



Pennsylvania

POTTER COUNTY

Annual Report 2023



POTTER COUNTY PLANNING COMMISSION

Mission Statement - *To protect the health, safety and welfare of our residents, provide leadership in management of growth and change in the County and balance the desire to preserve the uniqueness and value of Potter County with the need to develop the economy, ecology, and community.*

POTTER COUNTY PLANNING COMMISSION

The Potter County Planning Commission was created on May 29, 1961 and the first Potter County Subdivision and Land Development Ordinance (SALDO) was adopted January 12, 1971. An updated / revised SALDO was adopted January 12, 2023. The goal was to provide for clearer, more concise language and to promote and sustain the unique and exceptional character of Potter County, Pennsylvania.

The Planning Commission consists of seven members, which are appointed by the County Commissioners. Commission members serve four year terms and are appointed based on their willingness and commitment to participate effectively in fulfilling the responsibilities of the Planning Commission.

2022 MEMBERS

Rance Baxter, Chairman
(Term Expired January 1, 2023)

Curt Weinhold, 1st Vice Chairman
(Term Expired January 1, 2023)

Katie Sasala, Secretary, Treasurer
(Term Expires January 1, 2026)

Michael Callahan, Chairman 2023
(Term Expires January 1, 2026)

Charles R. Wicker, 1st Vice Chairman 2023
(Term Expires January 1, 2024)

Helen Turner
(Term Expires January 1, 2024)

Candace Sturdevant
(Term Expires January 1, 2026)

Newly Appointed 2023 Members:

Nicole Zaun (Term Expires 1/1/2027)
Tim Walck (Term Expires 1/1/2027)

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rance Baxter	P	P	P	P	P	P	P	P	P	P	P	P
Curt Weinhold	P	P	P	E	P	P	P	P	P	P	P	P
Helen Turner	P	P	P	P	P	P	P	P	P	P	P	P
Charles Wicker	A	P	Z	P	P	E	P	P	P	P	P	P
Katie Sasala	P	Z	A	Z	Z	A	A	P	P	Z	Z	Z
Candace Sturdevant	P	E	P	Z	Z	Z	Z	P	P	Z	A	P
Michael Callahan	P	P	P	P	P	P	P	P	P	P	P	P

