



**Lycoming County
Planning Commission**

**ANNUAL REPORT
2006**



Photo: Ticklish Rock, Shrewsbury Twp.

2006 LCPC/PCD ANNUAL REPORT

MESSAGE FROM THE CHAIRMAN

I could talk about the many accomplishments of the Lycoming County Planning Commission for the year 2006, but that's what this Annual Report is primarily about. One only has to review this report to see the myriad of activities with which the Lycoming County Planning Commission is involved.

I could talk about the talented, dedicated staff that carries out the endless details and hard work required to accomplish all these activities, but I think there is something more important to talk about—community responsibility.

It doesn't matter what organization we are. Every organization, whether governmental, private, non-profit, social, recreational, business, fraternal, or whatever has a responsibility to their community. Each may have different objectives, some may have similar objectives, but in carrying out their mission, they all have community responsibility.

Community responsibility is all people living in the same area under the same laws, being answerable for their acts or decision to each other. No matter what our organization's objectives, we are all obligated to carry out our mission with regard to the laws and regulations under which we operate. Some may think it is okay or even appropriate to disregard these laws and regulations if it might expedite the process or achieve what otherwise might not be able to be accomplished. That is a slippery slope that in the long run will do more harm than good.

You may wonder why I would choose to talk about this subject of community responsibility. During my tenure on the Lycoming County Planning Commission, we are sometimes criticized for the process involved in dealing with zoning, subdivisions, land development, and the many related areas.

While there is always room for improvement, and one should always keep an open mind, I can honestly say that every effort is made to streamline and expedite the bureaucratic process we are charged with carrying out, and Commission members can sleep well knowing that everyone is treated fairly and equally!! Often we get credit for regulations that are actually imposed by other agencies.

There are nine members of the Planning Commission and questions or concerns are always welcome. Please take some time and review this Annual Report. You may be surprised at the diverse and extensive list of activities with which your County Planning Commission is involved.

Sincerely,

W. E. Toner Hollick, Chairman

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MESSAGE FROM THE EXECUTIVE DIRECTOR/CEO

The year 2006 can be characterized as one of escalating intensity – in a number of respects. As the County Comprehensive Plan adoption by the County Commissioners drew near questions arose from the Williamsport-Lycoming Chamber of Commerce. Dialogue over the next four months yielded clarifying wording adjustments and the County Commissioners then adopted the Plan on August 10, 2006. Work then got underway to revise and update local zoning ordinances to be consistent with the Comprehensive Plan and progress accelerated. Cummings Township joined the County-Municipal Zoning Partnership and then Piatt Township requested planning and zoning administration assistance until they could complete the process to join the Zoning Partnership.

Hearings before the County Zoning Hearing Board on the proposed Laurel Hill Wind Farm intensified with final testimony in June. The LCPC Executive Director/CEO testified that 34 Mitigation Measures had been negotiated with Laurel Hill, LLC, the developer, that could enable approval by the Zoning Hearing Board if those Mitigation Measures were incorporated as Conditions of Approval. The wind farm developer testified that all 34 Mitigation Measures were acceptable to the company. The Zoning Hearing Board decided by a split 3:2 vote to deny the approval. That decision intensified community debate on wind energy. Meanwhile the wind farm developer filed an appeal and the County Planning Commission petitioned the County Court to join the appeal and was approved as a party to the litigation. Legal proceedings intensified through the fall and oral arguments were heard by Judge Butts December 18. A decision is pending.

The very large Stormwater Management Plan for the Lycoming Creek Watershed took on a larger dimension as DEP awarded us additional funding to scale the watershed focus up to a county-wide effort and to develop a county stormwater ordinance as a pilot project that might become a state-wide model. Hydrologic studies and modeling intensified and results were shared with the USACE to assist with the Lower Lycoming Creek Flood Damage Reduction Feasibility Study.

A somewhat different approach to economic development gained momentum in 2006 – the PA WILDS ecotourism development initiative. Utilizing our natural resources as the foundation and as an asset-magnet the PA DCED and DCNR agencies teamed up with 12 county planning directors plus a dozen other stakeholders to proactively plan for encouragement of appropriate tourism and for development of local businesses to serve that market. We were active in the leadership of that initiative at the regional and State levels.

The Multi-Modal Freight Transfer Feasibility Study concluded with action recommendations that fit the needs of an existing rail-to-truck transfer company and discussions were initiated which progressed to a site-specific proposal and financial negotiations. It appears that a partnership with the SEDA COG Joint Rail Authority, County of Lycoming and the private company with support from the City will make it possible for the local company to remain here and expand.

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Private land development also intensified in 2006 with the construction of Lycoming Mall additions + Turkey Run Development + the Soccer Dome + plan approval for the YMCA complex + preliminary work on another major shopping center in the designated growth area. Potential major industrial development in the Muncy Industrial Park expansion Phase II and III stimulated accelerated water supply feasibility studies in partnership with the Lycoming County Water and Sewer Authority. Infrastructure developments for both sewer and water systems are building the capacity for new industrial and commercial development in the growth area.

These examples are but a sample of the intensity of 2006. We were busy building the foundation for future development in appropriate locations. Perhaps the most crucial message of this Annual Report is that the Lycoming County Planning Commission and department work hard to encourage economic development in appropriate locations.

Sincerely,

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

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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

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**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, Hazard Reduction Planner
William R. Kelly, Community Development Planner
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
Zachary Valchar, GIS Technician
Nathaniel Bordy, Land Records Database Coordinator
Marguerite Fleming, Land Records Database Coordinator
Gary Montgomery, Land Records Database Coordinator
Deborah Bennett, Project Administrator
Jane Magyar, Clerk IV
Beverly H. Bennett, Clerk II-A

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OVERVIEW OF THE LYCOMING COUNTY PLANNING COMMISSION

The Lycoming County Planning Commission (LCPC) 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 (PCD) staff of eleven 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.

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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.

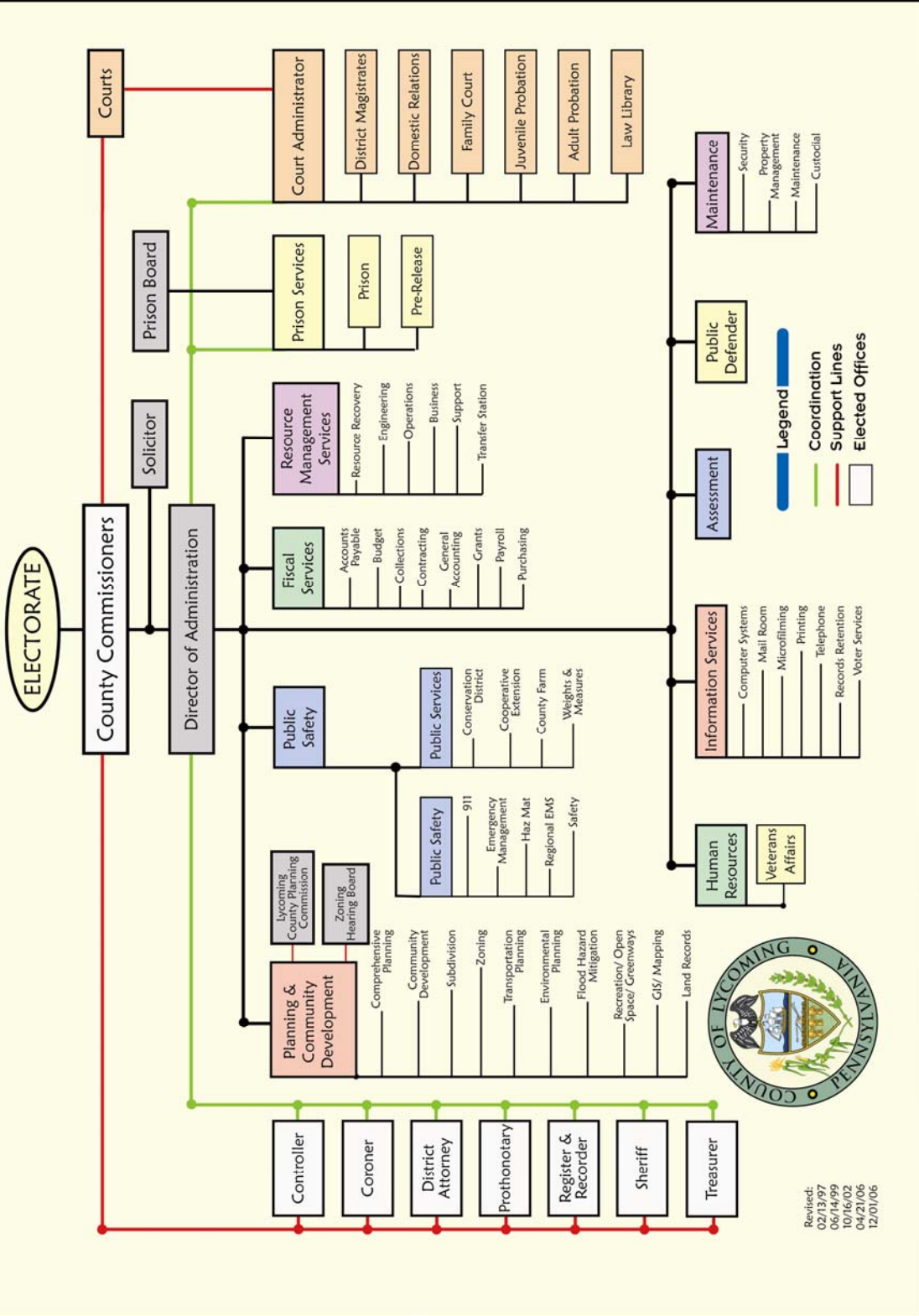
Department of Planning & Community Development

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.

