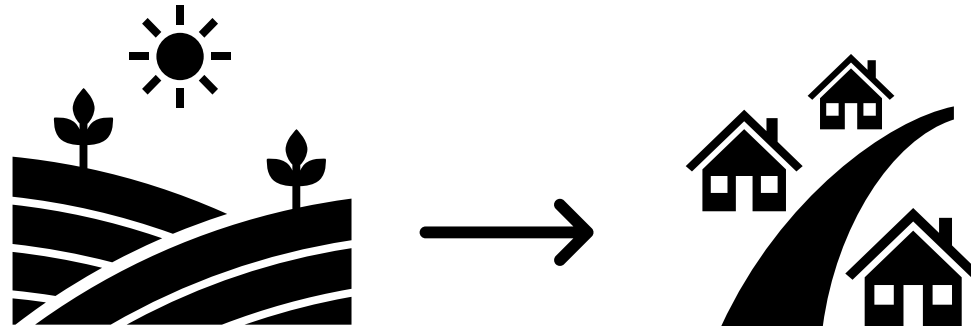
Joint Zoning or  
Sharing of Land  
Uses

916.1 (h) MPC

## LESS COMMONLY KNOWN OPPORTUNITIES!



Ability to share  
taxes and fees.  
1105(b)(1) MPC



Multimunicipal TDR Ability from  
Rural Resource to Designated  
Growth Areas. 1105(b)(2) MPC

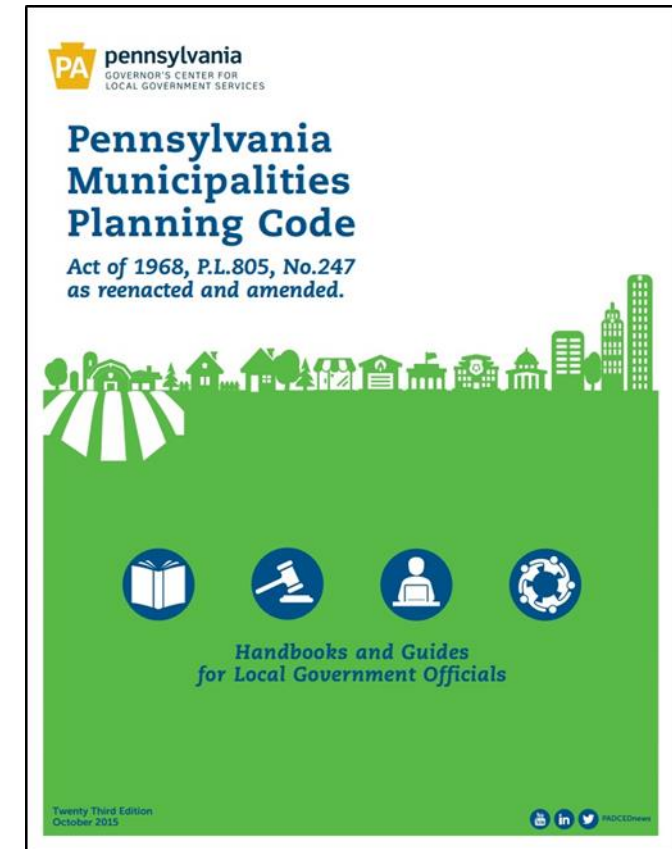
# ENTITIES ELIGIBLE FOR MULTIMUNICIPAL PLANNING

## Section 107 – MPC

"Multimunicipal plan," a plan developed and adopted by any number of contiguous municipalities, including a joint municipal plan as authorized by this act, except that all of the municipalities participating in the plan need not be contiguous, if all of them are within the same school district.