P=Present | A=Absent | E=Excused | Z=Present via Zoom

2022 Potter County Subdivision Activity

48 Subdivision Plans Submitted

25 Minor Subdivisions

20 Major Subdivisions

3 Land Developments

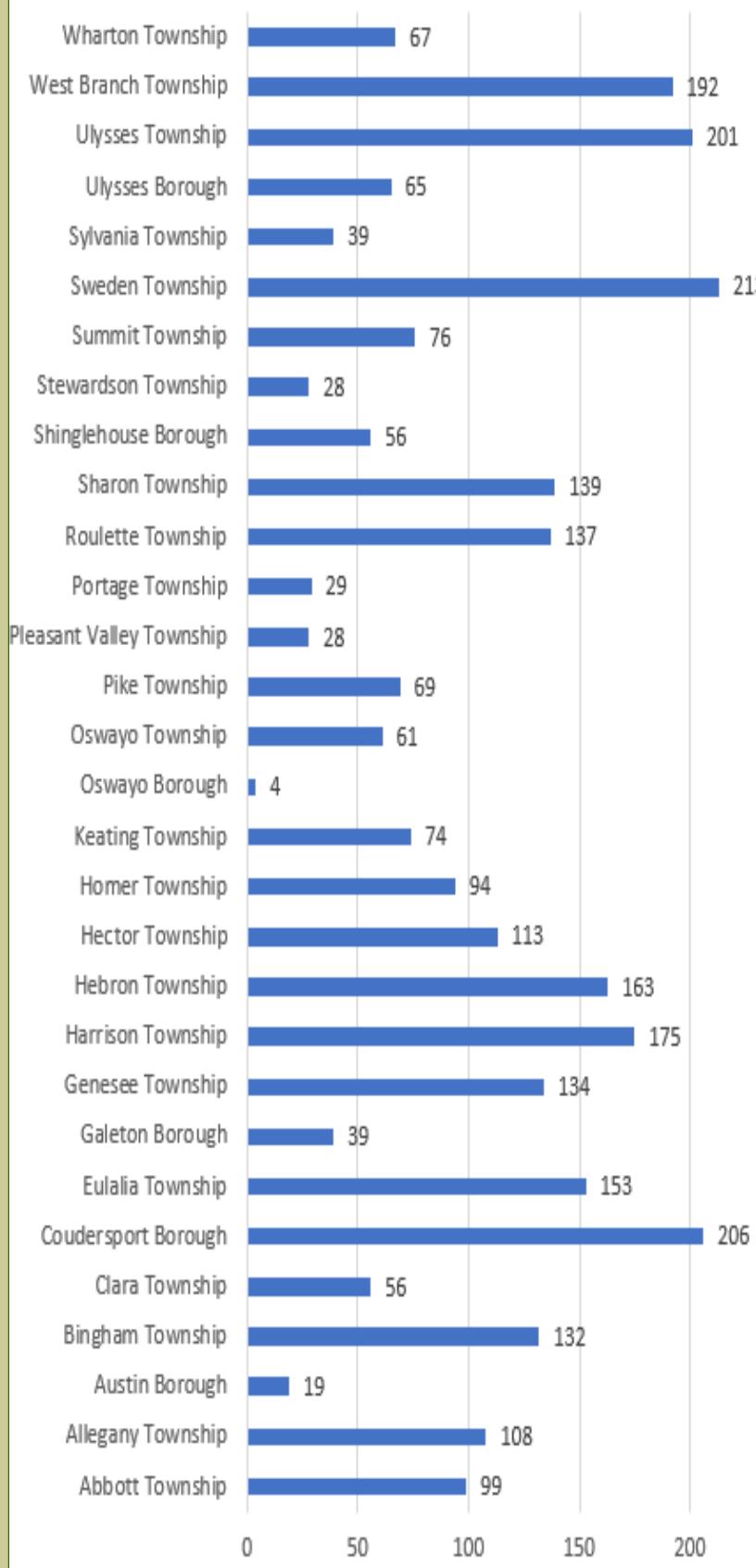
Total Fees Collected: \$5,785

2022 Potter County Land Development & Sub-Division By Municipality

Municipality	Land Development		Major Subdivision		Minor Subdivision		Total Count	Total Fees
		Fees		Fees		Fees		
Abbott Twp			1	140			1	140
Bingham Twp			1	185	2	180	3	365
Clara Twp			1	185			1	185
Eulalia Twp			1	155	2	200	3	355
Galeton Boro					1	90	1	90
Genesee Twp					1	90	1	90
Harrison Twp					1	90	1	90
Hebron Twp	*1	150			1	90	2	240
Hector Twp					1	90	1	90
Homer Twp					1	90	1	90
Keating Twp			1	155			1	155
Oswayo Twp			2	245	1	90	3	335
Pleasant Valley Twp			1	155	1	90	2	245
Portage Twp					1	100	1	100
Roulette Twp			2	245			2	245
Sharon Twp			3	480	2	180	5	660
Shinglehouse Boro			1	170	2	190	3	360
Summit Twp			2	310			2	310
Sweden Twp	1	150	1	155	2	180	4	485
Sylvania Twp					1	90	1	90
Ulysses Twp			3	465	2	180	5	645
West Branch Twp					3	270	3	270
Wharton Twp	*1	150					1	150
Total	3	450	20	3,045	25	2,290	48	5,785

* Currently Remains in Preliminary Status

Potter County Historical Totals by Municipality



A historical records scanning project now provides for quick access to information and cross-referencing for nearly 3,000 subdivisions throughout the county. We're able to quickly assist surveyors and land owners who are looking to accurately depict or understand parcel changes over time.

A digital database project created through ArcGIS—using Survey 123 applications—will soon be completed as well. The Planning and GIS Staff have been working together to provide a service that will allow for the County's subdivision application records and survey maps to soon be visible online through the Public Tax Parcel Viewer.

Potter County Planning/GIS Department Activity

2023 PRIORITIES

- 1. County Act 167 Plan Revision**—Work closely with the Conservation District Staff to revise The Stormwater Management Plan, Act 167. Tioga County is currently holding the grant for implementation and we're grateful for this opportunity to partner with them.
- 2. God's Country Village and Farmer's Market**—Work with consultants to improve the site and ensure compliance with DCNR to continue securing the grant funding.
- 3. NextGen911 GIS migration**—Work with 911 Staff, Consultants & PEMA to ensure a successful migration that meets best practices for public safety standards.
- 4. Continue to improve the functionality of the Planning Commission, Department, Staff and Resources**—Through engaging and coordinating with our stakeholders to create a focused and measurable strategic plan and through working with our citizens, land-owners, and surveyors to improve the availability of accurate and timely information and provide for greater ease of website use.

Boards and Committees we Serve on or Lead

- Regional Transportation Board RPO - Vice Chair
- PA Wilds Planning Team - Chair of Planning Team
 - Potter County Water Quality Working Group
 - PA Route 6 Alliance
 - ATV Taskforce
 - CEDS Committee
 - PA GIS Professionals
 - PA Planning Directors Group
 - Head Waters RC&D
- Leadership Potter County Steering Committee
 - Pine Creek Watershed Council

Welcome to Our New Staff

Kathy Barrett joined the Planning/GIS Group, as the Planning/GIS Secretary, in mid-October, 2022. She's a Potter County native and a resident of Roulette Township. Her professional background includes decades of revenue accounting and cash management. She is committed to the welfare of Potter County residents and learning more about the area's history; as well as, learning more about how she can contribute to maintaining and enhancing the special character and attributes of Potter County.



Kal Logue joined the Team in mid- December, 2022, as the Community Development/Block Grant Coordinator. He is also a Potter County native, having been born and raised in Austin. After having had the experience of professional golf course management and personal banking which naturally transitioned to home lending services, his career path changed as a result of the mortgage lending environment. He had moved away from the area but has come back to help reinvigorate and help renew the appeal of Potter County and explore all that which can be provided for the whole of our county and all of our county residents.