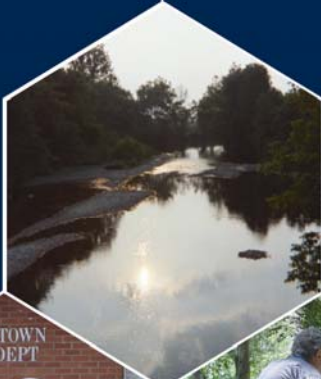


2005 LCPC/PCD ANNUAL REPORT

*Lycoming County
Planning Commission*



Annual
Report
2005

MESSAGE FROM THE CHAIRMAN

Greetings on behalf of the Lycoming County Planning Commission. 2005 proved to be as busy and productive as anticipated with economic development projects moving forward such as downtown revitalization, Hughesville Streetscape, Jersey Shore Water Project, Muncy Borough Sewer Project, Hughesville/Wolf Authorities project, the design completion of the Halls Station Water Project, and the completion of the Combined Sewer Overflow Study.

After many meetings and many hours of work and deliberating, the Multi-Municipal Comprehensive Plans were adopted. All of the elected officials, appointed officials, business leaders, and citizens at large who participated in this ambitious project can take great satisfaction in a job well done. I would also like to thank the Lycoming County Planning Commission staff who did their jobs well in organizing this effort and for keeping the project on track to a successful conclusion.

2005 saw its share of meaningful land development projects with the Nissan Dealership being built, the Toyota Dealership being approved, the Worthington Trailer Factory under construction, and the Hughesville Public Library under construction.

The items mentioned are just a highlighting of the extensive work your County Planning Commission and Staff is required to deal with. I encourage you to review this 2005 Annual Report to get a more complete picture of the many issues we are involved with.

A handwritten signature in cursive script that reads "W. C. Toner Hollick". The signature is written in black ink and is positioned above the printed name.

Toner Hollick
Chairman

2005 LCPC/PCD ANNUAL REPORT

MESSAGE FROM THE EXECUTIVE DIRECTOR/CEO

Improved functioning of the County Planning Commission and Planning Staff was enabled during 2005 by the relocation of our offices downstairs to more adequate space on the third floor. Land Records and GIS units have much better office arrangements. Our role and mission was conveyed more clearly by the concurrent change of the departmental name to **Planning and Community Development Department**. The Deputy Director has been delegated more administrative management responsibilities which has freed up the Executive Director to address emerging issues and opportunities.

A major update of the County Comprehensive Plan and the preparation of six multi-municipal comprehensive plans has been essentially completed with the formal public review process of the final draft for the County Comprehensive Plan underway and adoption scheduled for late April 2006. All six multi-municipal comprehensive plans have been officially adopted by their respective governing bodies. The planning process produced a much stronger support for sound planning and community revitalization, as well as environmental principles.

Salladasburg Borough transition into the County-Municipal Zoning Partnership was completed and as 2005 closed Cummings Township decided to join the Zoning Partnership, which brings the total to 16 municipalities. Jackson and Jordan townships also joined the Floodplain Management Partnership delegating the regulation of their floodplains to County Planning staff.

The decision of a lifetime was made by the Susquehanna Health System after an extensive process which invited input from the LCPC and the City, as well as numerous other interests. A huge effort by the Planning Staff and careful review by the LCPC resulted in a highly effective analysis which helped the SHS decide to develop a new campus in the City of Williamsport. This investment of over \$ 250 million will stimulate additional private investment that will reinvigorate the City's housing market and the downtown. After their decision SHS asked the Executive Director and Economic Development Specialist to sit on their Steering Committee and Master Design Group charged with planning the new campus. That work is a major initiative for 2006.

The most complex zoning case in my professional career dominated 2005 as County Zoning Hearing Board deliberation of the Laurel Hill Wind Farm application by Catamount Energy consumed Staff energy and time to an unprecedented degree. Zoning discussions were held with the eastern townships (Moreland, Jordan, Penn and Franklin) to explore techniques which can better cope with the intensive agriculture /non-farm residential use conflicts.

Economic development opportunities have demanded immediate response frequently and our staff has scrambled to support the Williamsport-Lycoming Chamber of Commerce in the pursuit of major employers and lesser developments. An on-going effort to revitalize the Williamsport downtown showed tangible progress as official decisions by the City Council and County Commissioners enable design to start for the Conference Center and the Church Street Center. Staff spearheads the Lead Partners group which is charged with the overall management and coordination of the downtown revitalization. This has yielded much

2005 LCPC/PCD ANNUAL REPORT

improved close working relationships with the City, County and Chamber. As 2005 ended major and small private investments were evident in downtown, stimulated by the resurgence of confidence that the major public investments would materialize.

A substantially different type of economic development initiative emerged more fully in 2005 – the PA WILDS. It is a delineation of 12 counties north and west of, and including Lycoming County that is recognized for the relatively undeveloped natural resources and scenic character which attracts tourists to outdoor activities. The LCPC Executive Director was requested to serve on the Governor's PA WILDS Task Force that coordinates State agencies efforts and to represent the concerns and interests of County planning agencies. The need for proactive engagement of county planning agencies and other local and regional governments generated the formation of a 12 county PA WILDS Planning Team, which elected the LCPC Executive Director as Chairman. State funding to assist county planning agencies to address opportunities and issues arising from PA WILDS ecotourism promotion will enable upgrade of land use management and resource conservation.

Two major environmental initiatives came to fruition in 2005, the Pine Creek Watershed River Conservation Plan and the Susquehanna Greenway Partnership Strategic Action Plan. The collaborative effort between Lycoming, Tioga and Potter counties and municipalities within the Pine Creek watershed plus the Northcentral Pennsylvania Conservancy, County Conservation Districts, Pine Creek Preservation Association, Endless Mountains RC& D and Lycoming College Clean Water Institute represents the finest example of cooperation across county boundaries that I have witnessed. The forward-looking concepts in the Plan have immediately been incorporated into the PA WILDS philosophy by PA DCNR and PA DCED.

The second large scale landscape initiative is the Susquehanna Greenway Partnership. A Strategic Action Plan has been completed as a three-year Business Plan to mobilize and sustain the Partnership as a means of supporting the development of local Greenway projects. The Susquehanna Greenway Partnership will be incorporated and will be governed by a Board of Directors composed of well-known and respected community leaders from all parts of the Susquehanna region. The Greenway Planning Team, which I chair, will be transformed into a Coordinating Committee which will advise the Board. The significance of the formal development of the Susquehanna Greenway Partnership is that this will provide a vehicle for the Commonwealth and Federal governments to make coordinated investments in long-term on-going large-landscape resource management.

On a more community-specific level a number of small-scale projects have materialized in 2005. While these projects may not be so grand in scale they nonetheless do make significant impact in each community. Using the Brownfields funding we enabled Picture Rocks Borough to demolish an eyesore at the entry to town and rehabilitate another blighted house for family owned occupancy. Likewise, a sewer replacement in Muncy Borough and a new sewage digester for the Hughesville-Wolf Sanitary Authority were much appreciated. Jersey Shore will benefit greatly from the replacement of an old deteriorated water reservoir with a much larger tank that will serve Jersey Shore Borough and surrounding Porter and Nippenose Township plus Salladasburg Borough. The Halls Station Sewer System is now fully operational and design is nearing completion for a new public water system. Both

2005 LCPC/PCD ANNUAL REPORT

systems have already stimulated large private investments in the Growth Area designated in the Comprehensive Plan.

The huge Williamsport region Combined Sewer Overflow (CSO) Study (\$ 2.6 million) was completed with a finding that it will cost \$ 50 – 70 million to control the wet-weather sewer surcharges and bypasses to the River. The CSO recommendations included building upon the close coordination and collaboration achieved during the CSO Study to continue addressing the detail of actions needed now to comply with the Chesapeake Bay Agreement and the US EPA rules. The LCPC Staff has provided the neutral facilitation and mediation between the Williamsport Sanitary Authority (WSA) and the five municipalities who rely on the WSA for treatment of their sewage. The process is underway to resolve long-standing issues and develop a regional Long-Range Sewage Facilities (Act 537) Plan.

From an overview perspective, these efforts listed above and following in this Annual Report have created a **Monumental Impact Year** and have thrust the LCPC into a high-profile community cooperation leadership role. All of this would not have been possible without the un-waivering support and funding supplied by the Lycoming County Commissioners.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jerry S. Walls". The signature is written in a cursive, flowing style.

Jerry S. Walls, AICP
Executive Director/CEO

2005 LCPC/PCD ANNUAL REPORT



LYCOMING COUNTY COMMISSIONERS

Rebecca A. Burke, Chair
Richard T. Nassberg, Vice-Chairman
Ernest P. Larson, Secretary

LYCOMING COUNTY PLANNING COMMISSION

W.E. Toner Hollick, Chairman
Charles D. Springman, Vice-Chairman
Joseph H. Neyhart, Secretary
Richard C. Haas, Treasurer
George A. Durrwachter, DMD
Robert E. Waltz
Robert E. Bauder, P.E.
Roger D. Jarrett
Ann S. Pepperman, Esq.

Charles F. Greevy, III, Solicitor

2005 LCPC/PCD ANNUAL REPORT

**LYCOMING COUNTY ECONOMIC DEVELOPMENT
AND PLANNING SERVICES STAFF**

Jerry S. Walls, AICP, Executive Director
Kurt Hausammann, Jr., AICP, Deputy Director
Mark R. Murawski, Transportation Planner
Clifford A. Kanz, AICP, Development Services Supervisor
Frances Jones, Community Development/Hazard Reduction Planner
William R. Kelly, Economic Development Specialist
Fred Pfeiffer, Zoning Administrator
Kevin L. McJunkin, AICP, Environmental Planner
Joshua Billings, Subdivision & Land Development Administrator
Lynn F. Cunningham, Planning Technician/Analyst
Richard Murphy, Land Records Cartographer
Allen Kaplan, PG, GIS/Data Systems Planner
Judson Bower, GIS/Data Systems Analyst
Ed Feigles, GIS Graphics/ Fieldwork Coordinator
Mark Bletz, GIS Technician
Nathaniel Bordy, Land Records Database Coordinator
Marguerite Fleming, Land Records Database Coordinator
Deborah Bennett, Project Administrator
Jane Magyar, Clerk IV
Beverly H. Bennett, Clerk II-A

2005 LCPC/PCD ANNUAL REPORT

Table of Contents

Overview of the Lycoming County Planning Commission.....	9
Mission Statements.....	10
County Organizational Chart.....	11
Planning Commission Staffing Chart.....	12
LCPC 2005 Year in Review	13
PCD Accomplishments:	
Economic & Strategic Planning	16
Environmental Planning.....	19
Transportation Planning	21
County Subdivision & Land Development Ordinance Administration.....	27
County Zoning Partnership.....	29
Community Development Assistance	31
Hazard Mitigation	33
Geographic Information Systems Update.....	35
Administration & Interagency Coordination.....	37
Acronyms.....	38
Subdivision/Zoning Ordinance & Floodplain Management Jurisdiction Map... 	40

2005 LCPC/PCD ANNUAL REPORT

OVERVIEW OF THE LYCOMING COUNTY PLANNING COMMISSION

The Lycoming County Planning Commission has been concerned with the economic, social, and environmental future of Lycoming County since its formation by the County Commissioners in 1966. The Commission reviews, proposes, and recommends courses of action that will maintain and enhance the high quality of life in our County.