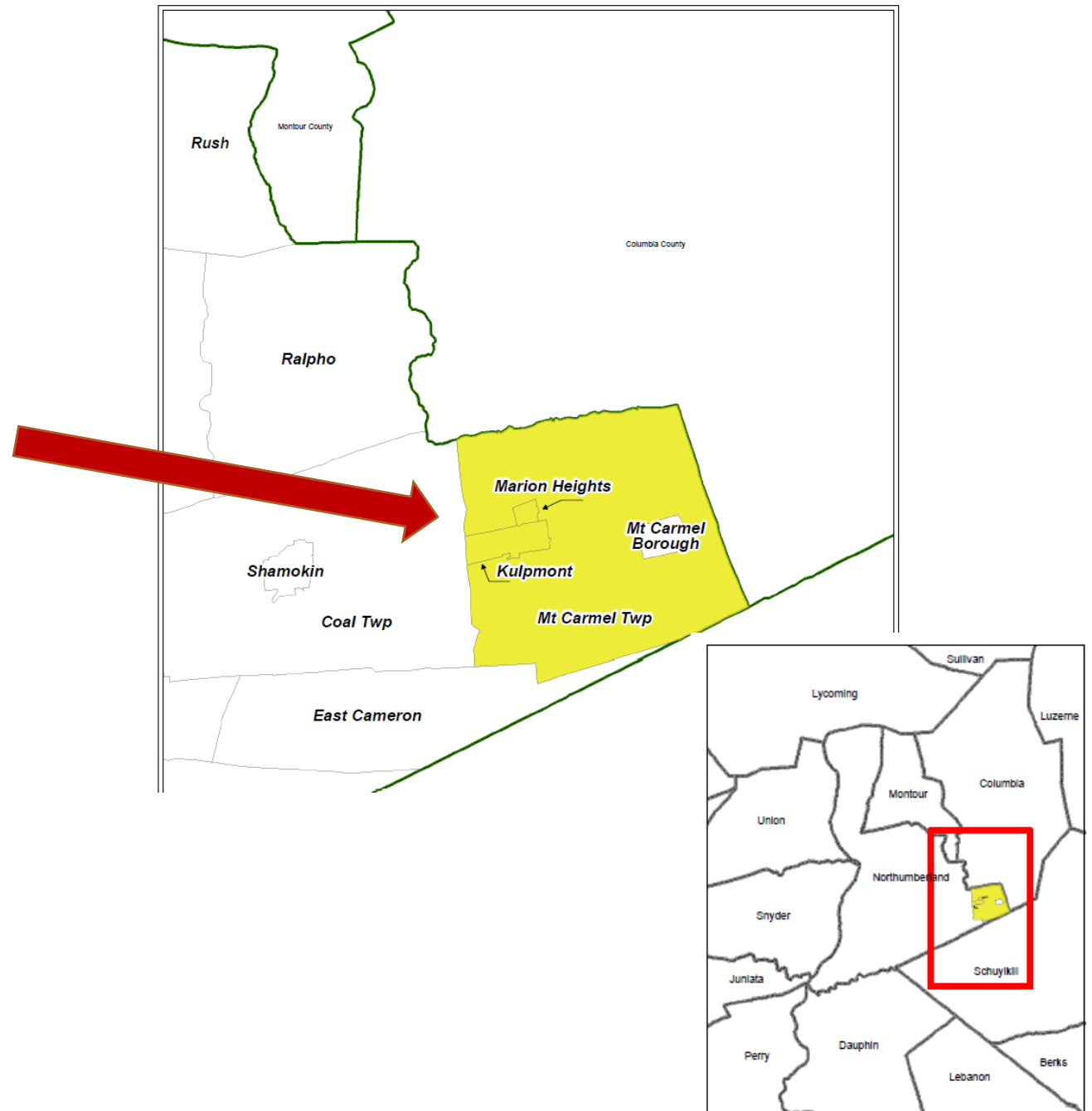
Contiguous - being in actual contact : touching along a boundary or at a point