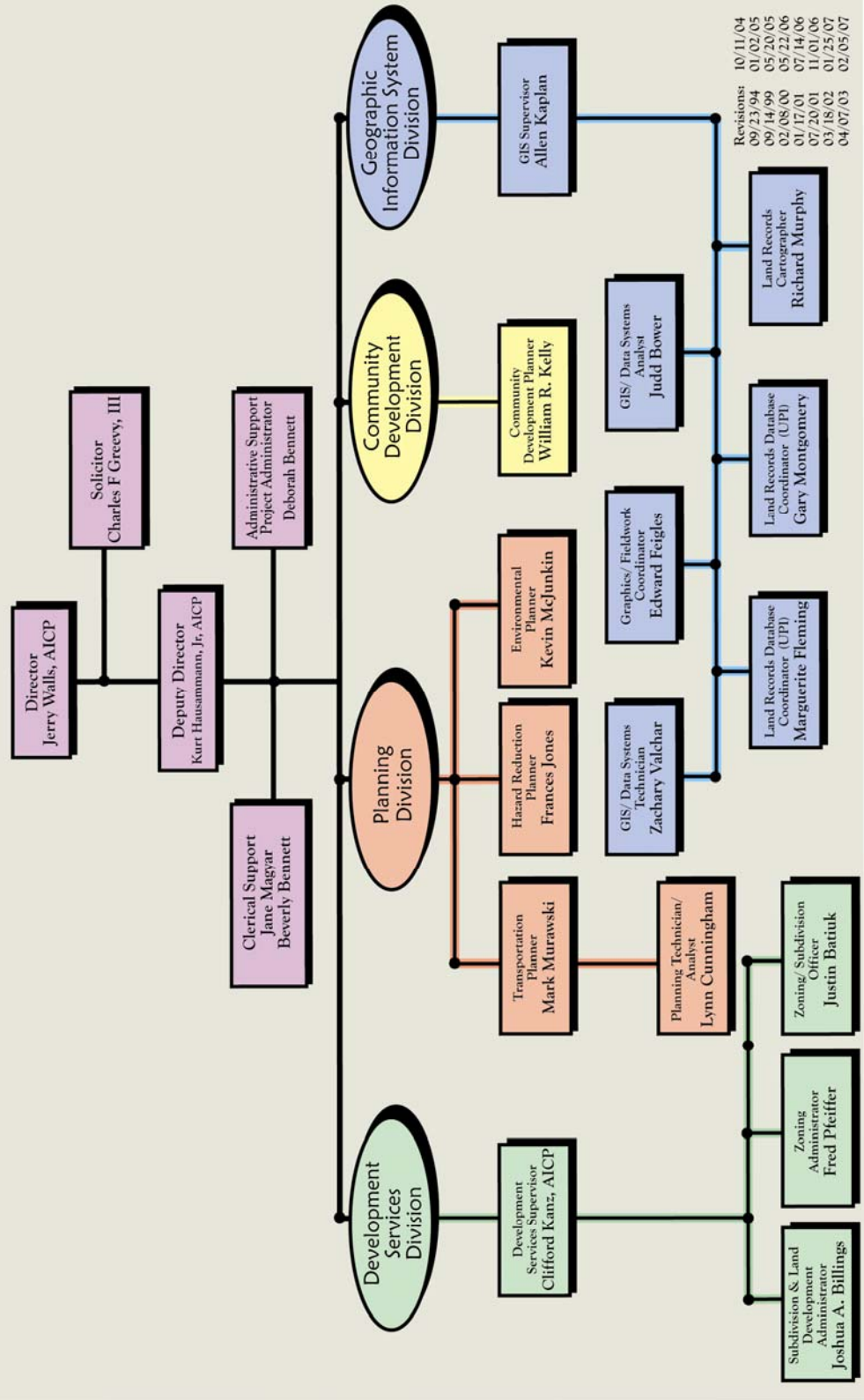
To advance and support joint or inter-municipal cooperation in planning and project initiatives.

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LYCOMING COUNTY ORGANIZATIONAL CHART



LYCOMING COUNTY
 PLANNING & COMMUNITY DEVELOPMENT
 STAFFING CHART



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LYCOMING COUNTY PLANNING COMMISSION *2006 YEAR IN REVIEW*

The LCPC 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 2006 monthly meetings include the following:

January

- Election of Officers
- Approved a multi-lot subdivision plan for property located in Jordan Township
- Approved Williamsport Area Transportation Study (WATS) Unified Planning Work Program for 2006-2007
- Approved Recommendation for Cummings Township to join County Zoning Partnership
- Approved Land Use Planning Technical Assistance Program (LUPTAP) contract amendment

February

- Approved a multi-lot subdivision plan for property located in Gamble Township
- Approved Rodarmel Land Development in Muncy Township

March

- Approved Meisel multi-lot subdivision located in Anthony Township
- Approved PREIT Land Development (mall) in Muncy Township
- Approved contract amendment with Kurowski and Wilson for Lycoming Creek Phase II Stormwater Plan
- Approved 2005 Annual Report

April

- Approved Logue preliminary multi-lot subdivision plan for property located in Gamble Township
- Approved Turkey Run Land Development in Muncy Township
- Recommended approval of County Comprehensive Plan to County Commissioners

May

- Special Meeting held May 16 on the Laurel Hill Wind Farm
- Approved the Executive Director to offer testimony before the ZHB concerning Laurel Hill Project
- Regular Meeting - Approved Bierly multi-lot subdivision located in Piatt Township
- Re-approved Best Buy Land Development Plan in Muncy Township
- Approved English Land Development Plan in Muncy Township
- Approved multimodal freight feasibility study

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June

- Approved Eye Center Land Development in Muncy Township
- Approved 2006-2007 Work Program
- Approved 2005 audit report

July

- Approved Guthrie Land Development in Salladasburg Borough
- Approved audit contract

August

- Indirect cost rate revision approved
- Approved Woolrich Land Development in Porter Township
- Approved Woodhead Land Development in Muncy Township
- Approved Martin Land Development in Cogan House Township

September

- Re- approved Soccer Dome Land Development in Muncy Township
- Approved Woodley multi-lot in Mill Creek Township
- Approved Turkey Run multi-lot in Muncy Township
- Re-approve Bierly multi-lot in Piatt Township

October

- No Actions
- Field trip to eastern Lycoming County

November

- Approved Rodarmel Land Development final plan in Muncy Township
- Re-approve Horvath Communication Land Development Plan in Muncy Township
- Approved 2007 Meeting Schedule
- Approved LUPTAP grant contract for zoning ordinance updates

December

- Approved East Lycoming YMCA Land Development Plan in Muncy Township
- Approved Nextel Partners Land Development Plan in Cogan House Township
- Appointed Toner Hollick as Pine Creek Watershed Council Representative and Jerry Walls as alternate

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SUMMARY OF PCD ACCOMPLISHMENTS

The following is a summary of the major accomplishments of Lycoming County Planning and Community Development (PCD) during 2006:

STRATEGIC PLANNING

- Completed and secured adoption of the Lycoming County Comprehensive Plan.
- 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; Combined Sewer Overflow (CSO) Planning Grant, Comprehensive Plan Project, GIS Deployment, Multi-Modal Freight Study, Flood Hazard Mitigation Efforts, Flood Hazard Mitigation Plan, Zoning Update Partnership, PA WILDS Planning Team, and County Recreation Plan.