Nine citizen members are appointed to the Planning Commission, serving four-year terms without pay. In appointing members to this Commission, the Commissioners try to ensure that the members come from different regions of the County and have a diverse mix of occupations and perspectives.

The Commission is supported by the County Planning & Community Development staff of ten professional planners and ten technical and clerical support personnel (see attached chart). The staff has a wide range of specialized experience and training including:

- * Economic Development
- * Strategic Economic Planning
- * Comprehensive Growth Management
- * Demographic Analysis
- * Transportation Engineering and Planning
- * Infrastructure Planning
- * Zoning and Subdivision/Land Development Ordinance Preparation and Administration
- * Floodplain and Stormwater Management
- * Hazard Mitigation Planning
- * Community Planning
- * Grantsmanship
- * Information Technology
- * Global Positioning Systems Technology
- * Geographic Information Systems
- * Parks and Recreation Facilities Planning
- * Environmental Concerns, such as Solid Waste Management, Wastewater Treatment, and Water Supply Systems
- * Conservation by Design
- * Geology

The staff prepares the necessary background research and documentation for planning projects and programs being developed by the County Planning Commission and the County Commissioners, assists individual citizens and developers with various land use concerns, and provides planning assistance to municipalities and Chamber of Commerce upon request.

The County Planning Commission is funded from the County General Fund, plus State and Federal Government grants, development processing fees, and municipal service contracts.

2005 LCPC/PCD ANNUAL REPORT

MISSION STATEMENTS

Lycoming County

To plan and implement changes which will improve the local economy and make Lycoming County a better place to live, learn, and conduct business.

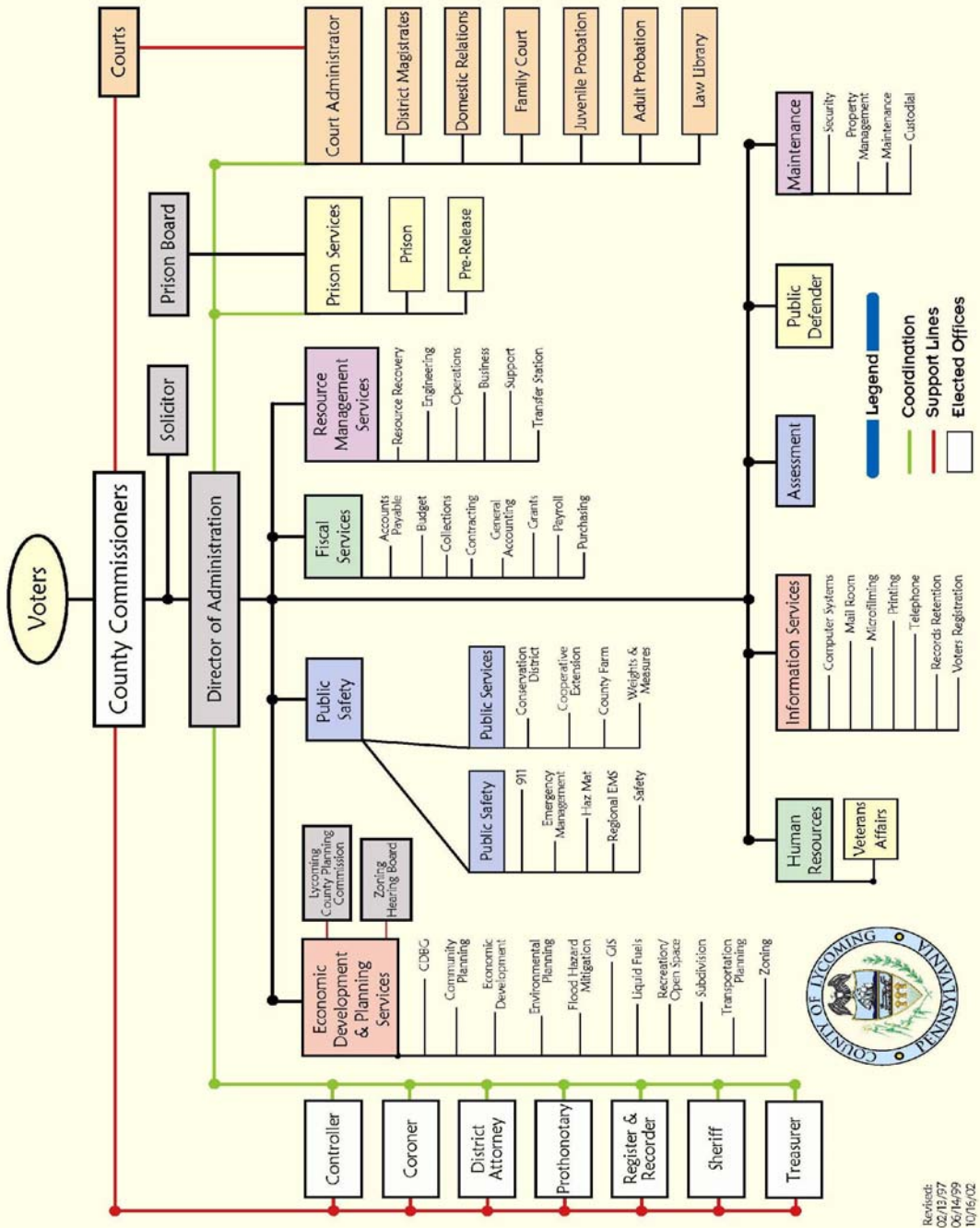
Lycoming County Planning Commission

To facilitate and promote the coordinated and harmonious management and/or development and protection of resources within Lycoming County for present and future needs. Intervene through proactive strategic planning initiatives on problems or opportunities and timely response to needs and issues identified by the County, municipalities, local agencies or community organizations and private citizens.

Department of Planning & Community Development

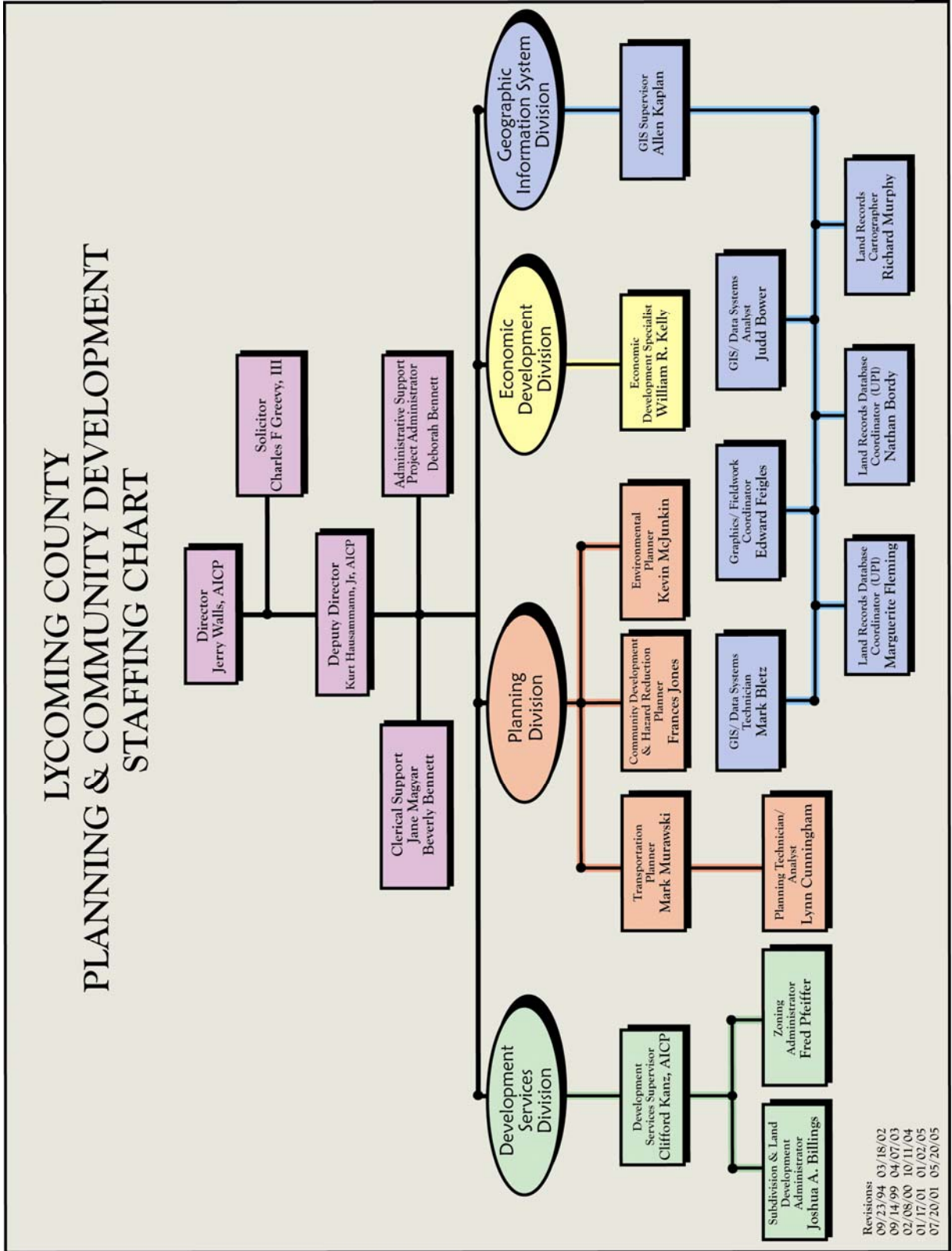
To promote the orderly **development** of land while preserving/conserving natural resources, **stimulation** of sustainable economic growth, **investment** in technologies, and the **creation** of the infrastructure needed to enhance the quality of life of County residents. To initiate or support projects that foster sustainable communities and promote public welfare and safety throughout the County consistent with the goals set forth in the County's Comprehensive Plan. To advance and support joint or inter-municipal cooperation in planning and project initiatives.