– Merriam-Webster Dictionary



**STEP 1:**  
**IDENTIFY YOUR REGION**

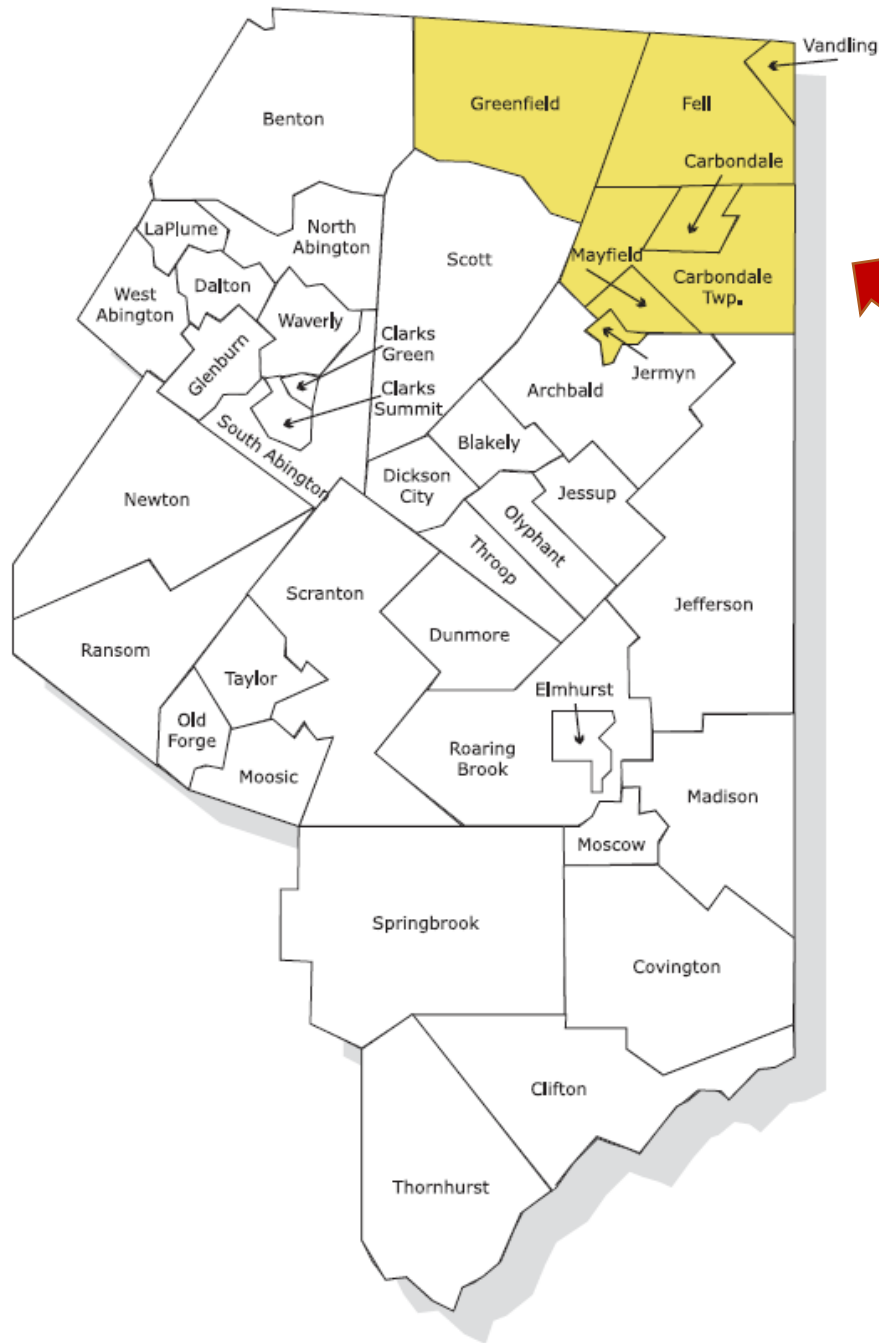
# Mt. Carmel Township, Marion Heights, Kulpmont Planning Region



## IT HELPS TO HAVE DATA!

	2020 Population	Square Miles	Date of Current Zoning	Date of Current Comprehensive Plan
<b>Mt.Carmel Township</b>	3,093	21.6	1992	-
<b>Kulpmont Borough</b>	2,670	1	-	-
<b>Marion-Heights Borough</b>	665	0.2	-	-
<b>Total:</b>	<b><u>6,428</u></b>	<b><u>22.8</u></b>		

**This Multi-Municipal Plan will affect 7% of the County's  
Population and 4.7% of lands within the County**



# Potential North Lackawanna (NorLack) Planning Region

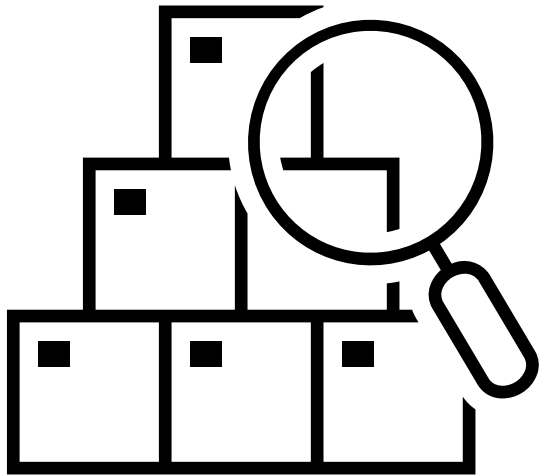


## IT HELPS TO HAVE DATA!

	2020 Population	Square Miles	Date of Current Zoning	Date of Current Comprehensive Plan
<b>Carbondale City</b>	8,828	3.2	2004	2003
<b>Carbondale Township</b>	1,125	14.3	2003	2003
<b>Fell Township</b>	2,338	15.5	2020	2003
<b>Greenfield Township</b>	2,260	22.4	1999	1981
<b>Jermyn Borough</b>	2,150	0.8	1998	1965
<b>Mayfield Borough</b>	1,763	2.4	2000	-
<b>Vandling Borough</b>	730	1.3	1993	1994
<b>Total:</b>	<b><u>19,194</u></b>	<b><u>59.9</u></b>		

**This Multi-Municipal Plan will affect 9% of the County's  
Population and 13% of lands within the County**

## THINGS TO LOOK FOR...



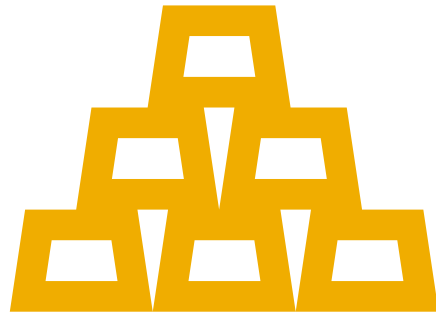
- Current cooperating municipalities and opportunity for future cooperation.
- Area surrounding an urban center.
- Area composed of a school district.
- Unique land uses.
- Opportunity for supplementary funding based on a special municipal designation such as Act 47 and Strategic Management Planning Program communities.