COMMUNITY DEVELOPMENT ACTIVITIES

- **Regional Act 537 Plan**—As a logical follow-on action to the County’s Comprehensive CSO, the Planning Department facilitated a set of meetings involving Williamsport Sanitary Authority (WSA) and all of their contract communities as well as the City of Williamsport. The 4-year CSO study was “briefed and presented” to the Pennsylvania Department of Environmental Protection (DEP) in late 2005. During the first half of 2006, the Planning Department worked with WSA and contract communities to resolve differences among the parties in order to set the stage for a common approach for a Task Activity Report—an essential blueprint for an Act 537 Plan. The results were subsequently presented to PA DEP. Concurrent with this action; we assisted some of these contract communities as they negotiated with PA DEP on Consent Orders and Agreements.
- **Central Business District Revitalization Project**—Regarding the proposed conference center, Sylvester Consulting Group finished the Feasibility Study and the subsequent Economic Impact Analysis. L. Robert Kimball was selected as engineer for design of the Church Street Transportation Center, Conference Center, and other projects as set forth by the Lead Partners. Reynolds Construction was awarded a construction management contract for the same facilities as Kimball. The Movie Theater complex environmental studies were successfully completed, the demolition contracts awarded and that work substantially completed. Two Redevelopment Assistance Capital Program (RACP) applications to the Department of Community and Economic Development (DCED) were prepared to drawdown the Governor Rendell pledged \$6 million to the package of projects. Federal legislators were strategically approached to gain their support for funding for the Church Street Transportation Center and Trade and Transit Centre Expansion.

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- Design efforts were completed for the three parts of Phase I of the **Halls Station Regional Water System**. In total, this is approximately a \$4.4 million project with two of the three phases being administered directly by the Lycoming County Water and Sewer Authority (LCWSA). The third part of this first phase involves a \$1 million United States Corps of Engineers (USACE) administered grant secured by the Planning Department. The County was heavily involved in the PennWorks application/request made by LCWSA to DCED which resulted in a grant award of over \$1 million and a low interest loan of over \$2 million.
- **Brownfields for Housing Program**—A State DCED initiative: During 2004, the Planning Department successfully closed out two state grant-funded projects--the FY2003 Brownfields Program in which Habitat for Humanity completed two homes and Lycoming-Clinton Counties Commission for Community Action (STEP Inc.) completed over 16 home modification projects to benefit elderly, disabled and low-income families throughout the County and the FY2004 Brownfields Program in which 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 Lycoming Neighborhood Development Corporation (LNDC) was supported in the rehabilitation of a severely deteriorating home in Picture Rocks. The County successfully applied for a FY2005 Brownfields Program with an ambitious grant request for a housing impact project and broke ground on a four-unit affordable housing grant known as Ivy Way in East End (Williamsport).
- **Homes in Need Program** was successfully launched—a County initiative to assist the elderly, disabled and financially distressed. Over 56 projects have been completed to date across the County. The initiative, administered by STEP Inc., leverages seven funding sources—County CDBG and Act 137 Funds and uses STEP employees, Habitat volunteers, Pre-Release crews to complete its projects. To date, this home rehabilitation program has served 68 family members in 11 municipalities
- **Muncy Industrial Park Phases 2 & 3 and the Industrial Corridor Water System**—Working cooperatively with the Industrial Properties Corporation and LCWSA, the County successfully completed a seven-month study to quantify the water demands for this industrial corridor, identify alternative strategies for obtaining water and then perform a cost/risk/schedule analysis to arrive at a preferred or recommended strategy.
- **Regional Water System for the Industrial Growth Corridor**—The County Commissioners provided a \$7.8 million funding commitment to initiate the design and construction of the water infrastructure that is targeted at providing up to 1,500,000 gallons per day to the industrial areas in and surrounding Muncy Industrial Park Phases 2 & 3. County Planning is working in partnership with LCWSA with a goal of finishing the design and securing the permits and Right-of-Ways in 2007.
- **Flood Warning System Enhancements**—The second year of operation was completed on the US ACE designed and installed system. Because of the sophisticated software the County had installed when the system was first installed, we were able to extrapolate on that capability and design an interactive web site called FLOOD READY. This is a one stop shop for flood hazard information maintained real time on river conditions, stream depths, rainfall amounts and other warnings that Emergency Operations Center (EOC) personnel need to rapidly disseminate. The County also applied for Growing Greener funds to purchase five more rainfall gages to enable us to complete the coverage picture

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for our most dangerous watersheds. Included in this initiative will be a new site in southern Tioga County.

- **Elm Street** – The County successfully closed its first Elm Street project—a new state level initiative by which the County secured a grant for \$250,000 to assist the City of Williamsport to connect or link both visually and 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.
- **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. Part A of the two-part feasibility study is substantially completed with the mapping efforts finished, hydrologic and hydraulic modeling well along, cultural and historic preliminary reviews done, and initial mitigation concepts defined. The County team is ready to move into the more detailed Part B of the Study.
- **Hughesville Wolf Authority and Muncy Borough Municipal Authority** were the recipients of major grants secured by County Planning from the United States Environmental Protection Agency (US EPA). Hughesville Wolf added a new digester to their treatment plant facility effectively almost doubling their capability to digest the influent flows to the plant. Muncy rehabilitated major portions of their sewer main along North Washington Street and major arteries directly upstream from their Treatment Plant. Collectively, the County provided over \$424,000 toward a set of projects that cost \$1,052,000.
- The County successfully closed out their US EPA grant by which we provided over \$433,000 toward a \$1,089,000 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 successfully secured from the Lumber Heritage Region a mini grant to support the **Timber Trail** Historic Walk along the river levee. County Planning also secured a matching grant for this project from the Williamsport-Lycoming Community Foundation.
- County Planning initiated a 5-month study to examine alternative means of providing public water to the **Fairfield Business and Residential** corridors.
- County Planning successfully applied for Growing Green County Initiative funds to help with the overwhelming cost facing two of our boroughs (**South Williamsport and DuBoistown**) as they respond to the PA DEP and the Consent Order to make immediate upgrades and repairs to the sanitary Sewer collection systems. The County has designated \$300,000 to help these two municipalities grapple with multi-million project costs.
- Direct assistance to the Industrial Properties Corporation on major recruitment visits. Direct participation with the European Foods prospect, and several others.

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Commissioners join Congressman Sherwood to cut ribbon for Hughesville-Wolf Treatment Plant



Commissioners join Congressman Peterson for Jersey Shore Water Project



Commissioners Burke & Larson join community leaders to break ground on Ivy Way affordable housing project in Williamsport

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ENVIRONMENTAL PLANNING

PA WILDS Action Initiatives

Within the twelve county PA WILDS region in north central Pennsylvania, there are over 6.5 million acres and only about 660,000 residents. More than two million acres is public land, including some of the most wild and scenic areas in the northeast. The Commonwealth is developing a strategy to encourage the growth of outdoor tourism and related businesses in the PA WILDS area. The goal is to enhance the visitor experience in this region, while protecting and conserving these treasured natural and cultural resources. The initiatives include improvements to the infrastructure and services of the region. Lycoming County is included within the “Wilds”, and the Pine Creek Valley in Lycoming and Tioga Counties has been identified as one of twelve priority corridors for early implementation projects.

The landscape of the Pine Creek Watershed is one of its most important assets. The forests have regenerated following the devastating clear cuts of the late nineteenth and early twentieth centuries. Significant public investment has helped restore Babb Creek and other streams ravaged by acid mine drainage. Much state land has been acquired, preserving the scenic qualities of this special watershed. Poorly planned development on private lands constitutes a major concern threatening the quality, openness and wildness of the Pine Creek Watershed. The communities in the Pine Creek Valley and the Commonwealth, as the major land owner, share common interests and concerns related to management of the Pine Creek Valley, in particular, the opportunities posed by increased tourism and the impacts this can have on community infrastructure. These concerns have taken on added importance since the Pine Creek Valley is being highlighted as a key recreation corridor within the state’s PA WILDS initiative.

The communities in the Pine Creek Valley and the State have mutual interests in addressing community impacts. For example, communities have an interest in and major challenges associated with sanitation (sewage and solid waste disposal) and additional capacity for emergency services. The Department of Conservation and Natural Resources (DCNR) has a pressing need to address, in a strategic and efficient manner, trail access and signage issues as part of an overall management plan for the rail trail and surrounding state-owned recreation lands in this corridor. As interest in the corridor as a destination for outdoor recreation tourists expands, working in partnership to address these and other mutual concerns is essential for the long-term sustainability of the Valley communities and the natural resources.

In October of 2005, the Pine Creek Valley Council of Governments (COG) began pursuing a more comprehensive effort to address mutual concerns and anticipated impacts of the PA WILDS initiative on Valley communities (Brown, McHenry, Cummings and Watson Townships – Lycoming County and Morris Township – Tioga County). The foundation for the effort is the planning (e.g. Pine Creek Valley Management Plan and the Pine Creek Watershed and Rivers Conservation Plan) that has already been done in and around the Pine Creek Valley at both a county and watershed level. Many of the issues of mutual concern have been highlighted during these planning processes and now set the stage for focused implementation involving needs assessment, project feasibility and design activities.