LYCOMING COUNTY ORGANIZATIONAL CHART



Revised: 02/13/97
06/14/99
10/16/02

LYCOMING COUNTY
PLANNING & COMMUNITY DEVELOPMENT
STAFFING CHART



2005 LCPC/PCD ANNUAL REPORT

LYCOMING COUNTY PLANNING COMMISSION *2005 YEAR IN REVIEW*

The Lycoming County Planning Commission meets the third Thursday of every month at 7:30 p.m. There are also additional advertised committee meetings on an as-needed basis. The public is welcome and encouraged to attend all meetings of the Planning Commission. Highlights of the 2005 monthly meetings include the following:

January

- Elected Officers
- Approved a multi-lot subdivision plan for property located in Gamble Township
- Approved a multi-lot subdivision for property located in Mill Creek Township
- Approved Sam's Club Land Development located in Muncy Township
- Approved contract for Engineering Services with Cummings and Smith
- Approved 5 Year Project Plan

February

- Granted Cul-de-sac length waiver
- Approved Wilfred Associates Land Development located in Muncy Township
- Approved Wagner Land Development located in Moreland Township
- Approved the FFY 2005-2006 WATS Unified Work Program
- Adopted Scenic Byways Plan
- Heard public comment on Catamount Energy wind farm

March

- Approved Cohick multi-lot subdivision located in Piatt Township
- Accepted Audit Report
- Approved contract with Kurowski and Wilson for Lycoming Creek Phase II Stormwater Plan
- Heard public comment on Catamount Wind Energy wind farm

April

- Approved O'Connor multi-lot subdivision plan for property located in Shrewsbury Township
- Approved Pedrick multi-lot subdivision plan for property located in Jordan Township
- Adopted resolution encouraging voters to approve Growing Greener II
- Presentation on Halls Station water system
- Heard public comment on Catamount Wind Energy wind farm

2005 LCPC/PCD ANNUAL REPORT

May

- Adopted resolution supporting Susquehanna as *River of the Year*
- Approved 2004 Annual Report
- Approved LUPTAP grant for zoning ordinance updates

June

- Approved Hughesville Library Land Development for Hughesville Borough
- Approved two Cingular Wireless Land Developments for Cogan House Township
- Approved a Massaro multi-lot subdivision plan for property located in Jackson Township
- Approved Annual WorkPprogram
- Approved 5 Year Project Plan

July

- Approved sponsorship of a documentary on the Susquehanna Watershed
- Approved Gibson Estates multi-lot subdivision plan for property located in McHenry Township
- Endorsed Pine Creek Watershed Conservation Plan

August

- Approved new indirect rate
- Approved zoning map change in Muncy Township to County Commissioners
- Approved zoning map change in Jordan Township to County Commissioners
- Approved zoning ordinance text amendment to County Commissioners
- Approved site analysis for Susquehanna Health System

September

- Approved Worthington Trailer Land Development in Muncy Township
- Approved Whitmoyer Land Development on Jordan Township
- Approved Rodarmel Land Development Preliminary Plan in Muncy Township
- Approved Williams multi-lot subdivision plan for property located in Cogan House Township

October

- Approved Whitmoyer multi-lot subdivision plan for property in Muncy Township
- Approved Harding multi-lot subdivision plan for property in Jordan Township
- Approved Trinity United Methodist Church Land Development for Muncy Township

2005 LCPC/PCD ANNUAL REPORT

- Granted preliminary Plan approval for East Lycoming School District Land Development Plan for Hughesville Borough
- Zoning Map amendment for changes in Muncy and Jordan Townships enacted by County Commissioners from LCPC recommendations

November

- Approved Bakes multi-lot subdivision for property located in Penn Township
- Approved Fuller multi-lot subdivision plan for property located in Piatt Township
- Approved LUPTAP grant contract for zoning ordinance updates

December

- Granted final approval for East Lycoming School District Land Development Plan for Hughesville Borough
- Approved Consultant Contract with LandPlan Inc. for zoning ordinance update
- Approved consultant contract with Cummings & Smith for zoning ordinance update
- Approve consultant contract with Delta Development Group for Feasibility Study
- Amendments to County Zoning text enacted by County Commissioners for commercial communication towers and minor adjustments for clarification from LCPC recommendations

2005 LCPC/PCD ANNUAL REPORT

SUMMARY OF PCD ACCOMPLISHMENTS

The following is a summary of the major accomplishments of Lycoming County Planning and Community Development (PCD) during 2005:

STRATEGIC PLANNING

- Completed and secured adoption of Greater Williamsport Alliance, Lower Lycoming, US 220/Future I-99, and US 15 South Multi-Municipal Comprehensive Plans.
- LCPC Executive Director continued to serve as Chairman of the Susquehanna Greenway Partnership (SGP) Planning Team. Extensive public outreach involved hundreds of residents in greenway design.
- Created new and fostered existing Municipal/County/State/Federal partnerships surrounding new projects and initiatives; CSO Planning Grant, Comprehensive Plan Project, GIS Deployment, Market Street Bridge Study, Flood Hazard Mitigation Efforts, Flood Hazard Mitigation Plan, Zoning Update Partnership, and County Recreation Plan.

ECONOMIC DEVELOPMENT ACTIVITIES

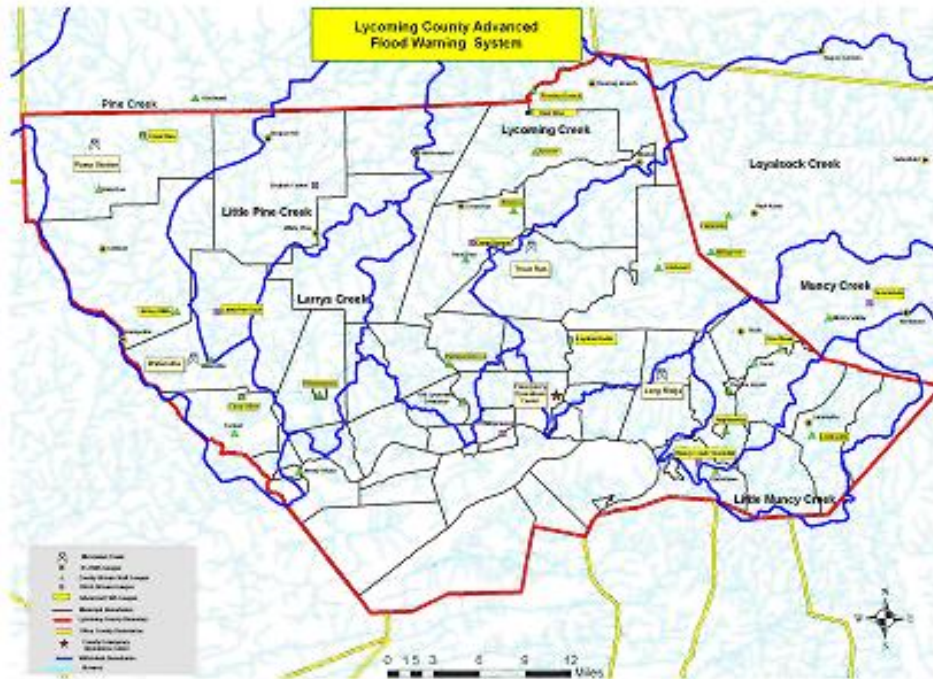
- Combined Sewer Overflow Project Construction Grant - The US EPA awarded a \$4 million grant to Lycoming County with \$3.5 million being directed to assist the WSA plant expansion. The grant was successfully completed and closed out in 2004. Major accomplishments achieved include—completion of the Williamsport Sewer Authority's West Wastewater Treatment Plant, WSA's East End Sewer Improvement Project, WSA's Central Plant Raw Sewage Flow Meter Replacement Project, South Williamsport's Charles Street Pump Station Upgrade and the City of Williamsport's Storm Water Separation Project for Second and Center Streets.
- Combined Sewer Overflow Study – The Monitoring & Evaluation phase of this 3-year study was completed and the Comprehensive Analysis phase was substantially finished in 2004. Inflow and infiltration studies were completed in Duboistown, South Williamsport, Old Lycoming and Loyalsock. The post construction analysis of the improved flow conditions of the Loyalsock Demonstration project was completed. A pipe network tool (a quasi-modeling tool) was designed by Malcolm Pirnie and used to evaluate flow analysis for the Central Treatment Plant's influent flows under various river and precipitation. We have completed the Arch Street By Pass Study and the Arch Street Pump Station Study for the West Plant. In 2004, we completed the update to the City's Storm Water Master Plan and the EDPS/GIS task to map the infrastructure of the sanitary sewer system(s) for all municipalities in the CSO study area.

2005 LCPC/PCD ANNUAL REPORT

- Central Business District revitalization project—Feasibility study was completed, the Trade and Transit Center Expansion RFP was released—one bid was received and is currently being negotiated. RFPs for the Church Street Transportation Center and the Conference Center were released—six bids received. L. Robert Kimball selected as engineer for design of projects. All major components of the plan authorized in the Pennsylvania Capital Budget legislation. Governor Rendell pledged \$6 million to the package of projects. Federal legislators were strategically approached to gain their support for funding for the elements of the CBD Revitalization. Over \$6 million additional federal earmark funds secured through passage of SAFETEA-LU legislation.
- Construction was completed on the Halls Station area sewer system which provides public sewer service for the area surrounding the Lycoming Mall including the Muncy Industrial Park Phase II, Keystone Opportunity Zones to the west of the mall and the village of Pennsdale.
- Brownfields for Housing Program—A State DCED initiative: In 2004, the County completed the FY2002 Program which included the construction by Habitat for Humanity of two single-family homes at the site of the former Buckeye Pretzel plant on Eldred Street in Williamsport and the design of the infrastructure needed to sustain housing on the former “Pennsy Commons” site in Newberry. Regarding the FY2003 Brownfields Program, Habitat for Humanity completed two homes and STEP Inc. completed over 16 home modification projects to benefit elderly, disabled and low-income families throughout the County. For the FY2004 Brownfields Program, Habitat was supported in the construction of another single family home, STEP was supported in the rehabilitation of at least 12-15 more dwellings, and LNDC was supported in the rehabilitation of a severely deteriorating home in Picture Rocks. The County also made application for the FY2005 Brownfields Program with an ambitious grant request for a housing impact project.
- Muncy Industrial Park Phase II—Working cooperatively with the Industrial Properties Corporation, the County prepared a pre-application package for this KOZ site to secure funding to support design and construction of an access road. The County then assisted the IPC to prepare the application package for \$300,000. This ARC Access Road grant was secured and project design will begin in 2006.
- Flood Warning System—First year of operation was completed on the United States Army Corps of Engineers designed and installed system. State-of-the-art, all weather gages capable of measuring stream depth on all five major creeks have been installed. Also installed were nine rain gages which compliment the State’s existing IFLOWs network of gages within the County. Sophisticated software enables the EOC to archive and retrieve the flood or high water data for follow-on analysis. Preparations were begun to display the gage readings on line—live—on the County Web Site.
- Elm Street – This new State level initiative enabled the County to secure a grant for \$250,000 to assist the City of Williamsport to connect or link both visually and

2005 LCPC/PCD ANNUAL REPORT

relationally the Historic District and the Central Business District. The grant helped to fund the installation of 64 period style streetlights and entrance portals to the District.