**STEP 2:**  
**FIND YOUR LEADERS**

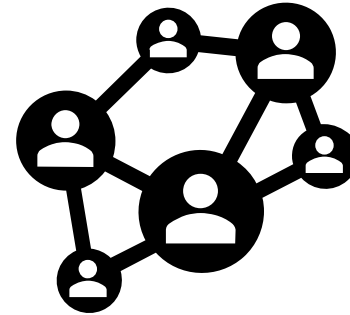
## WHAT DO THEY HAVE TO DO?



**Education  
and Sales**



**Grant Applications**



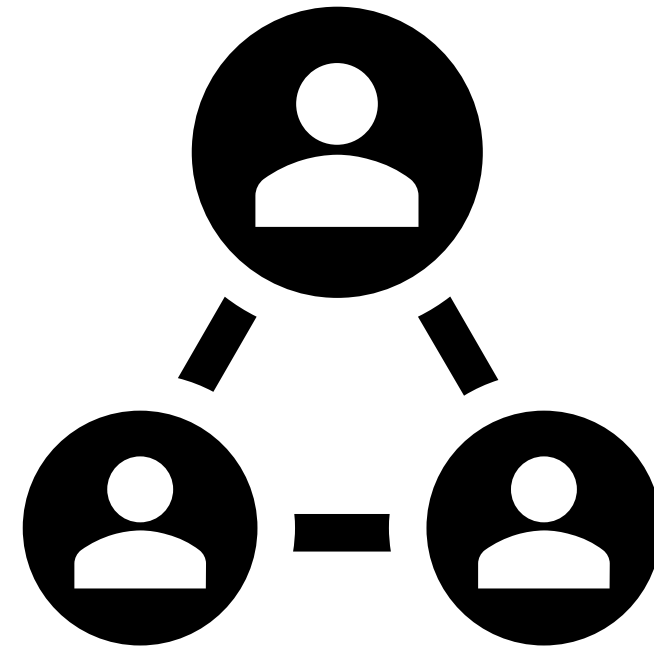
**Organization and  
Coordination**



**Implementation**

## WHO IS IT GOING TO BE?

- County Planning Staff
- Lead Municipality
- PA DCED
- Conservation, Economic Development, Downtown or Other Planning Focused Groups



**STEP 3:**  
**PREPARE YOUR PITCH**

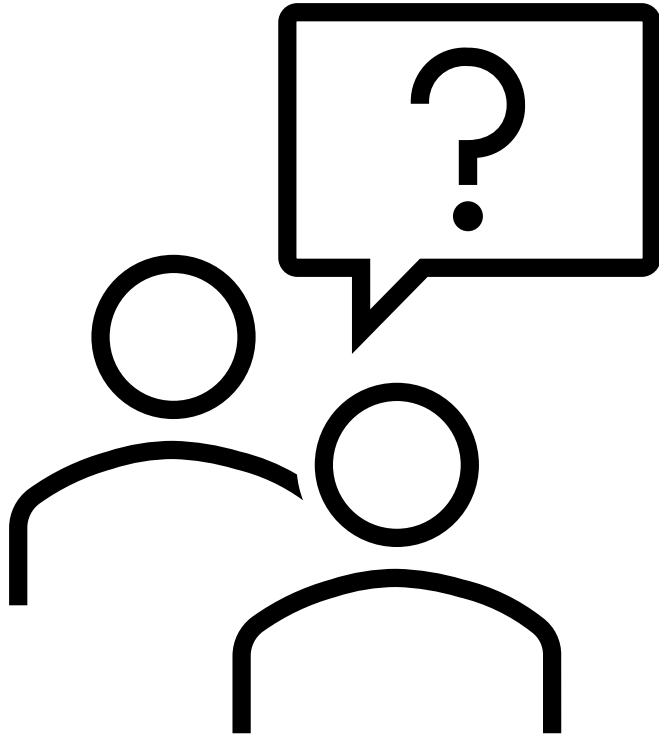
## TO POWERPOINT OR NOT TO POWERPOINT?

### Benefits of a PowerPoint

- Visual aid for maps, data, and other information.
- Specifics in writing.
- Easy to share.
- Directs the conversation.
- Printable. Two slides per page recommended.