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The COG received assistance from the staff of the LCPC to further flesh out the scope of work to begin implementation activities related to mutual issues. State grant funding from DCNR and DCED has been secured to support this work.

The Pine Creek COG has begun working in partnership with DCNR, DCED, and the Lycoming & Tioga County Planning Commissions on the following projects:

Access Improvements – Develop a needs assessment and conceptual design for creating new connections to the rail trail from parking areas, businesses and other recreation facilities (e.g. other trails and parks, Pine Creek, etc.). A first priority for DCNR within this item is access and signage projects related specifically to the rail-trail itself. This project also involves the conveyance of access easements from property owners to the township or other managing entity.

Park Improvements – The COG is working with DCNR to identify and plan for needed amenities at the Cummings Township Park, Mosquito Creek Park in Morris Township, and other recreation facilities.

Public Sanitation – 1) Public Restrooms: needs assessment and options evaluation for increasing public restroom capacity; and 2) Solid Waste Disposal: evaluation of the effectiveness of the existing “carry-in/carry-out” trash policy for the rail trail and identification of impacts on municipal waste disposal and measures that could be taken to address problems. This will also include evaluation of future needs and service options resulting from increased visitation and design of a public education program for residents and visitors.

Emergency Response – A specialized DCED emergency response consultant has begun working with the local fire companies to evaluate the current state of the mainly volunteer-based emergency response capabilities, identify anticipated needs due to increased visitation, research other existing models, develop a coordinated Emergency Response & Evaluation Plan for the Valley, analyze potential for support by DCNR or other state employees and assess possible value of a new Public Service/Community Center to address enhanced emergency response.

Signage – Seek consolidation of existing business signs and develop consistent signage design guidelines for the Pine Creek Valley. This will also identify areas that need new or improved signage to identify businesses and other amenities along the rail trail (e.g. parking, restrooms, etc.). This work will be coordinated with DCNR’s interpretative signage effort.

Community Character/Viewshed Protection – Evaluate existing zoning ordinance provisions to determine if they protect community character, identify scenic viewshed protection measures and include design guidelines for new development. The adequacy of ordinance provisions as they relate to properly regulating oil and gas drilling operations will also be examined. The community character and viewshed protection item also includes a corridor

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management plan for Routes 44 and 414 to evaluate designation as Scenic Byways, including the identification of needed structural road improvements and locations of safe pull-offs for scenic viewing.

Pine Creek Fisheries Resource Conservation & Enhancement – Municipal and County officials, representatives from the Pine Creek COG and Pine Creek Preservation Association, Trout Unlimited, and local fishing tackle outfitters are working with the PA Fish & Boat Commission and DCNR to evaluate the fisheries resources in Pine Creek and the development of any needed management provisions to protect and enhance these fisheries. The designation of thermal refuges for trout at the mouths of feeder streams is an initial consideration.

- LCPC/PCD 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. The Draft Plan has been revised in response to comments from Diane Kripas, the DCNR Project Advisor, and will be reviewed this Spring by the Recreation Plan Advisory Committee and the LCPC. Adoption of the Plan by the County Commissioners is anticipated by July of 2007.
- The **Lycoming Creek Stormwater Plan** is also nearing completion. 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 Summer of 2007.
- A **Lycoming County Stormwater Plan & Implementing Ordinance** has been initiated. Lycoming County and DEP have entered into a grant agreement that will provide for the development of a County Stormwater Plan and implementing Ordinance that will apply to the remaining watersheds within the County that are not covered under an adopted Act 167 Plan. The Ordinance will provide the basis for comprehensive stormwater management in Lycoming County. Stormwater peak runoff standards for each watershed will be added upon subsequent completion of detailed hydrologic models, as funding becomes available. Once the County Act 167 Stormwater Plan and implementing Ordinance is adopted, municipalities will be required to adopt a Comprehensive Stormwater Ordinance or update their Ordinance to be consistent with the Act 167 Ordinance. The County will also offer an option for Stormwater Ordinance administration. Three well attended Regional Advisory meetings were held in November, 2006, to present more details about the Initiative, and to solicit input regarding Stormwater problems.
- LCPC/PCD staff continue to assist the **Williamsport Area MS4** (municipal separate storm sewer system) municipalities with development of a coordinated and efficient program to meet this federal stormwater quality mandate. The first three year program

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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 public education and outreach efforts are being undertaken in conjunction with the MS4 municipalities, including a Storm Drain stenciling program in conjunction with Lycoming College Clean Water Institute.

- The LCPC/PCD staff continued to participate on various committees including the:
 1. PA WILDS Planning Team
 2. West Branch Susquehanna River Partnership
 3. Pine Creek Watershed Council
 4. Susquehanna Greenway Partnership Planning Team
 5. PA DCNR Growing Greener Advisory Committee
 6. PA DCNR Greenways Advisory Group
 7. PA DCNR Recreation Advisory Committee
 8. PA DEP Regional Roundtable
 9. Endless Mountains Resource Conservation and Development (RC&D) Council
 10. Pine Creek Rail Trail Advisory Committee (LCPC Members + Executive Director)
 11. PA DEP Big Bend Regional Watershed Association
 12. Lycoming County Conservation District
 13. DEP Northcentral Regional Citizens Round Table
 14. Lumber Heritage Regional Focus Group
 15. The Environmental Planner, in conjunction with the GIS Department, provided professional and technical support to Lycoming County Watershed Associations

TRANSPORTATION PLANNING

Williamsport Area Transportation Study & Transportation Planning Activities

Within Lycoming County, the transportation planning process is conducted through 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 (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 2006 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 elected 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

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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 chaired Joint Rail Authority to chair its negotiating team for Norfolk Southern which concluded a successful settlement agreement. 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. Final 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 2007 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 May 2006, the LCPC under contract with Linare Consulting, Pittsburgh, completed a Multi-Modal Freight Transfer Center Feasibility Study in partnership with SEDA-COG. This study evaluated the overall need for a truck/rail bulk transfer center at the Newberry Rail Yard on lands owned by the SEDA-COG Joint Rail Authority based upon a thorough market assessment survey of 130 manufacturing and distribution companies. A \$3.9 million state rail capital budget authorization has been secured for project. A 20-member steering committee was used to review study progress and deliverables prepared by the consultant.

Williamsport CBD Revitalization Vision

Construction of the Market Street Bridge Replacement project continued in 2006 with the southbound lanes opened to traffic in July. PennDOT Secretary Biehler attended the ribbon-cutting ceremony 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 facilities, and other features. Funding from the bridge project can be leveraged toward CBD Revitalization projects. The bridge project is scheduled for completion in 2008.

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The revitalization 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. In Spring 2006, the updated vision was presented to approximately 150 stakeholder organizations, municipal officials, affected property owners and service clubs with positive feedback. 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. In 2006, the RCAP funding application was submitted by the City to the Governor for approval.

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. In 2006, site demolition of the Beiter Block was accomplished for the Cinema-plex with construction starting in Spring 2007. The grand opening should occur in Fall 2007. Design of the Conference Center and Church Street Center projects are anticipated to occur in 2007 pending favorable action by City Council.

Susquehanna Greenway Development

Considerable progress was made in 2006 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. 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 2006, Larson Design Group nearly finalized design with Phase 1 construction scheduled to start in July, 2007. When fully completed in 2009, 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 trailhead facility with parking in Jersey Shore Borough was completed by PA DCNR in July, 2006. Jersey Shore Borough is now about to study the feasibility of making additional trail connections from the Pine Creek Trailhead to serve their community and LCPC Staff serves on the Borough's Advisory Committee.

Other WATS Activities

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- LCPC staff, in partnership with PennDOT and River Valley Transportation Services (formerly Williamsport Bureau of Transportation), jointly developed the FFY 2007-2010 Transportation Improvement Program that has received federal approval. This program contains numerous highway, bridge and transit capital projects approved for \$130 million in federal, state and local funds. The TIP was approved by WATS, PennDOT and the Federal Highway Administration/Federal Transit Authority (FHWA/FTA) in October, 2006.
- The LCPC hosted the State Transportation Commission (STC) on August 3, 2006 and provided a tour of area intermodal projects and a demonstration of the county flood warning website which received positive feedback. The STC public meeting to adopt the 12-Year Program was also held in Williamsport.
- 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. The LCPC secured PA DCNR funding to develop a corridor management plan to evaluate scenic byway designation along PA 44 and PA 414 in the Pine Creek Valley. Work will be underway in 2007.
- 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, US 220 safety improvements PA 405 Muncy Creek Bridge and numerous other projects.
- LCPC Staff continued to participate on a PennDOT Regional Advisory Panel overseeing the development of a District 3-0 Regional Operations Plan for future development of Intelligent Transportation Systems (ITS) technologies and projects. The Williamsport MPO adopted the initial 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. WATS will consider adoption of the ITS Regional Operations Plan later in 2007.
- In 2006, start-up transit service to Jersey Shore 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 2006, the Airport completed a major update to the Airport Master Plan which was endorsed by the LCPC and WATS in May, 2006. Congressman Peterson was instrumental in helping the Airport Authority secure a

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\$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 during 2006. The airport runway extension project received FAA funding approval in June, 2006 and design has started. For more information on airport flight schedules and other services, visit their website at www.flyipt.com.