Flood Warning System Gauge Locations

- Lower Lycoming Creek Flood Damage Reduction Project—Feasibility Study. The County formally launched this Study on behalf of the five participating townships of Lower Lycoming Creek in August. This \$3.5 million, multi-year study will identify cost effective and feasible methods to gain the maximum amount of flood mitigation to an area that has been repeatedly flooded for the past 150-175 years. PA DEP is a significant funding and technical partner. Part A of the two-part feasibility study is well along—hydrological, hydraulic, mapping, economic, and historical/cultural research are all underway.
- Major progress continued toward development of the Montoursville Flood Protection Feasibility Study with a public informational meeting held on November 10, 2005. The study should be completed in 2006.
- The County successfully wrote grants to the US EPA on behalf of sewer projects for the Hughesville Wolf Authority and Muncy Borough Municipal Authority. The County then assisted the Borough of Muncy in the intricate procurement process involving the US EPA, US ACE and PA DEP.
- The County successfully wrote grants to the US EPA on behalf of a water project for the Jersey Shore Area Joint Water Authority—a major rehabilitation of the water tank at their Larry’s Creek Filtration Plant. The County then assisted the Authority through the procurement process involving the US EPA, US ACE and PA DEP.

2005 LCPC/PCD ANNUAL REPORT

- The County also supported the Lumber Heritage Region—Bill Kelly served as Vice President of the Board through 2004. The County also participated in the Interpretative Planning process conducted by Fermatta Inc. The County made application to LHR for a mini grant to support the Timber Trail Historic Walk along the river levee.
- LCPC Staff initiated development of a Williamsport Masonic Complex Revitalization Feasibility Study using Delta Development Group as the consultant.

ENVIRONMENTAL PLANNING

- LCPC staff, with assistance from the Larson Design Group and a Recreation Advisory Committee, has nearly completed a **County Recreation, Parks, and Open Space/Greenway Plan** update:
 1. Completed and compiled a Survey of local needs and demands for recreation programs and park areas;
 2. convened and interviewed a number of Focus Groups (e.g. a youth, boating, hiking activities) relating to specialized areas of recreation and natural resource management;
 3. completed an inventory of existing recreation programs and park facilities and their usage patterns;
 4. developed recommendations for priority in addressing needs for recreation programs and park facilities, and;
 5. completed a draft Greenways and Trails Concept Plan.

This project will also help address needs identified by local residents at the Our Towns 2010 Workshops, and has been recognized by the Greater Williamsport Area 2000 Alliance as a top priority, which will enhance existing recreation programs and facilities and will foster increased cooperation and resource sharing between our County's local governments. The project is an integral component of the County Comprehensive Plan Update.

A major focus of Plan implementation will be a Comprehensive Open Space and Greenway Initiative. Staff has compiled many data layers and will apply them through the GIS system to develop a comprehensive Open Space and Greenway network. Greenways are linear corridors of open space that will serve to protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.

- The LCPC staff continued to participate on various committees including the:
 1. Susquehanna River Conservation Plan Steering Committee
 2. Pine Creek River Conservation Plan Steering Committee
 3. Susquehanna Greenway Partnership Planning Team
 4. PA DCNR Growing Greener Advisory Committee

2005 LCPC/PCD ANNUAL REPORT

5. PA DCNR Greenways Advisory Group
 6. PA DCNR Recreation Advisory Committee
 7. PA DEP Regional Roundtable
 8. Endless Mountains Resource Conservation and Development (RC & D) Council
 9. Pine Creek Rail Trail Advisory Committee (LCPC Members + Executive Director)
 10. PA DEP Big Bend and Susquehannock/Gennessee Regional Watershed Association
 11. Lycoming County Conservation District
 12. DEP Northcentral Regional Citizens Round Table.
 13. Lumber Heritage Regional Focus Group
 14. The Environmental Planner, in conjunction with the GIS Department, provided professional and technical support to several Lycoming County Watershed Associations
- The County continued development of the Lycoming Creek Stormwater Plan. The watershed study area is about 372 square miles, comprised of 16 municipalities in Lycoming, Tioga, and Sullivan County. An Advisory Committee comprised of municipal and agency officials and the Lycoming Creek Watershed Association has been convened and is providing input. This project is being coordinated with the Lower Lycoming Creek Hazard Mitigation Project, providing valuable stormwater modeling input and helping to meet local funding match requirements. We are also using stream assessment data being compiled by the Lycoming College Clean Water Institute for the Lycoming Creek Watershed Association. A Model Stormwater Ordinance for the 16 municipalities will also be developed through this Plan, including both stormwater runoff quantity and quality controls. The Plan and the Model Ordinance are scheduled for completion in Spring of 2007.
 - PCD staff are working with the **Williamsport Area MS4** (municipal separate storm sewer system) municipalities to develop a coordinated and efficient program to meet this Federal stormwater quality mandate. First and second year program requirements, including a comprehensive inventory of stormwater drainage outfalls, have been met and annual reports have been prepared. A model Illicit Discharge and Stormwater Quality Ordinance has been developed and the six affected municipalities have adopted the Ordinance. Other MS4 requirements, including public education and outreach efforts are being undertaken in conjunction with the MS4 municipalities.
 - LCPC representatives and staff worked with the Endless Mountains RC & D and other representatives from Lycoming, Tioga, and Potter Counties to develop a multi-County, watershed wide, **Pine Creek River Conservation Plan**. This Plan was adopted in the Fall of 2005.
 - LCPC staff spent considerable time **reviewing natural resource related developments, particularly the proposed Wind Tower Project.**

TRANSPORTATION PLANNING

2005 LCPC/PCD ANNUAL REPORT

Williamsport Area Transportation Study & Transportation Planning Activities

Within Lycoming County, the transportation planning process is conducted through the Williamsport Area Transportation Study (WATS). WATS was established in 1968 with the purpose to develop sound transportation policies, programs and projects which move people and goods in a safe, efficient manner, promote economic development, protect the environment and preserve the County's outstanding quality of life amenities. The Lycoming County Planning Commission (LCPC) provides staff support to WATS to carryout transportation planning activities identified in the WATS Unified Planning Work Program. All federally funded highway, bridge and transit projects must receive WATS approval prior to project initiation. The major transportation activities conducted during 2005 are described below:

Rail Service

The LCPC Executive Director was re-appointed by the Lycoming County Commissioners to serve as a voting member to the SEDA-COG Joint Rail Authority. He has been reelected Vice-Chairman of the Rail Authority. In addition, the LCPC Transportation Planner was asked by PennDOT to serve on a PA Rail Freight Strategic Planning Sub-Committee to re-evaluate how the state makes investments in rail freight infrastructure. Industries served by the Lycoming Valley Railroad continue to report improved usage and overall service quality in rail services since the Joint Rail Authority purchased the Williamsport Branch Lines between Jersey Shore and Muncy from Conrail in August 1996. Continuing issues in rail service to Lycoming County rail shippers with Norfolk Southern regarding track use rights to the Harrisburg-Buffalo Mainline and competitive access to the Canadian Pacific Interchange at Sunbury have been the focus of Joint Rail Authority concern. The PCD Director has been asked by the Joint Rail Authority to chair its negotiating team for Norfolk Southern issues. PCD staff has been working closely with SEDA-COG Joint Rail Authority and PennDOT to advance the replacement of the Lycoming Valley Railroad Bridge over Loyalsock Creek in conjunction with the Airport Access Road and Montoursville Flood Protection projects. The hydraulic waterway opening contributes to the flooding problem along Loyalsock Creek, especially when flood debris is collected at the bridge. The project is estimated to cost approximately \$5 million. The federal, state and local funding package is assembled. The SEDA-COG Joint Rail Authority has agreed to allow PennDOT to design and construct the railroad bridge as part of the PennDOT Airport Access Road Project using URS as the consultant. A scope of work has been developed. Design of the railroad bridge has begun. The project should be under construction in 2008-2009. The County Commissioners will request a \$1 million special federal appropriation in 2006 to incorporate the relocation of the Loyalsock Township bikeway between Greevy Road and the Broad Street Bridge in Montoursville as part of the airport access road/railroad bridge replacement and Montoursville levee projects. The Township and Borough officials are supportive of this request. In July 2004, the LCPC contracted with Linare Consulting, Pittsburgh to conduct an Multi-Modal Freight Transfer Center Feasibility Study in partnership with SEDA-COG. This study is evaluating the overall need for a truck / rail bulk transfer center at the Newberry Rail Yard

2005 LCPC/PCD ANNUAL REPORT

on lands owned by the SEDA-COG Joint Rail Authority based upon a thorough market assessment survey of 130 manufacturing and distribution companies. The estimated \$ 4.1 million cost for this type of facility, including public infrastructure needs to support the project has been submitted by the County to our state legislators as part of the overall state capital budget funding request. A 20-member steering committee has been formed and meets bi-monthly to review study progress and deliverables prepared by the consultant. The study will be completed by June 30, 2006 with review and approval by the LCPC and WATS MPO.

Interstate 99 Initiatives

In 2004, the LCPC completed the I-99 Land Use Planning Study in conjunction with the PennDOT Interstate 99 (Susquehanna Beltway) project along the US 220 Corridor between Jersey Shore and Williamsport. This project was initiated by PennDOT in response to the TEA-21 legislation authorizing designation of the Appalachian Thruway (US 220 / US 15 between Bedford, PA and Corning NY) as Interstate 99. Official interstate designation cannot occur until the corridor is fully upgraded to meet Interstate design standards. Unfortunately, in March, 2004 PennDOT Secretary Allen Biehler announced that the project design phase had to be suspended due to funding constraints. It is not known at this time when the project design will be reactivated by PennDOT. The LCPC continues to support the need for the project as part of the overall I-99 Corridor upgrades in PA. The LCPC is currently working with PennDOT District 3-0 to identify short-term safety improvements along this corridor as part of the new federal SAFETEA-LU Safety Program.