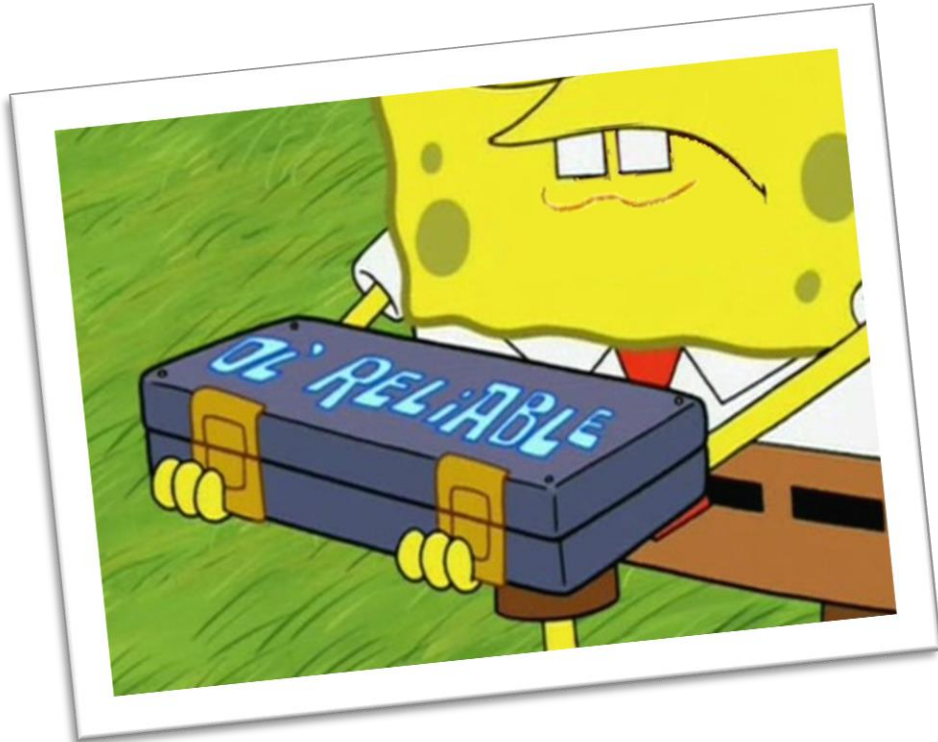
## QUESTIONS TO ANSWER



- What are we doing?
- Why is making this plan worth it?
- What's in it for my municipality?
- Why should we do this when we didn't use our last one?
- How much is it going to cost us?
- How long is it going to take?
- What is going to happen to my autonomy as a municipality?

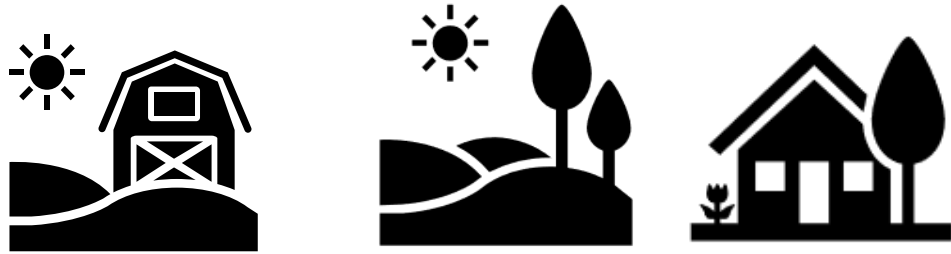


## HAVING TROUBLE WITH GRANTS?

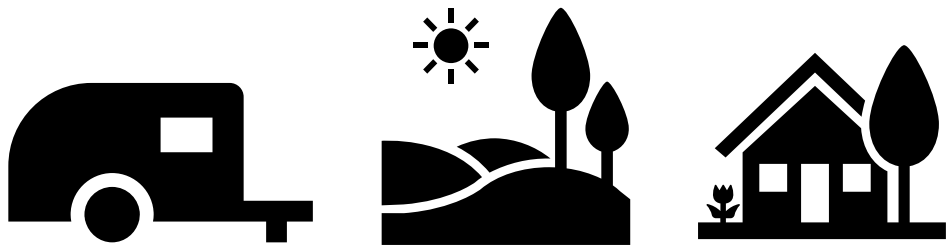


(a) When a county adopts a comprehensive plan in accordance with sections 301 and 302 and any municipalities therein have adopted comprehensive plans and zoning ordinances accordance with sections 301, 303(d) and 603(j), **Commonwealth agencies shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing applications for the funding or permitting of infrastructure or facilities.**

## MULTIMUNICIPAL SHARED USES



Municipality of A



Municipality of B



# WHAT ARE THE COMPONENTS OF A COMP PLAN?

## Section 301 – Municipalities Planning Code

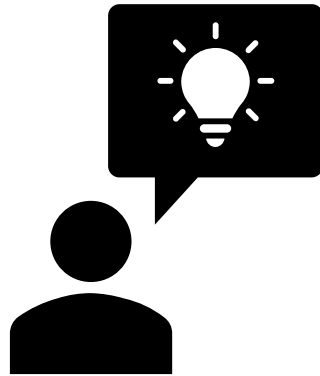
- 1. Development Objectives**
- 2. Land Use Plan**
- 3. Housing Needs Plan**
- 4. Transportation Plan**
- 5. Community Facilities Plan**
- 6. Interrelationship of Components**
- 7. Implementation Strategies**
- 8. Statement of Compatibility**
- 9. Natural/Historic Resources Plan**
- 10. Water Supply Plan**