- During 2006, 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 2006 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 9 training courses. Over 100 municipal officials in Lycoming County have been trained. The Lycoming County Local Technical Assistance Program (LTAP) has been featured in state-wide LTAP newsletters and County / State-wide conventions.
- LCPC Staff participated in steering and access committees convened by Susquehanna Health to guide the development of their Williamsport Hospital and Medical Center Campus Expansion project. Major activity in 2006 focused on initiation of a traffic impact study by Orth Rogers and acquisition and demolition of properties in the project area.
- 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, ADA Advisory Committee, Susquehanna Health Systems Rural Transportation Committee and STEP Welfare to Work Transportation Committee and PA Highway Information Association Board of Directors.

COUNTY LIQUID FUELS PROGRAM

LCPC staff provided considerable assistance to the Lycoming County Commissioners in 2006 to administer County Liquid Fuels funded projects. Program highlights include:

- LCPC staff continued to administer the County Bridge Inspection Program. In 2006, those county-owned and municipality owned bridges (20 feet or greater in length) that

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had critical structural deficiencies 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 2006, 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 \$ 150,000 was made available to municipalities under the County Liquid Fuels Grant Program. Seven projects were funded under the grant program; the Bugbee Road Bridge Replacement, Muncy Twp; Big Run Bridge Replacement, Pine Twp; Pine Run Bridge Replacement, Piatt Twp; Bertin Heights Road Storm-sewer installation, Susquehanna Twp; Noltee Hill Road Reconstruction, Porter Twp; US 220 reconstruction project, Picture Rocks Borough and LED traffic signal conversion project for 12 municipalities that own traffic signals throughout the County.
- Design of the County-owned bridge replacement project near Tivoli began in mid-2006.
- The Commissioners received 100% PennDOT funding to rehabilitate the County-owned covered bridge near Lairdsville. Design will commence in 2007.

COUNTY SUBDIVISION & LAND DEVELOPMENT ORDINANCE ADMINISTRATION

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 LCPC, 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 coordinated subdivision and land 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.

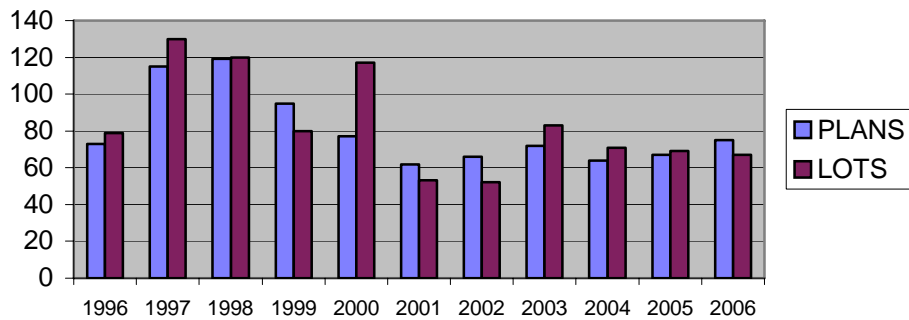
The County provides full-time, professional administration and legal support for the Ordinance. This service is currently being utilized by 24 municipalities and 3 boroughs as shown by a Lycoming County Map at the end of this report. Following is a summary of subdivision and land development activities in 2006:

- Accepted 82 new applications (with 23 submissions carried over from 2005). Processed and granted final approval for 55 subdivisions and 10 land development plans. Three

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plans were submitted for re-approval. All subdivision plans were approved. Subdivision plan approvals decreased by 12 from 2005 submissions. Land development plan approvals increased by 3 from 2005; there were 2 institutional and 4 business related land developments. The graph below depicts the subdivision approval trends over the last ten years.

Subdivision Approvals For Municipalities Under County SLDO 1996-2006



A total of 67 new lots were created within the municipalities under jurisdiction of the County SLDO, a decrease of 2 from 2005. See the following chart “LCPC Final Subdivision Approvals and Sewage Determination 2006” for more detailed information.

LCPC Subdivision And Sewage Disposal Report 2006

| 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 | SI |
| Anthony | 9 | 8 | 1 | 0 | 9 | 2 | 1 | 1 | 5 | 0 | 0 | 2 | 0 | 0 |
| Brown | 1 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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| | | | | | | | | | | | | | | |
|---------------|-----------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|-----------|----------|----------|----------|----------|
| Cogan House | 5 | 4 | 1 | 0 | 6 | 1 | 1 | 2 | 0 | 3 | 0 | 0 | 0 | 0 |
| Cummings | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gamble | 10 | 9 | 1 | 0 | 8 | 9 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 |
| Jackson | 2 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Jordan | 3 | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Limestone | 3 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 |
| McHenry | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 |
| McIntyre | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| McNett | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Mifflin | 5 | 5 | 0 | 0 | 2 | 3 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 |
| Mill Creek | 4 | 3 | 1 | 0 | 9 | 6 | 0 | 0 | 5 | 4 | 0 | 0 | 0 | 0 |
| Moreland | 9 | 9 | 0 | 1 | 5 | 7 | 1 | 0 | 1 | 3 | 0 | 0 | 0 | 0 |
| Muncy | 6 | 5 | 1 | 0 | 9 | 2 | 0 | 0 | 1 | 0 | 8 | 0 | 0 | 0 |
| Penn | 6 | 6 | 0 | 1 | 3 | 5 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 |
| Piatt | 1 | 0 | 1 | 0 | 5 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 |
| Pine | 3 | 3 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Porter | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shrewsbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Watson | 4 | 4 | 0 | 0 | 3 | 1 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 |
| Hughesville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Picture Rocks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Salladasburg | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 75 | 69 | 6 | 2 | 67 | 47 | 3 | 6 | 25 | 18 | 8 | 7 | 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

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Land Development Plans were approved for the following:

| <u>Municipality</u> | <u>Applicant</u> | <u>Use</u> |
|----------------------|-----------------------|------------------------------|
| Brown Township | Bencus | Caboose office at campground |
| Muncy Township | Lycoming Mall | Expansion of stores |
| Muncy Township | Turkey Run Properties | Sports Dome |
| Muncy Township | Gay English | Commercial Greenhouse |
| Salladasburg Borough | Irvin Guthrie | Mini-Storage |
| Cogan House Township | Ken Martin | Poultry Barn |
| Muncy Township | Mark Woodhead | Commercial Cell Tower |
| Cogan House | Fry Brothers, Inc | Commercial Cell Tower |
| Muncy Township | Eastern Lycoming YMCA | Institutional Recreation |
| Muncy Township | Lycoming Mall | Best Buy Store |
| Porter Township | Woolrich Company | Expand Warehouse |



Recent development in the designated growth area within Muncy Township



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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. Currently there are 15 townships and Salladasburg Borough participating in the Partnership, bringing the total number of municipalities to 16. Negotiations are underway with Piatt Township to join during the first quarter of 2007. Of the 16 municipalities, 12 have rescinded their individual floodplain ordinances and have come under the floodplain regulations contained within the County Zoning Ordinance. Responsibility for administering the floodplain regulations for those townships and borough now falls on the County.

In 2006, a new staff position of Zoning/Subdivision Officer was created. This position within the Development Services Section of the PCD will assist with increased work load of both the Zoning and Subdivision/Land Development functions.

The following report summarizes County Zoning Activity in 2006, including County Zoning Hearing Board cases.

2006 Lycoming County Zoning Activity Summary:

There were 302 Zoning/Development Permits approved with a total estimated value of \$33,455,130.00. Included in this permit activity were 33 logging, 16 temporary, 11 sign, and 4 change-of-use permits. One permit submitted was withdrawn. No applications were denied. Compared to the previous year, the permit activity represents a 22% increase in numbers of permits issued and a 62% increase in value. The bar graph shown below graphically depicts the variations in permit activity over the past years.

There were 26 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 Uniform Construction Code.

There were eight land development applications coordinated with County Subdivision and Land Development Administrator.