The I-99 Land Use Planning Study is extremely important to properly plan for anticipated growth impacts in the study area. The plan has been included in the I-99 Corridor Joint Municipal Comprehensive Plan which was adopted by Porter, Piatt, and Woodward Townships and Jersey Shore Borough in 2005.

Progress continues to be made on I-99 projects along the US 15 Corridor north of Williamsport. A major section between Blossburg and Mansfield was opened to traffic in October 2004 and construction began on the Tioga – Lawrenceville Section in early 2005. The final design of the Steam Valley Mountain section continues to proceed.

Williamsport CBD Revitalization Vision

Construction of the long-awaited Market Street Bridge Replacement Project began in May 2004. PENNDOT Secretary Biehler attended the groundbreaking ceremony in May, 2004 and praised local officials in using the bridge project to serve as a new community gateway and in developing a vision to revitalize the Williamsport Central Business District. The major component of the project is the incorporation of a Single Point Urban Interchange, which will provide full directional access between the new bridge and Interstate 180. The improvement will provide a dramatic new gateway to the City of Williamsport and South Williamsport Borough. Numerous context sensitive design elements funded by Congressional federal earmarks secured by the Lycoming County Commissioners have been incorporated into the bridge project, such as modern roundabouts along Via Bella, lighting, railing, bike/pedestrian

2005 LCPC/PCD ANNUAL REPORT

facilities, and other features. Funding from the bridge project can be leveraged toward CBD Revitalization projects.

The vision has been developed by the lead partners consisting of the County of Lycoming, City of Williamsport, Williamsport-Lycoming Chamber of Commerce, Our Towns 2010 and the Lycoming County Housing Finance, Inc. The study provides an overall vision for revitalizing the downtown area. This vision includes development of several projects over two phases. Phase 1 consists of a conference center, Church Street Transportation Center containing a new parking deck, Trade and Transit Center Expansion, Cinema-plex, Susquehanna Riverwalk and downtown streetscape improvements. The vision has been presented to approximately 100 stakeholder organizations, municipal officials, affected property owners and service clubs with positive feedback. An additional stakeholder meeting will be held by the Lead Partners in Spring 2006.

In 2005, the Lead Partners have been successful in obtaining \$6.2 million in federal earmarks under the new SAFETEA-TU legislation for several of these revitalization projects. In addition, authorization of \$35 million towards the state share for these projects is now on the approved State Capital Budget. In April, 2004 Governor Rendell announced \$6 million in State Redevelopment Capital Assistance Funding.

The County, City and IPC entered into a contract with L. Robert Kimball and Reynolds Construction to initiate design of the conference center, Church Street Center and cinema-plex projects. It is anticipated these projects can be under construction in 2006-2007. The Market Street Bridge project should be completed in 2008.

Susquehanna Greenway Development

Considerable progress was made in 2005 to develop a regional greenway system along the Susquehanna Greenway Corridor. First, the Susquehanna Greenway Partnership continued development of a PA DCNR funded feasibility study of developing a 500 + mile greenway system along the Susquehanna River corridor throughout Pennsylvania. The LCPC Executive Director serves on the Greenway Partnership Planning Team and chairs the Partnership. With regard to the portion of the greenway in Lycoming County, the Lycoming County Commissioners were successful in obtaining approximately \$2 million from PA DCNR and PennDOT to design and construct the Susquehanna Riverwalk connecting the Loyalsock bikeway with Maynard Street Bridge and the new Market Street Bridge using the Williamsport dike-levee system on the Williamsport and South Williamsport sides of the Susquehanna River. In 2004, Larson Design Group began preliminary design with construction scheduled to start in late summer 2006. When completed in 2008, this Riverwalk will tie directly to the Downtown Vision initiatives and will provide an outstanding riverfront recreation experience. The Susquehanna Greenway will eventually tie into the 62-mile Pine Creek Rail Trail between Jersey Shore and Wellsboro Junction. The Phase 3 section between Waterville and the US 220 railroad bridge over US 220 near Jersey Shore was completed in 2003. The trailhead facility with parking in Jersey Shore Borough will be completed by PA DCNR in 2006. The Lycoming County Commissioners secured a \$ 200,000 Congressional

2005 LCPC/PCD ANNUAL REPORT

earmark for PA DCNR to paint the Pine Creek Rail Trail Bridge over US 220. This project was completed in 2005.

Other WATS Activities

- LCPC staff, in partnership with PennDOT and River Valley Transportation Services (formerly Williamsport Bureau of Transportation), jointly developed the FFY 2005-2008 Transportation Improvement Program that has received federal approval. This program contains numerous highway, bridge and transit capital projects approved for \$165 million in Federal, State and local funds. The 2007-2010 TIP update has begun with the LCPC staff testifying before the State Transportation Commission at their 12-Year Program public hearing held in State College on September 1, 2005 regarding Lycoming County transportation project needs. The new FFY 2007-2010 TIP will be adopted by the WATS MPO in July, 2006.
- In 2005, the LCPC adopted a Scenic Byways Plan for Lycoming County. The plan contains criteria for identification, evaluation and designation of scenic byways corridors in Lycoming County, including federal, state and county byway designations. This plan is being used by PennDOT as a state-wide model for development of an expanded scenic byways initiative for the Commonwealth and will be integrated with the PA Wilds Initiative..
- LCPC Staff prepared funding recommendations to the WATS MPO on the new PennDOT Transportation Enhancements / Hometown Streets / Safe Routes to Schools Program. Projects selected for funding under the 2005 round include the South Williamsport Borough Susquehanna Riverwalk Extension, Jersey Shore Borough Streetscape Improvements, Montoursville Borough Broad Street Phase 2 Streetscape Project and the East Lycoming School District Safe Routes to School project.
- In addition to I-99 and the Market Street Bridge, LCPC Staff provided technical assistance necessary to advance key transportation projects funded on the WATS Transportation Improvement Program, including but not limited to, the Airport Access Road / Loyalsock Creek Railroad Bridge/ Montoursville Dike, US 15 Steam Valley Mountain highway realignment, PA 405 Muncy Creek Bridge and the PA 414 Jersey Mills Bridge.
- LCPC Staff participated on a PennDOT Regional Advisory Panel overseeing the development of a District 3-0 regional architecture for future development of Intelligent Transportation Systems technologies and projects. The Williamsport MPO adopted the ITS Architecture Report in May, 2005. ITS is the application of technologies and management strategies in an integrated manner, to increase the safety and efficiency of transportation systems. Some examples of ITS technologies include but are not limited to road weather information stations, highway advisory radio, dynamic message boards, automated transit vehicle locator systems and automatic anti/deicing of select bridges.

2005 LCPC/PCD ANNUAL REPORT

- Due to transit funding shortfalls, an evaluation to further extend transit service to Jersey Shore was delayed until December 2005. Start-up pilot service was initiated by River Valley Transit through the Welfare to Work Transportation Program funding initiative. For more information on transit routes, schedules and services visit their website at www.citybus.org.
- The LCPC Transportation Planner continues to serve as a member of the Governor's Pennsylvania Aviation Advisory Committee and was re-elected Chairman of the Williamsport Municipal Airport Authority. In 2005, the Airport Authority developed a mission statement, goals and objectives and set a course for the overall direction of airport operations for future years in response to the many formidable challenges facing the airline industry. Congressman Peterson was instrumental in helping the Airport Authority secure a \$500,000 FAA grant to attract a second air carrier to provide service to an additional city. One possible option being evaluated is direct service between Williamsport and Detroit provided by Northwest, however negotiations have been delayed due to the Northwest bankruptcy proceedings and labor union issues. The new airport master plan update will be completed in 2006 with an extensive public review opportunity. The airport authority is also exploring the formation of an air service business coalition since 50% of enplanements are business trips which are vital to airlines and the health of our local economy. For more information on airport flight schedules and other services, visit their website at www.flyipt.com.
- During 2005, the LCPC Planning Technician/Analyst successfully completed the Highway Performance Monitoring System traffic count data collection and inventory requirements. Approximately 100 traffic counts were compiled and entered into the PennDOT Roadway Management System and Lyco-GIS databases in support of the WATS transportation planning program.
- LCPC staff developed the WATS Unified Planning Work Program describing all transportation planning activities undertaken in 2005 and completed all reporting requirements.
- LCPC Staff initiated a new partnership with PennDOT to facilitate the promotion of the Local Technical Assistance Program in Lycoming County which offers technical assistance, educational tools and advice to municipalities on transportation issues, especially road maintenance. The LCPC surveyed all municipalities to gather information on the type of courses municipalities prefer to have offered, issued mailings announcing courses, and helped conduct six training courses since October, 2005.
- LCPC staff continued active involvement with other state level, regional and local organizations in coordinating key transportation issues by serving on the Williamsport-Lycoming Chamber of Commerce Transportation Committee, SEDA-COG Regional Transportation Planning + Freight Advisory Committees, PENNDOT Financial Guidance Work Group, Modal Integration Work Group, Our Towns 2010, Route 15 Coalition, Appalachian Thruway Association, CSVT Bridge Task Force, ADA Advisory

2005 LCPC/PCD ANNUAL REPORT

Committee, Susquehanna Health Systems Rural Transportation Committee and STEP Welfare to Work Transportation Committee. LCPC Transportation Planner was elected to serve on the PA Highway Information Association Board of Directors.

COUNTY LIQUID FUELS PROGRAM

LCPC staff provided considerable assistance to the Lycoming County Commissioners in 2005 to administer County Liquid Fuels funded projects. Program highlights include:

- In September 2004, the aftermath of Hurricane Ivan caused Zimmerman Creek in Pine Township to shift course threatening the new county bridge and an adjacent Township road. Lycoming County undertook a proactive project to restore the alignment and stabilize the creek to prevent future damage to the bridge and roadway from potential new flooding in this area. This project was completed in October, 2005 using Glenn O. Hawbaker as the contractor and Larson Design Group as County engineer.
- LCPC staff continued to administer the County Bridge Inspection Program. In 2005, all 102 County-owned and municipality owned bridges (20 feet or greater in length) received a bridge inspection as required by Federal law. Inspection reports were issued to bridge owners. Results of these inspections are used by LCPC staff to assess bridge priorities for funding purposes to ensure public safety and unrestricted goods movement important to economic development in Lycoming County. Larson Design Group, County Engineer, performs the actual bridge inspections.
- In 2005, the Lycoming County Commissioners shared approximately \$150,000 in County Liquid Fuels funds with local municipalities to undertake municipal road and bridge improvement projects using a formula that averages each municipality's population and road mileage. Another \$ 195,000 was made available to municipalities under the County Liquid Fuels Grant Program. Two projects were funded under the grant program; the Dewey Avenue Road Turning Lane Installation and the LED Traffic Signal Upgrade projects.
- The Lycoming County Commissioners once again won the PA Highway Information Association 2005 Road and Safety Improvement Award at the County Commissioners Association of PA Convention for the County-owned Texas Creek Bridge Replacement Project.