# WHAT IS AN IMPLEMENTABLE COMPREHENSIVE PLAN?

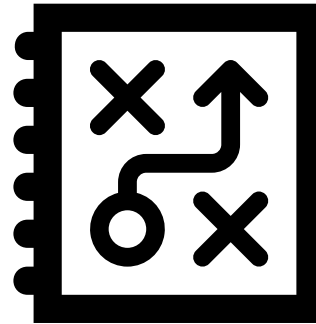
## The Implementable Comprehensive Plan:



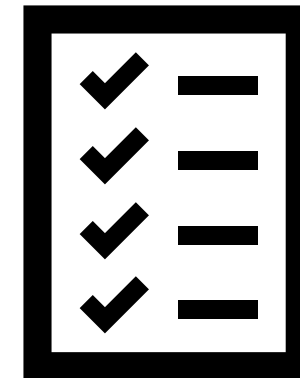
Focus on Real  
Issues



Communicative  
Organization



Workable  
Ideas and  
Action  
Plans



Capacity to  
Implement



Community  
Ownership

# ESTIMATED COST

## SAPA Plan Implementation Cost-Share

**TOTAL COST ALLOCATION FORMULA METHOD \*\*% Share (20% land area share + 30% population share + 50% assessed value share) + \$2000**

Municipality	Sq. Miles	%total	2010 Population	%total	2016 Assessed \$	%total	%share**	%Allocation	Fixed Cost	Total Cost Allocation*
Clarks Green	0.6	0.74%	1,476	1.32%	14,111,833	2.06%	1.57%	\$502.71	\$2,000.00	\$2,502.71
Clarks Summit	1.6	1.97%	5,116	4.57%	43,905,556	6.40%	4.96%	\$1,588.04	\$2,000.00	\$3,588.04
Dalton	3.2	3.93%	1,234	1.10%	9,736,025	1.42%	1.83%	\$584.39	\$2,000.00	\$2,584.39
Dunmore	8.8	10.81%	14,057	12.56%	87,419,042	12.73%	12.30%	\$3,935.44	\$2,000.00	\$5,935.44
Newton	22.7	27.89%	2,846	2.54%	23,784,019	3.46%	8.07%	\$2,583.28	\$2,000.00	\$4,583.28
Scranton	25.4	31.20%	76,089	68.01%	392,363,291	57.15%	55.22%	\$17,670.25	\$2,000.00	\$19,670.25
South Abington	9.0	11.06%	9,073	8.11%	89,067,728	12.97%	11.13%	\$3,561.94	\$2,000.00	\$5,561.94
Waverly	4.6	5.65%	1,743	1.56%	23,691,075	3.45%	3.32%	\$1,063.38	\$2,000.00	\$3,063.38
West Abington	5.5	6.76%	250	0.22%	2,432,187	0.35%	1.60%	\$510.57	\$2,000.00	\$2,510.57
<b>TOTAL</b>	<b>81.4</b>	<b>100%</b>	<b>111,884</b>	<b>100%</b>	<b>686,510,756</b>	<b>100%</b>	<b>100%</b>	<b>\$32,000.00</b>	<b>\$18,000.00</b>	<b>\$50,000.00</b>

\*Can be spread over two  
budget years by each  
municipality.

\$160,000.00 Estimated Total Project Cost  
 \$80,000.00 DCED MAP Grant  
 \$30,000.00 Lackawanna Co. Economic Dev. Grant  
 \$50,000.00 LOCAL SHARE

## WHAT ABOUT MY AUTONOMY?

1. Do I get to keep my planning commission, zoning hearing board, and zoning officer? – YES! They are yours and will remain yours.
2. Am I required to participate in a project mentioned in the plan? – No, except for updating your zoning ordinances with the other municipalities which will be funded as part of this project.
3. Will I have land uses others don't as part of the zoning? – Yes, but your zoning ordinances make you take them all now anyway. You get to say “No” to some instead of having to say “Yes” to all.



## TIMELINE

May to July 2022 – Discuss participation in plan with governing bodies.