Twenty cases were brought before the Zoning Hearing Board during 2006. There were 12 Special Exceptions, 7 Variance Requests, and 1 Appeal heard by the Board. In June 2006, the Laurel Hill

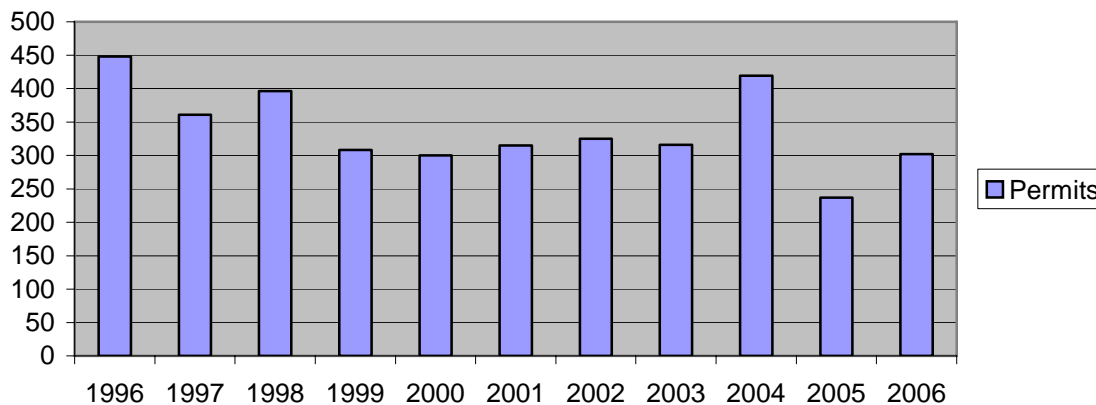
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Wind Energy Special Exception case where Catamount Energy requested permission to construct 47 wind towers on 7 miles of Ridge in Jackson and McIntyre Townships was denied by the Zoning Hearing Board. The applicant has appealed the Board's decision to the Lycoming County Court of Common Pleas. At this writing, no decision has been reached.

There were eight violations and complaints investigated such as accumulated junk and debris, construction without a permit, odor and light glare complaints, and un-permitted agricultural uses. Most cases were resolved by voluntary compliance. Enforcement actions are ongoing.

| Use | New Constructio n | Building Additions | Accessory Structures | 2006 Total |
|-------------------------|-------------------------|-----------------------|-------------------------|------------|
| Single-Family Residence | 67 | 32 | 95 | 194 |
| Multi-Family | 0 | 0 | 0 | 0 |
| Commercial | 8 | 3 | 4 | 15 |
| Home Business | 2 | 0 | 0 | 2 |
| Agriculture | 0 | 0 | 21 | 21 |
| Institutional | 2 | 0 | 0 | 2 |
| Industrial | 1 | 0 | 0 | 1 |

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.

Municipal assistance To Piatt Township - At the Request of Piatt Township, an agreement to conduct zoning permit intake for the Township Zoning Ordinance began, and the discussion of adding Piatt Township to the County Zoning Partnership occurred.

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Continued support to the Lycoming County Zoning Hearing Board involved staff duties for required public notices, 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.

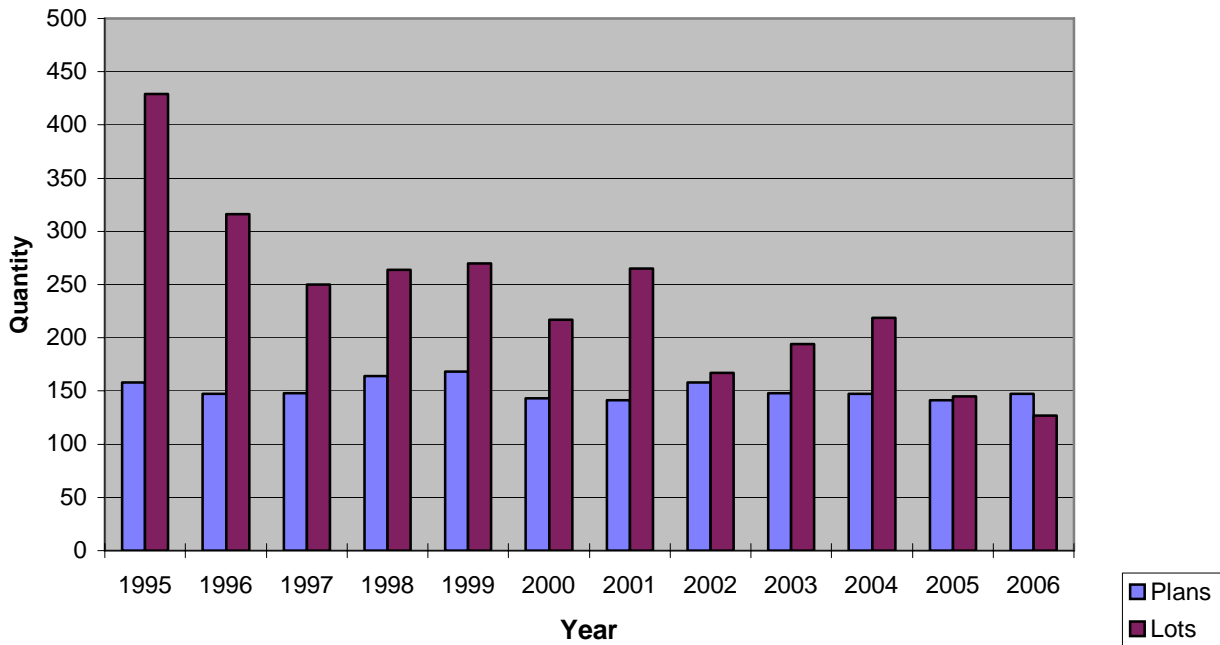
Administrative actions for the fiscal management of the County Zoning functions consisted of responsibility for the operating revenues and expenditures, purchasing, and maintaining the fixed assets inventory. County Zoning budget development included preparation of the 2006 capital budget.

COMMUNITY DEVELOPMENT ASSISTANCE

- Provided advisory review comments for 147 subdivision and land development plans, including 30 land developments under local ordinance jurisdiction. The advisory review is provided based on the PA Municipalities Planning Code for the County Planning Agency function. This compares to 141 subdivisions, including 28 land developments in 2005. During 2006, the total number of plans reviewed was about the same as last year. The land developments occurred within: the City of Williamsport (12), Loyalsock (6), Old Lycoming (1), Muncy Creek (4), Lewis (1), Fairfield (1), Upper Fairfield (1), Wolf (1) Townships, Montoursville(1) and Jersey Shore Borough (3). The total number of lots reviewed throughout the year increased to 147 in 2006 from 145 in 2005. Some of these lots were for non-residential uses. Subdivisions during the year involved 69 single lots and 45 addition-lots, 17 residential multi-lot plans totaling 58 lots, and one land development included a 22 unit housing structure. Of the 30 land development plans, there were six for quasi-public/public buildings of: municipal, educational at Penn College Center for Workforce Development, Lycoming College 22 unit student housing structure, and parking lots, and for a hospital at the Jersey Shore Hospital expansion. Two were for auto related uses of Autozone, and relocation of Tire Masters in Williamsport. A commercial shopping center of Montour Crossing in Fairfield Township, and a nine-screen movie complex and Little River Plaza in the City of Williamsport. A couple of land developments were reviewed for mini-storage buildings and RV parking. A personal care home complex and offices were reviewed in Wolf Township. Some light industrial land development expansions occurred. In Jersey Shore Borough, a site development of four duplexes were reviewed.

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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 14 proposed municipal Zoning Ordinance or Subdivision amendments during 2006.
- 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.

HAZARD MITIGATION

Ivan Hazard Mitigation Grant Program (HMGP)

Ten municipalities submitted applications to acquire property damaged by Tropical Storm Ivan which occurred in September of 2004. Nine of the 10 municipalities were funded, including Lewis, Lycoming, Hepburn, Loyalsock, Old Lycoming, Muncy Creek, Nippenose, Woodward Townships, and Montgomery Borough. The total approved was \$ 2,195,413.00. First on the waiting list is a project in Muncy Borough, if funding is available in 2007. Appraisals were updated for the approved projects and four of the first five properties were acquired. The balance of the projects will be completed in 2007. The acquisitions are consistent with the Lycoming County All-Hazard Mitigation Plan and are part of an on-going process to implement the hazard plan, as funding becomes available.

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Map Revisions:

A proposed map revision in Salladasburg Borough and Mifflin Township progressed through the FEMA review process and was accepted. A mandatory waiting period has started and the new maps will be effective in April of 2007. This map revision impacts approximately 40 properties.