COUNTY SUBDIVISION & LAND DEVELOPMENT ORDINANCE ADMINISTRATION

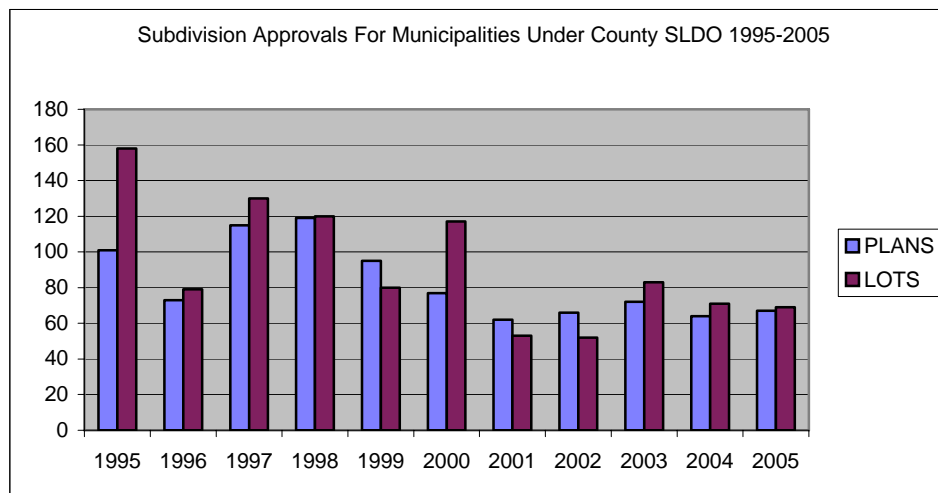
2005 LCPC/PCD ANNUAL REPORT

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972 and last updated in 1989. One of the principal functions of the Lycoming County Planning Commission, as delegated by the Lycoming County Commissioners, is to review and take official action on subdivision and land development applications for those municipalities under jurisdiction of the County SLDO. The purpose of the County SLDO is to provide for the harmonious development of the municipality and County by ensuring that proposed developments meet the standards of the Ordinance for the protection of the public health, safety, and welfare. Examples of standards include stormwater management, traffic safety, road construction standards, erosion and sediment control, sewage disposal, and adequate water supply.

The Planning Commission also recommends periodic updates to the Ordinance. Staff completed a draft comprehensive update of the County Subdivision and Land Development Ordinance. The review by the LCPC began in 2002 and continues into 2006.

The County provides full-time, professional administration and legal support for the Ordinance. This service is currently being utilized by 24 municipalities as shown by a Lycoming County Map at the end of this report. Following is a summary of subdivision and land development activities in 2005:

- Accepted 86 new applications (plus 17 submissions were carried over from 2004). Processed and granted final approval for 67 subdivisions and 7 land development plans. Two plans were submitted for re-approval. One was withdrawn. No subdivision plans were denied. Subdivision plan approvals increased by 3 from 2004. Land development plan approvals increased by 4 from 2004; there were 2 institutional and 4 business related land developments and 2 cell tower land developments approved. The graph below depicts the subdivision approval trends over the last ten years.



A total of 69 new lots were created within the municipalities under jurisdiction of the County SLDO, a decrease of 2 from 2004. See the following chart “LCPC Final Subdivision Approvals and Sewage Determination 2005” for more detailed information.

2005 LCPC/PCD ANNUAL REPORT

LCPC Subdivision And Sewage Disposal Report 2005

MUNICIPALITY	TOTAL # OF PLANS	SINGLE & ADD LOT PLANS	MULTI-LOT PLANS	RE- APPROVAL	NEW LOTS	ADD LOTS	SEWAGE DISPOSAL METHOD FOR NEW LOTS						
							WAIVER	STD TR	ESM*	EXIST	MUNI. OR STP	NFD	HT
Anthony	5	5	0	0	2	3	0	1	1	0	0	0	0
Brown	0	0	0	0	0	0	0	0	0	0	0	0	0
Cogan House	3	2	1	0	6	1	0	0	4	6	0	0	0
Cummings	1	1	0	0	0	3	0	0	0	0	0	0	0
Gamble	3	2	1	0	3	2	0	0	3	0	0	0	0
Jackson	3	2	1	0	3	1	0	0	1	2	0	0	0
Jordan	5	3	2	1	9	3	0	0	8	1	0	0	0
Limestone	5	5	0	1	4	3	0	0	3	1	0	0	0
McHenry	2	1	1	0	6	4	0	2	2	2	0	0	0
McIntyre	0	0	0	0	0	0	0	0	0	0	0	0	0
McNett	1	1	0	0	0	1	0	0	0	0	0	0	0
Mifflin	5	5	0	1	2	2	0	0	0	2	0	0	0
Mill Creek	3	2	1	0	3	3	0	0	2	1	0	0	0
Moreland	2	2	0	0	0	3	0	0	0	0	0	0	0
Muncy	4	4	0	0	4	0	0	0	0	1	3	0	0
Penn	8	7	1	0	7	4	0	1	6	0	0	0	0
Piatt	4	3	1	0	9	1	0	0	8	1	0	0	0
Pine	2	2	0	0	2	0	0	0	1	1	0	0	0
Porter	5	5	0	0	4	2	0	1	1	1	1	0	0
Shrewsbury	1	0	1	0	2	0	0	0	2	0	0	0	0
Watson	2	2	0	0	2	0	0	0	0	2	0	0	0
Hughesville	1	1	0	0	1	1	0	0	0	0	1	0	0
Picture Rocks	1	1	0	0	0	2	0	0	0	0	0	0	0
Salladasburg	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	67	57	10	3	69	39	0	5	42	21	5	0	0

- * ESM - Elevated Sand Mound
- * STD TR - Standard Trench
- * WAIVER - Waiver From Sewage Planning "Form B"
- * EXIST - Existing System
- * MUNI - Municipal System or Sewage Treatment Plant
- * NFD - Not For Development
- * HT - Holding Tank
- * SI - Spray Irrigation

2005 LCPC/PCD ANNUAL REPORT

Land Development Plans were approved for the following:

<u>Municipality</u>	<u>Applicant</u>	<u>Use</u>
Cogan House Tower	Ann C. Good	Cingular Wireless 180ft. High Cell
Cogan House Tower	Jackson Corners Sportsmen	Cingular Wireless 255ft. High Cell
Hughesville	East Lyc. School District	Lycoming Career & Tech Center
Hughesville	Hughs. Area Public Library	Public Library
Muncy	Wilfred Associates	Fairfield Toyota Dealership
Muncy	Sam's Club	Gas Pumps
Muncy	Worthington Trailer	Light Manufacturing Business



Alexander Nissan Under Construction, Muncy Township

COUNTY ZONING ORDINANCE ADMINISTRATION

The County/Municipal Zoning Partnership was started on December 31, 1991 with preparation of the Lycoming County Zoning Ordinance following numerous meetings with municipal officials, the development community, and other interested parties. The County provides full-time professional zoning administration and legal support at an overall cost savings to the Partner Municipalities. Municipalities provide nominees that the County Commissioners consider for appointment to the County Zoning Hearing Board. The Board is involved with all actions beyond routine Zoning Administrator review such as variances, appeals, special exceptions and zoning amendments.

The County Zoning Ordinance, adopted in 1992, originally applied to 12 townships. Since that time, two additional Townships and Salladasburg Borough have joined the Partnership, bringing the total number of Municipalities to 15. Negotiations are underway with Cummings Township to join in the first quarter of 2006. Of the 15 Municipalities, six rescinded their individual floodplain ordinances and have come under the Floodplain regulations contained within the County Zoning Ordinance. Responsibility for administering the flood plain

2005 LCPC/PCD ANNUAL REPORT

regulations for those six townships now falls on the County. Additionally, as a result of the Federal Emergency Management Agency's requirement for every municipality to update their flood plain regulations, five additional townships and Salladasburg Borough are actively petitioning the County to assume their floodplain regulation responsibilities.

The following report summarizes County Zoning Activity in 2005, including County Zoning Hearing Board cases.

2005 Lycoming County Zoning Activity Summary:

There were 237 Zoning / Development Permits approved for a total of 310,290 square feet with an estimated value of \$12,828,772.00. Included in this permit activity were 21 logging, 9 temporary, 5 sign, and 1 change of use permits. Two permits submitted were withdrawn and 2 others denied. Compared to the previous year, the permit activity represents a 43% decrease in numbers of permits issued and a 35% decrease in value, although the numbers are closer to activity in earlier years. It is theorized that the spike in activity during 2004 was caused by favorable interest rates and some applicants who sought to obtain permits before the Pennsylvania Uniform Construction Code took effect in July, 2004.

There were 29 Certificates of Occupancy or Compliance issued. There is a concern that applicants are confused with this step since all new homes built in compliance with the State Uniform Construction Code are subject to several inspections throughout the various stages of construction. Seasonal dwellings are not included in the State UCC.

There were 8 Land Development Applications coordinated with County Subdivision.

Sixteen applications requiring Zoning Hearing Board action were processed and all went before the Board for determination. There were 8 Special Exceptions, 3 Variance Requests, and 5 Appeals heard by the Board. Of particular note is the Special Exception case involving Catamount Energy who has requested permission to construct 47 wind towers on 7 miles of Laurel Hill Ridge in Jackson and McIntyre Townships. This hearing began in February 2005 and continues into at least the first quarter of 2006. It is undoubtedly the single largest and most contested case ever brought before the Board.

There were 6 violations and complaints investigated such as accumulated junk and debris, construction without a permit, and occupancy without certificate. Enforcement actions are ongoing.