August 2022 – Issue Request for Proposal

September 2022 – Apply for Funding, Choose Consultant

Fall 2022 – Adopt Cooperation Agreements, Receive Funding Notification, Begin Phase 1 – Comprehensive Plan

Winter 2023/24 – Complete Comprehensive Plan

Winter/Spring 2024/25 – Adopt Zoning Ordinances

## DON'T FORGET TO RECAP

### 1. Deliverable 1 - Multimunicipal Comprehensive Plan:

- a) \$\$\$ - Helps you apply and score better for grants.
- b) Roadmap and reference document for regional projects and improvements
- c) Key to unlock sharing land uses with other participating municipalities.
- d) Enhanced opportunities for economic development based on a coordinated regional strategy

### 2. Deliverable 2 - Updated Zoning Ordinances

- a) Updated definitions and improvements to reflect court cases and plan vision.
- b) Shared land uses! “No” to some things instead of “Yes” to everything.
- c) Stronger defense from curative amendment challenges as part of a multi-municipal plan.

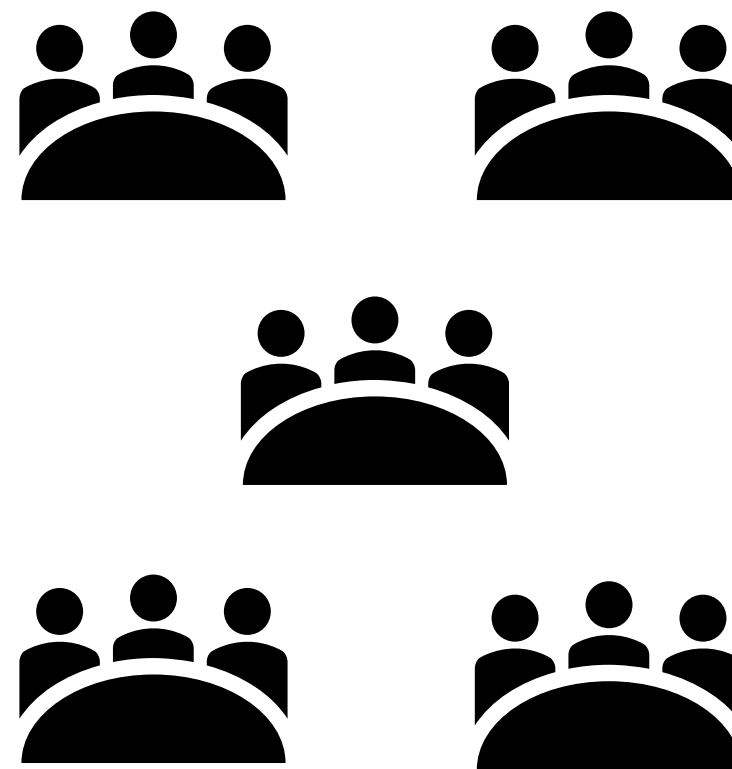


**STEP 4:**  
**SELL YOUR PROJECT**

# THE BIG MEETING

## Group Informational Session

- Immediate goal: Get invited to a municipal meeting.
- Gather municipal representatives in a neutral venue.
- Educate about planning.
- Keep it broad but focus on regionally relevant topics.
- Make people feel comfortable.
- Talk about expectations.



## LET PEOPLE KNOW WHAT YOU NEED (AN EXAMPLE)

1. Municipal Buy-In **(YOU ARE HERE)**: Talk to your councils and boards about participating in the project. We'll be happy to come to your individual municipal meetings to discuss the issue with just you!
2. Request for Proposal – Knowing who is tentatively interested in participating in the plan, DCED and Lackawanna County will develop a proposal for consultants to bid on and work with municipalities to choose consultant.
3. Municipal Cooperation Agreements: DCED and Lackawanna County will draft agreements for expectations, funds to be provided by municipalities.
4. Apply for Grants – Lackawanna County and Carbondale will apply for STMP and MAP grants to fund the project.
5. Begin project when funding secured.

# VISIT, VISIT, VISIT!

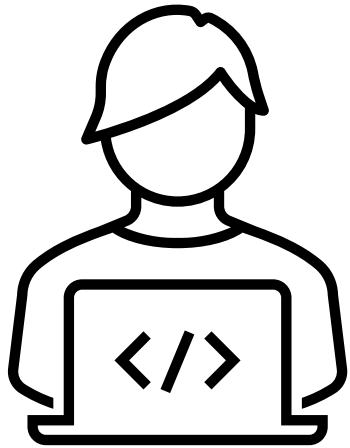
## 1<sup>st</sup> Meeting

- Give the presentation.
- Focus on issues of that municipality.
- Make people feel comfortable.
- Educate and sell.
- Bring printouts. A projector and printouts are ideal.
- Ask for a “Motion to express interest.”