Lower Lycoming Flood Damage Reduction Project:

During 2006, work continued on the Lower Lycoming Flood Damage Reduction Project Feasibility Study. 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:

The LCPC staff continued to assist the US ACE and Montoursville Borough with the development of the required feasibility study. It is anticipated that the feasibility study report will be completed in Spring 2007 and development of the final design plans and specifications will start in Fall 2007 pending favorable outcome of the benefit-cost analysis and funding availability. Construction of the new levee could occur as early as 2009 in conjunction with or following the PennDOT Airport Access Road/Lycoming Valley Railroad Bridge Replacement Projects.

FLOOD-READY- Flood Warning Web-site:

2006 provided numerous opportunities to test and fine tune the Flood Ready Web site. High water and near flooding conditions illustrated the effectiveness of the warning system. With each high water event, the number of “hits” to the web-site increased, with 25 thousand + hits in the June 2006 weather event. As a result of the use of the web-site, the number of incoming telephone calls to the EOC dramatically reduced. Feedback from emergency responders and state agencies helped to make the system more responsive and interactive.

Emergency Response Support:

PCD staff worked with Department of Public Safety to outline an updated staffing chart for flooding events which is consistent with the new National Incident Management System (NIMS) command structure. All of the appropriate staff completed the federally mandated NIMS training.

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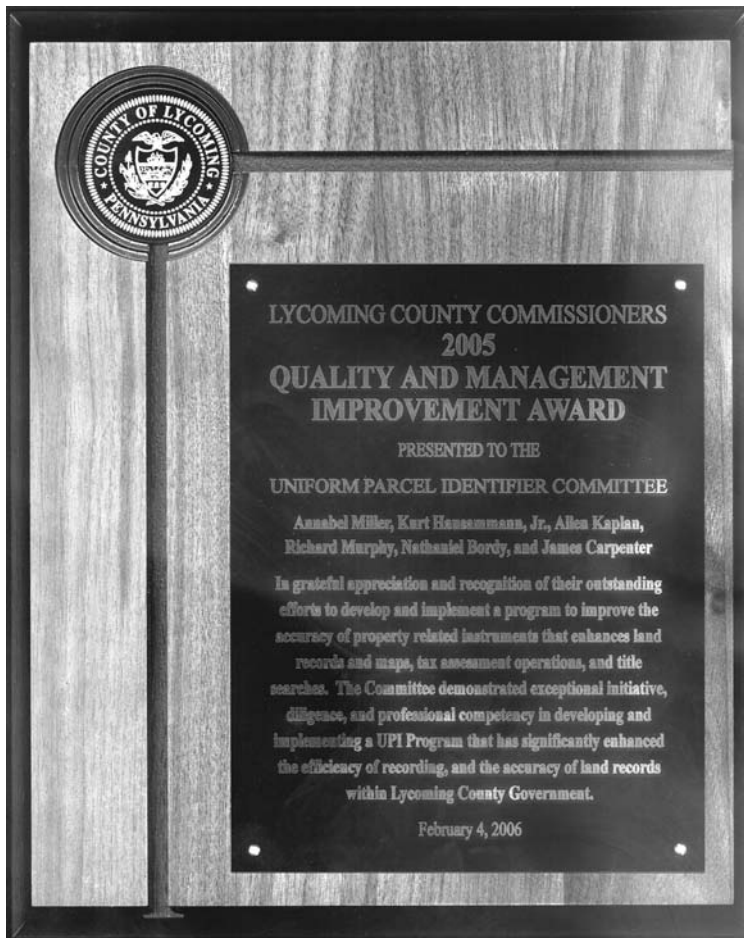
Municipal and Public Assistance:

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.

GEOGRAPHIC INFORMATION SYSTEMS

Personnel Changes:

- Mark Bletz (GIS/Data Systems Technician) left to take a position with the Virginia Department of Health as the manager of a twenty person GIS development group.
- Nathan Bordy (UPI Coordinator) replaced Mark Bletz as GIS/Data Systems Technician.
- Nathan Bordy got married and took a position as Census Database Analyst with a marketing firm in Fort Washington.
- Gary Montgomery joined us from Seattle as our UPI Coordinator.
- Zachary Valchar returned to Pennsylvania from a 9-1-1 addressing company in Vermont as our GIS/Data Systems Technician.



Uniform Parcel Identification (UPI) Program:

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- At the 2006 Lycoming County awards ceremony, the GIS group again received the Commissioners Award for **Quality and Management Improvement**. The award recognizes the outstanding efforts of those involved in developing and implementing UPI program (see below).
- The UPI 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 also have generated corrections for County data files, enhancing accuracy of the tax assessment and GIS files.
- Customers are realizing that our UPI staff is 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, Marguerite Fleming, and Gary Montgomery, with occasional backup from Judd Bower and Zachary Valchar.

UPI Summary - 2006

| | | |
|------------------|--------|--------|
| Total Deeds: | 5,885 | 26.11% |
| Total Mortgages: | 16,551 | 73.44% |
| Other: | 102 | 0.45 % |

Total UPIs Assigned/Verified = 22,538

(UPIs Marked for Review: 854 3.79 %)

UPI Instrument Type Totals

| | | | |
|---------------------|------|----------------|------|
| Deeds: | 4236 | Mortgages: | 8308 |
| Sheriff Deeds: | 353 | Assignments: | 797 |
| Rights-of-way: | 1094 | Releases: | 323 |
| Easements: | 189 | Satisfactions: | 7123 |
| Quit-Claims: | 99 | | |
| Corrective: | 59 | Multiple | |
| Tax Claim: | 9 | Satisfaction | |
| Other: | 102 | UPIs | 857 |
| Adverse Possession: | 1 | | |

Total of UPI Instruments Received

| | | |
|------------|--------|--------|
| Recorders: | 12,250 | 54.35% |
| Walk In: | 9,898 | 43.47% |
| Sheriff: | 352 | 1.56% |
| Mail: | 28 | |
| Tax Claim: | 9 | |

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UPIs Assigned or Verified by User

| | |
|------------|--------|
| Marguerite | 16,968 |
| Nathan | 1,321 |
| Gary | 730 |
| Rich | 506 |
| Zachary | 7 |

UPIs Assigned or Verified, by District

| | | | | | |
|---------------------|-----|----------------------|------|---------------------------|-----|
| Anthony | 176 | Loyalsock | 2296 | South Williamsport Ward 1 | 286 |
| Armstrong | 105 | Lycoming | 292 | South Williamsport Ward 2 | 473 |
| Bastress | 76 | McHenry | 94 | South Williamsport Ward 3 | 363 |
| Brady | 90 | McIntyre | 125 | Shrewsbury | 110 |
| Brown | 77 | McNett | 88 | Susquehanna | 191 |
| Cascade | 134 | Mifflin | 206 | Upper Fairfield | 410 |
| Clinton | 492 | Mill Creek | 182 | Washington | 280 |
| Cogan House | 274 | Montoursville Ward 1 | 144 | Watson | 203 |
| Cummings | 145 | Montoursville Ward 2 | 813 | Wolf | 568 |
| Duboisstown | 209 | Montoursville Ward 3 | 422 | Woodward | 344 |
| Eldred | 364 | Montgomery | 241 | Williamsport Ward 1 | 204 |
| Fairfield | 812 | Moreland | 211 | Williamsport Ward 2 | 72 |
| Franklin | 169 | Muncy Ward 1 | 229 | Williamsport Ward 3 | 157 |
| Gamble | 235 | Muncy Ward 2 | 115 | Williamsport Ward 4 | 48 |
| Hepburn | 491 | Muncy Ward 3 | 130 | Williamsport Ward 5 | 284 |
| Hughesville Ward 1 | 140 | Muncy Creek | 820 | Williamsport Ward 6 | 381 |
| Hughesville Ward 2 | 164 | Muncy Twp | 310 | Williamsport Ward 7 | 795 |
| Jackson | 55 | Nippenose | 126 | Williamsport Ward 8 | 309 |
| Jersey Shore Ward 1 | 192 | Old Lycoming | 1065 | Williamsport Ward 9 | 198 |
| Jersey Shore Ward 2 | 193 | Penn | 209 | Williamsport Ward 10 | 372 |
| Jersey Shore Ward 3 | 194 | Piatt | 181 | Williamsport Ward 11 | 262 |
| Jersey Shore Ward 4 | 229 | Picture Rocks | 144 | Williamsport Ward 12 | 278 |
| Jordan | 151 | Pine | 93 | Williamsport Ward 13 | 373 |
| Lewis | 186 | Plunketts Creek | 241 | Williamsport Ward 14 | 473 |
| Limestone | 350 | Porter | 341 | Williamsport Ward 15 | 361 |
| | | Salladasburg | 35 | Williamsport Ward 16 | 298 |

Boundary Resolution Project:

- The County and municipal boundaries of the past were hand drawn and copied from one map to another. The demand for high accuracy maps with high accuracy 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.
- It is critical that we find and preserve the legal descriptions of the County and the municipal boundaries, and locate and preserve the physical monuments.
- Gary Montgomery has started to scan all known boundary descriptions in the Lycoming County Courthouse so that they can be preserved in the Records Archives.
- In the Fall of 2006, we contracted Rettew Associates to assist us in a small pilot area of Montoursville Borough, Fairfield Township, and Muncy Township. They will be gathering information from various state and local agencies. They will then document the procedures and the boundary descriptions as found. This project will

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also include the locating of physical monuments which support the legal description. These monuments will be preserved for the future by using Global Positioning System (GPS) to create virtual monuments.