Use	New Constructio n	Building Additions	Accessory Structures	2005 Total
Single-Family Residence	49	28	80	157
Multi-Family	0	0	0	0
Commercial	4	4	4	12
Home Business	1	0	0	1
Agriculture	0	0	14	14
Institutional	1	0	3	4

2005 LCPC/PCD ANNUAL REPORT

Industrial

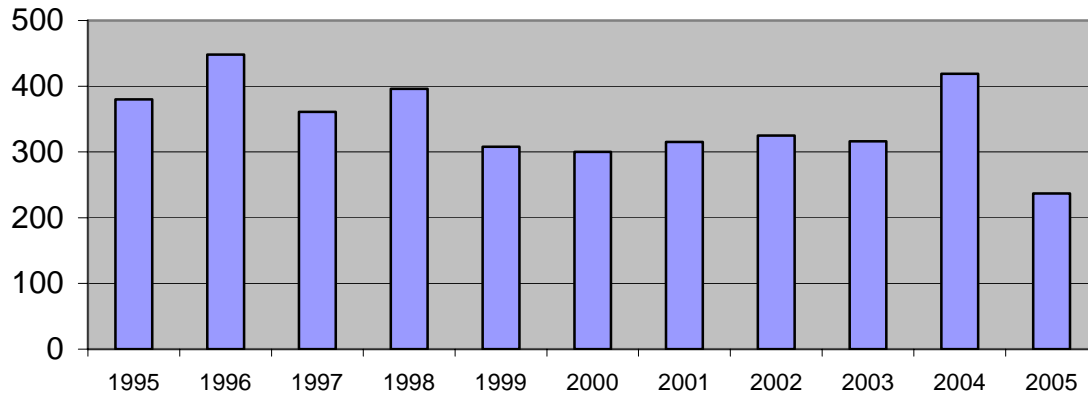
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Permits



Municipal assistance was provided on an as-needed basis. The Zoning Administrator assisted in resolving questions concerning the administration of the zoning program. In addition, assistance was provided to several non-partner Townships with reviews of their individual ordinances.

Continued support to the Lycoming County Zoning Hearing Board involved staff duties for required public notices and set-up for the public hearings and submission of professional recommendations where appropriate. An annual review of the previously approved family care units was made to assure continued compliance with the conditions of approval by the Board.

Floodplain management reviews were completed in the five townships that continue to utilize County Zoning floodplain regulations. There were eight sites reviewed for compliance with floodplain regulations. Services were provided to property owners throughout Lycoming County concerning floodplain mapping interpretation and regulations.

Administrative actions for the fiscal management of the County Zoning functions consisted of responsibility for the operating revenues and expenditures, purchasing, and maintaining the fixed assets inventory. County Zoning budget development included preparation of the 2005 capital budget.

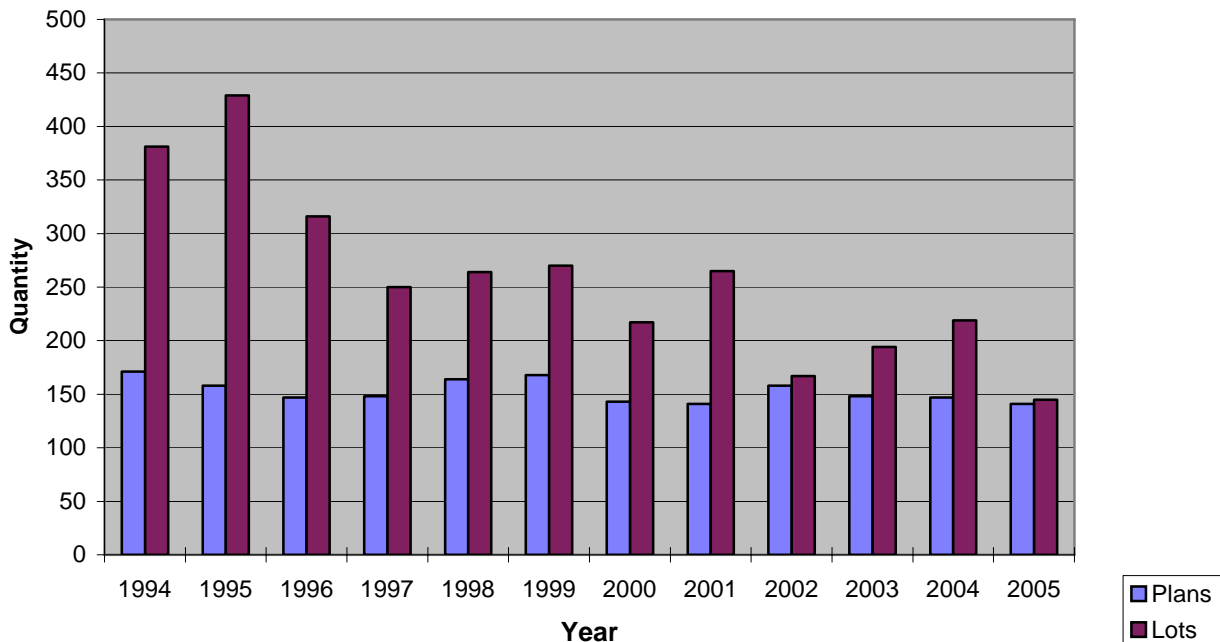
COMMUNITY DEVELOPMENT ASSISTANCE

- Provided advisory review comments for 141 subdivision and land development plans, including 28 land developments under local ordinance jurisdiction. This compares to 147 subdivisions, including 37 land developments in 2004. During 2005, the total number of plans reviewed was about the same as last year. The land developments occurred within the City of Williamsport (10), Loyalsock (4), Old Lycoming (6), Clinton

2005 LCPC/PCD ANNUAL REPORT

(3), and Muncy Creek (2) Townships, Montoursville(2), Wolf Township, Muncy and Jersey Shore Borough (1 each). The total number of lots reviewed throughout the year decreased from 219 in 2004 to 145 in 2005. Some of these lots were for non-residential uses. Subdivisions during the year involved 51 single lots and 45 addition-lots, 17 residential multi-lot plans totaling 49 lots, and one land development included 18 attached/semi-attached dwellings. Of the 28 land development plans, there were 6 for quasi-public/public buildings of municipal, educational, or hospital; mostly parking lots. Six were for banks ranging from a new drive-thru facility in Muncy Borough to renovation of an existing building and site in Williamsport to new buildings in the Boroughs.

Subdivision & Land Development Reviews



- Provided general zoning, subdivision, and floodplain assistance on a daily basis to municipal officials, property owners, real estate professionals, bankers, insurance representatives, attorneys, surveyors, engineers, interested citizens, and the general public.
- In accordance with the State Planning Code (Act 247), we provided review comments for 12 proposed municipal Zoning Ordinance or Subdivision amendments during 2005.
- The drafting and GIS staff provided mapping support to facilitate flood mitigation planning, water and sewer planning, municipal planning assistance contracts, zoning map changes and printing for individual municipalities.

2005 LCPC/PCD ANNUAL REPORT

HAZARD MITIGATION

Ivan Hazard Mitigation Grant Program (HMGP) Application Process

As a result of the Federal Assistance provided to the State of Pennsylvania due to Tropical Storm Ivan, applications were developed for the IVAN Hazard Mitigation Grant Program (HMGP). Ten municipalities submitted applications to acquire property damaged by the tropical storm. The original deadline for submission of the applications was April 30, 2005. Due to the large number of requests for this program, the Pennsylvania Emergency Management Agency (PEMA) adjusted the final deadline to October 30, 2005. The Planning and Community Development Department coordinated the submission of 11 applications affecting 63 residences for a total application cost of \$2,564,614.00. These projects include high ranked acquisition potentials as outlined in the approved County All-Hazard Mitigation Plan.

Pending Map Revisions:

Work continued to proceed on revisions to mapping in Salladasburg Borough and Limestone Township. Due to the detail needed in the Letter of Map Revision (LOMR), the Lyco-GIS staff, in concert with hydrologists from USGS, completed additional survey work.

Lower Lycoming Flood Damage Reduction Project:

During 2005, work continued on the Lower Lycoming Flood Damage Reduction Project Feasibility Study. Funding constraints dictated that majority of funding during 2005 be supported by the Non-federal sponsors. This effort insured that the feasibility study would continue uninterrupted. Bi-monthly meetings were held with PCD staff and the Project Delivery Team. This team includes stakeholders from Old Lycoming, Loyalsock, Lycoming, Hepburn, and Lewis Townships, as well as the County of Lycoming and PA DEP. Also included on this team are representatives from the Lycoming Creek Watershed Association and Penn DOT.

Field trips to the study area were conducted to acquaint the USACE team members and other partners with project possibilities and needed local, or “native” knowledge of the project area.

Lyco-GIS assisted with gathering mapping products to be used in the feasibility study.

A public meeting was held in April to update the public on the project and request input and feedback.

Montoursville Flood Protection Project

2005 LCPC/PCD ANNUAL REPORT

The LCPC staff continued to assist the US Army Corps of Engineers and Montoursville Borough with the development of the required feasibility study. Work on interior drainage mapping and survey, economic studies, levee alignment studies and geo-technical investigations were undertaken. A public meeting was held on November 10, 2005 and positive community support for the project was evident. It is anticipated that the feasibility study will be completed in December 2006 and development of the final design plans and specifications will take place in 2007 pending favorable outcome of the benefit-cost analysis. Construction of the new levee could occur as early as 2008 in conjunction with the PennDOT Airport Access Road / Lycoming Valley Railroad Bridge Replacement Projects.

County Hazard Mitigation Plan:

The County Hazard Mitigation Plan was extensively utilized in the development of the Ivan HMGP projects. Projects identified as priority in the Plan by the affected Townships were considered with greater weight by PEMA in the review process for funding.

FLOODREADY- Flood Warning Web-site:

As a continuing evolution of the County Automated Flood Warning System, PDC Staff partnered with IS and DPS to develop and launch a user-friendly web-site listing the automated rain and stream gage data supplied by the County Automated Flood Warning System. This system provided a one-stop website to Emergency and Municipal Officials, as well as the general public. Development began in late 2004 and the public launch was held by the Lycoming County Commissioners on December 1, 2005.

Emergency Response Support:

PCD staff supported DPS during and after High Water Events of April 2-3, 2005 and November 30, 2005. Staff assisted as field coordinators to seek the review potential damage in the aftermath of the April, 2005 event, and assisted in the EOC during this time to provide support.

As a result of Tropical Storm Ivan and the frequency of the recent high water events, PCD staff joined DPS in a series of meetings with the Lycoming Creek Fire Alliance to improve response to flooding situations.

Municipal and Public Assistance:

The Mitigation Planner assisted multiple municipalities and property owners with floodplain management, coordinating DEP, DCED, FEMA and municipal officials toward resolution of regulatory matters, and educating the public concerning floodplain management.