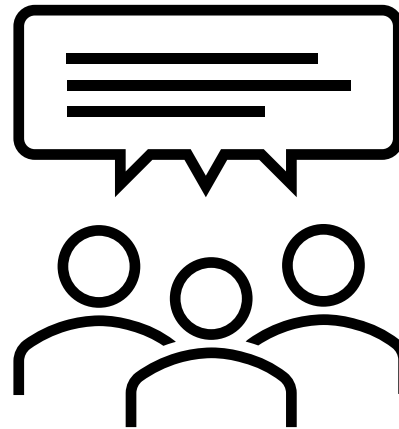
## 2<sup>nd</sup> Meeting and Beyond

- Provide a cost estimate.
  - Do your best. Subject to change based on participation.
- Confirm number is acceptable.
- Prepare resolutions for municipalities.

## FINAL STEPS



Lead entity  
applies for  
grants.

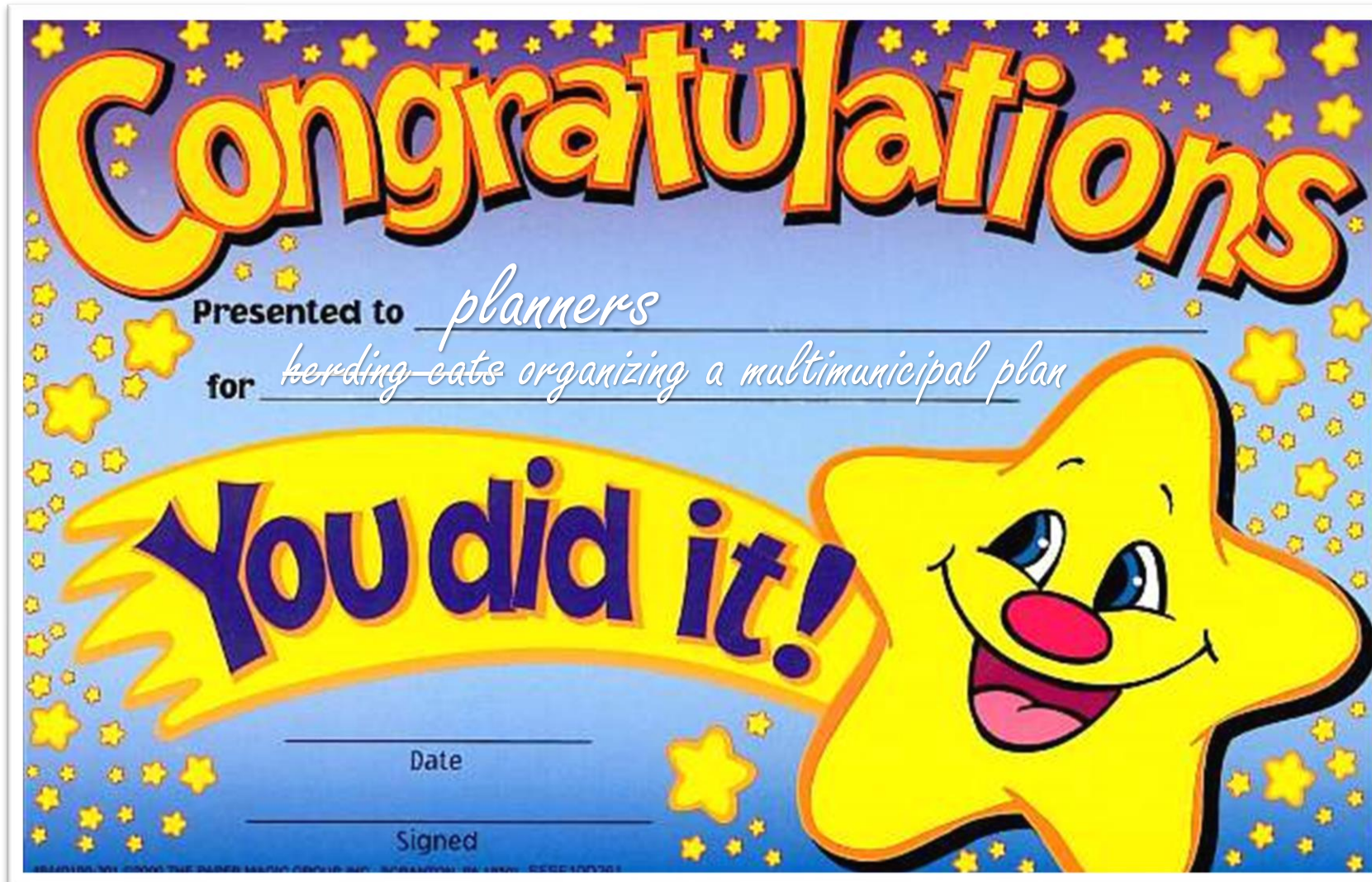


Committee is formed  
to develop RFP and  
review proposals.



Proposal  
selected and  
contracts  
signed.

# YOU'VE GOTTEN TOGETHER FOR A MULTIMUNICIPAL PLAN



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Nick Mackereth – DCED Planner for Western PA  
Justin Skavery – Northumberland County Planning Director



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