Community GIS – Public Sector:

- In 1999, we began sharing our GIS data with our municipalities and public service agencies as part of the GeoPlan project. There is a small nominal charge for the GeoPlan software license and for part of the onsite installation and training we provide.
- GeoPlan software was upgraded to version 5 and the new color aerial photos were distributed. Parcel, road, and stream data updates were supplied semi-annually.
- The GIS division co-sponsored with Regional Planning Technology (RPT) and Gannett-Flemming, a regional GeoPlan user forum at the Best Western.
- We continue to supply mapping services to government and non-profit agencies at discounted prices. This, combined with our friendly support service, has created goodwill and communications between these governments and agencies and the County.
- New subscribers for 2006 were Hughesville Borough and Woodward Sewer Authority

Community GIS – Private Sector:

- We continue to sell GIS data services and data to the private sector with a large discount to local firms.
- The GIS division developed and began selling a self-contained Lycoming County GIS viewer on a CD disc complete with the GIS and Assessment data (see graphics on next page).

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Release 2 Now Available:

Lycoming County GIS

on DVD!

Release 2 Includes:
Tax Parcels & Assessment Data
County wide Aerial Image
Flood Zones
Buildings
Road Centers
Streams
Tax Map Grid
Municipal Boundaries

and free ESRI ARC/Reader software
System Requirements: Windows 2000 and Newer
Release 2 Expires: 12/31/07

New with this release:
2005 Color Aerial Photos
Contours (selected areas)
Zoning Designations

Basic (1 DVD) Edition for \$250
Extended (2 DVD) Edition for \$350

Extended Edition includes:
Assessment Photos
Property Record Cards

Available at:
Planning & Community Development
-or-
Tax Assessment Office
County of Lycoming
48 West Third Street
Williamsport PA 17701

Community GIS – PaMap:

- Three years ago we joined the PaMAP program to share our data with the state.
- We received color aerial photos for the entire county (flown Spring 2005) at the higher resolution of 1 foot pixels. This trade of data allowed us to avoid costs of over \$300,000.
- 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.

Lyco-GIS Field Mapping:

- We are proud of our field capabilities and what that provides for us. Most other County GIS offices do not conduct field measurements or have not reached our level of skill and service.

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- Field mapping provides us a way to save money for LCPC and the County by providing local match with in-kind services.
- Field mapping work is less costly than “downstate” consultants, thus saving the County money and allowing our grant dollars to go farther.
- We usually produce better quality results because we live here and we care.
- Our equipment and skill allows us to check the quality of work supplied by contractors.
- Field crew is setting and GPSing new high-accuracy benchmarks in all areas of the County.
- Field crew measured cross sections at every stream gage so we will be able to adjust the gages if the bottom changes.

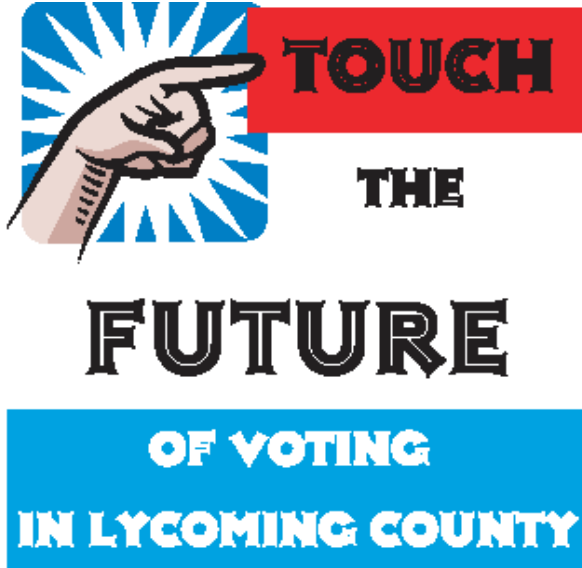
Lycoming Creek Stormwater Study:

- Completed the digitizing of land use for the Lyco Creek parts of Tioga and Sullivan Counties
- Completed calculation of present weighted average runoff percent for each of 110 sub-basins
- Rectified 1938 aerial photos to overlay our GIS data and then digitized 1938 land use. Calculated the 1938 weighted average runoff percent for each of 110 sub basins
- Digitized zoning for Tioga County and calculation future (built-out) weighted average runoff percent for each of 110 sub-basins

Support of PCD:

- Created 23 detailed maps for publishing in the County Recreation, Parks, and Open Space/Greenway Plan final report.
- Jane Magyar and Beverly Bennett are providing mapping services to walk-in customers after being trained by Judd Bower. This has helped give customers quicker service and has enabled GIS staff to be less event-driven and get more done on bigger projects.
- Providing immediate support to PCD staff for problems with computers, software, and other technical issues.
- Graphics Services – Designed and printed business cards for the department and the County (see next page). Designed logos for County projects and for the Lycoming County Water and Sewer Authority.

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**GIS Provides
Banners, Posters
Displays and
Letterhead to
internal and
to external clients**



Mardi Gras 2006



Now Available:
Lycoming County GIS on CD!

Includes:
- The Public & Management Data
- Countywide Parcel Images
- Road Centerlines
- Building Footprints
- The Official Municipal Boundaries
- and the GIS PCN Reader software
"GIS 2000" "GIS 2000" reader software

Hard Price: \$200
- Includes CD-ROM and software
- \$200.00 for a second hard

Call 800-442-2222
for more information
or visit our website
www.lycomingcounty.org
1000 North Lycoming Ave.
Lycoming, PA 16801



Examples of Logos created or digitized by GIS



US Army Corps of Engineers®



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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 LCPC adopted a joint Planning and Community Development/Lycoming County Planning Commission FY 2006-2007 Work Program of \$3,315,176 of which \$1,789,162 (54%) is net County funding support. The remaining funds of \$1,526,014 are from state and federal government grants; development processing fees; and municipal service contracts. The FY 2006-2007 Work Program Budget includes \$1,974,642 for outside consultants and other direct costs (such as GIS equipment, software and computer product acquisition).
- The 2007 budget for PCD is \$15.96 million which includes \$8.88 million for Industrial Parks development.
- Updated technological hardware and software, including digital cameras, scanner, 25% of department computers, and GIS software and equipment.

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ACRONYMS

CAFO – Concentrated Animal Feeding Operation

CBD – Central Business District

CCAP – County Commissioners Association of PA

CDBG – Community Development Block Grant

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

EOC – Emergency Operations Center

EPA – Environmental Protection Agency

FEMA – Federal Emergency Management Agency

FHWA/FTA - Federal Highway Administration/Federal Transit Authority

FMAP- Flood Mitigation Assistance Program

GIS – Geographic Information System

GPS – Geographic Positioning System

HMGP – Hazard Mitigation Grant Program

ITS – Intelligent Transportation Systems

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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

LHR – Lumber Heritage Region

LNDC – Lycoming Neighborhood Development Corporation

LTAP – Local Technical Assistance Program

LUPTAP – Land Use Planning & Technical Assistance Program

LVRR – Lycoming Valley Railroad

NGA – National Governor’s Association

NGS CORS – National Geodetic Survey Continually Operating Reference Station

NIMS – National Incident Management System

NS – Norfolk Southern Railway Corporation

PAT – Planning Advisory Team

PCD – Planning and Community Development

PDM-Pre-Disaster Mitigation

PEMA – Pennsylvania Emergency Management Agency

RACP – Redevelopment Assistance Capital Program

RPT – Regional Planning Technologies

SGP – Susquehanna Greenway Partnership

STC – State Transportation Commission

STEP, INC. – Lycoming/Clinton Counties Commission for Community Action

UPI – Uniform Parcel Identification

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US ACE – United States Army Corp of Engineers

USGS- United States Geological Survey

WATS – Williamsport Area Transportation Study

WSA – Williamsport Sanitary Authority

WTP – Wastewater Treatment Plant

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