2005 LCPC/PCD ANNUAL REPORT

GEOGRAPHIC INFORMATION SYSTEMS

- **Uniform Parcel Identification (UPI) Program**
 - The Lycoming County UPI program is one year old. This great program was discovered at a GIS workshop put on by CCAP.
 - The UPI program was originally intended by the PA state legislation only to allow counties to generate a \$10 fee to enable the Parcel Identification Number to be put on deeds, mortgages, and other instruments. Both revenue and numbers are being accomplished. In addition our program is allowing our Land Records section to review documents before they are filed and therefore to find potential problems while they can still be fixed!
 - Staff have not only been able to find problems with the instrument being filed, but have generated updates for County data files, including the tax assessment and GIS files.
 - Customers are realizing that our UPI staff are providing a valuable quality control check of the deeds, mortgages, and other filings for them as a value added service.
 - Almost all users of UPI are pleased with our quick turn around and high quality work.
 - UPI work team is Rich Murphy, Nathan Bordy, Marguerite Fleming, with occasional backup from Judd Bower.
 - Nathan Bordy designed an easy to use system for tracking work and corrections which has proved to be a valuable work planning tool.
 - 21,752 UPI's were assigned/verified in 2005.

- **County and Municipal Boundary Definition**
 - The poorly-defined county and municipal boundaries of the past were largely accepted on hand drawn maps. The demand for high accuracy of these boundary lines is due to the thousands of maps made by Lyco-GIS, the use of these computer displayed lines to make decisions, and the detailed overlayment and comparison of these lines with other data.
 - Lyco-GIS completed a preliminary project in the summer of 2005 to define and compare the different sources of our boundaries.
 - It is critical that we have agreement between where a citizen pays property taxes and where they vote, where they go to school, and who provides municipal and emergency services to that property.
 - In the fall of 2005 we formed a project team to begin collecting maps and documentation which define the location of our boundary lines and monuments. Rich Murphy is our experienced expert on boundary research and definition. At present we have only two documented points on the County boundary. This project will also include the locating of the physical monuments in the field and creation of virtual monuments with GPS or Total Station.

2005 LCPC/PCD ANNUAL REPORT

- **Enterprise GIS is here.**
 - Enterprise GIS is the new big movement in GIS circles.
 - Lyco-GIS has been doing enterprise GIS in a big way for 6 years. In 1999 we began sharing our GIS data free of charge to our municipalities and public service agencies as part of the GeoPlan project. We also provided flood mapping on the world-wide web free of charge for four years. We are looking at ways to be able to serve up the flood maps again, this time from our County servers or from a LCPC web-site.
 - Two years ago we joined the PaMAP program to share our data with the State.
 - Some planning organizations are involved with Public Participation GIS (PPGIS) which encourages web input from citizens on planning initiatives.

- **Lyco-GIS Field Mapping**
 - We are proud of our field capabilities and what that provides for us. Most county GIS offices do not conduct field measurements.
 - Field mapping provides income from grants.
 - Field mapping provides us a way to save money for LCPC and the County by providing local match with in-kind services.
 - We produce better quality results because we live here and we care.
 - It allows us to check the quality of work supplied by contractors.
 - We are happy to report that we are safer and more efficient as we have acquired with grants a full-sized van which enables us to carry almost all of our field equipment.

- **State-wide activities**
 - Allen Kaplan took part in statewide activities to help bring together local county GIS departments with Pennsylvania state agencies needing spatial data. This included shaping state GIS data standards and commenting on proposed GIS legislation.



Also helped with the formation of a GIS branch of the County Commissioners Association of Pennsylvania (C-CAP) called the County GIS Professionals Association of Pennsylvania

- **Lycoming Creek Stormwater Study**
 - Digitized impervious surfaces for basin (roofs, driveways, roads, parking lots)
 - Completed calculation of weighted average runoff percent for 110 sub basins

- **Quarry 3D Visualization**
 - Accurately located new quarry area on Sulfur Springs Rd
 - Then rotated it into 3d view and took digital photos from various locations in Williamsport.

2005 LCPC/PCD ANNUAL REPORT

- **Support of EDPS**
 - Jane Magyar and Beverly Bennett are providing mapping services to walk-in customers after being trained by Judd Bower. This has helped give customers better service and has enabled GIS staff to be less event-driven and get more done on their projects.
 - Providing immediate support to EDPS staff for problems with computers, software, and other technical issues.

ADMINISTRATION & INTERAGENCY COORDINATION

- Had a clean audit with no significant findings, and adjusted our costing rate to more quickly absorb prior years' under billings.
- The Lycoming County Planning Commission adopted a joint PCD/LCPC FY 2005-2006 Work Program of \$2,790,423 of which \$1,586,622 (57%) is net County funding support. The remaining funds of \$1,203,802 are from State and Federal Government grants; development processing fees; and municipal service contracts. The FY 2005-2006 Work Program Budget includes \$1,593,357 for outside consultants and other direct costs (such as GIS equipment, software and computer product acquisition).
- The 2006 budget for PCD is \$11.87 million.
- Updated technological hardware and software, including digital cameras, scanner, 25% of department computers, and GIS software and equipment.

2005 LCPC/PCD ANNUAL REPORT

ACRONYMS

CAFO – Concentrated Animal Feeding Operation

CBD – Central Business District

CCAP – County Commissioners Association of PA

CP – Canadian Pacific Railroad Corporation

CSO – Combined Sewer Overflow

DCED – Department of Community and Economic Development

DCNR – Department of Conservation and Natural Resources

DEP – Department of Environmental Protection

DFIRM – Digital Flood Insurance Rate Map

DRI – Disaster Resistance Initiative (Lycoming County Project Impact)

DTN – Digital Terrain Model

EDA-Economic Development Administration

EPA – Environmental Protection Agency

FEMA – Federal Emergency Management Agency

FMAP- Flood Mitigation Assistance Program

GIS – Geographic Information System

GPS – Geographic Positioning System

HMGP – Hazard Mitigation Grant Program

KOZ – Keystone Opportunity Zone

LCC – Lycoming County Commissioners

LCSWA – Lycoming County Water and Sewer Authority

LEAD PARTNERS – County, City, Williamsport-Lycoming Chamber of Commerce, Lycoming Housing Finance, Inc., our Towns 2010

2005 LCPC/PCD ANNUAL REPORT

LHR – Lumber Heritage Region

LVRB – Lycoming Valley Railroad

NGA – National Governor’s Association

NGS CORS – National Geodetic Survey Continually Operating Reference Station

NS – Norfolk Southern Railway Corporation

PAT – Planning Advisory Team

PCD – Planning and Community Development

PDM-Pre-Disaster Mitigation

PEMA – Pennsylvania Emergency Management Agency

RPT – Regional Planning Technologies

SGP – Susquehanna Greenway Partnership

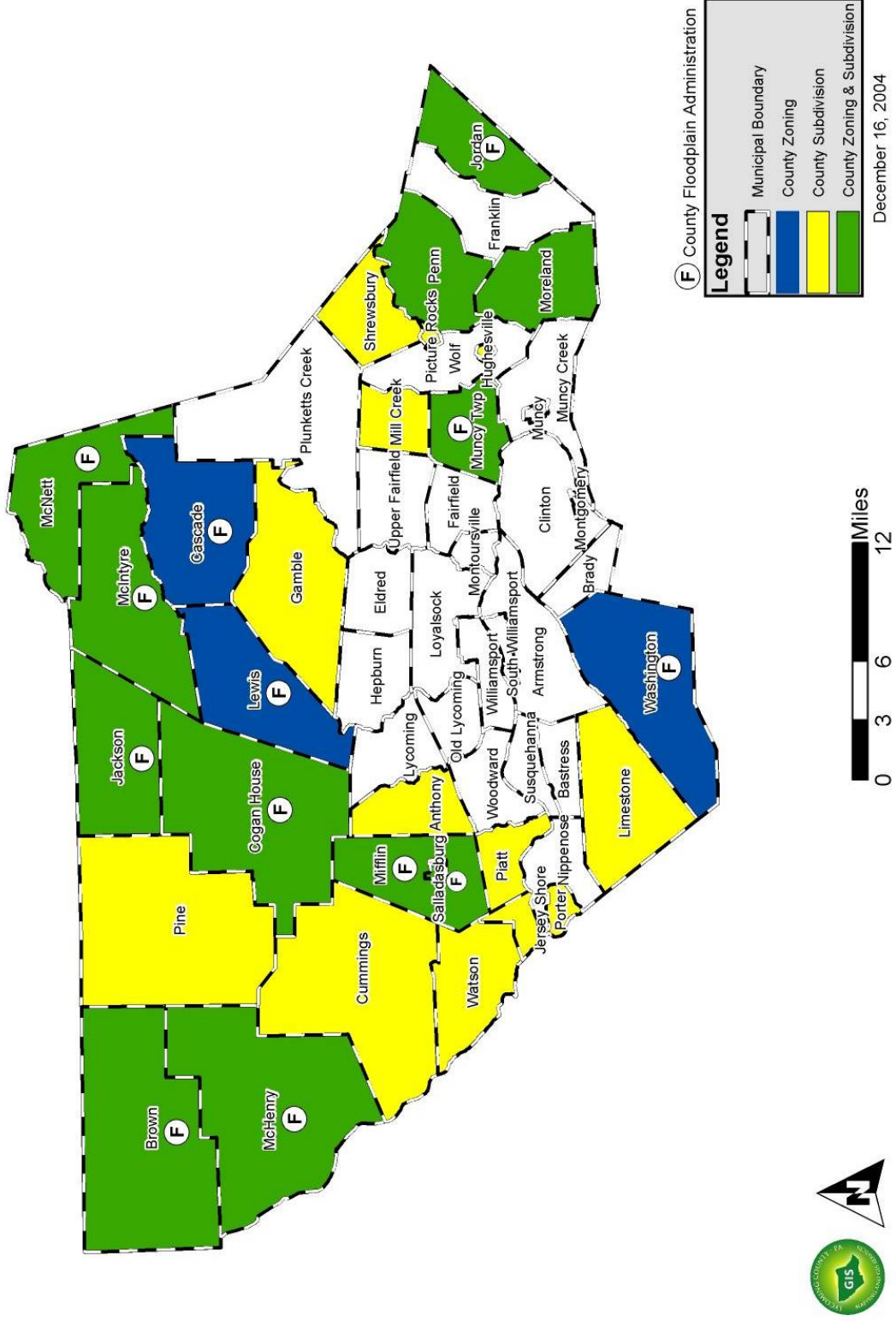
US ACE – United States Army Corp of Engineers

USGS- United States Geological Survey

WSA – Williamsport Sanitary Authority

WTP – Wastewater Treatment Plant

Municipalities Under County Zoning and County Subdivision Ordinances
and County Floodplain Administration



2005 LCPC/PCD ANNUAL REPORT