

2017



**Lycoming County Department
of
Planning & Community Development**



FOCUS ON THE FUTURE



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2017 LYCOMING COUNTY PLANNING COMMISSION MEMBERS

Christopher E. Keiser, Chairman

Carl Nolan, Vice-Chairman

James Crawford, Secretary

Larry Allison, Jr.

James Dunn

Howard Fry, III

George Logue, Jr.

Michael Sherman

Brett Taylor

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STAFF LIST

Kurt Hausammann, Jr., AICP, Director
Frances McJunkin, CFM, Deputy Director GIS
Kim Wheeler, AICP, Deputy Director Planning
John Lavelle III, AICP, CFM, Municipal Services Supervisor
Deborah Bennett, Administrative Support Supervisor
Amy Fry, GIS Supervisor
Jenny Picciano, AICP, Lead Planner
Mark Murawski, Transportation Supervisor
Scott Williams, Transportation Planner
Lynn Cunningham, Assistant Transportation Planner
Joshua Billings, Environmental Planner
Joshua Schnitzlein, CFM, Hazard Reduction Planner
Tom Krajewski, Economic & Community Development Coordinator
David Hubbard, Zoning Administrator
Austin Daily, Subdivision & Land Development Administrator
Richard Murphy, Land Records Cartographer
Stacy Lewis, Assistant Land Records Cartographer
Dana Strunk, Land Records Database Coordinator
Edward Feigles, GIS Analyst
Jane Magyar, Clerk IV
Shelley Hill, Clerk II

2017 Interns

Bloomsburg University

Lea Rehm
Rhea Fowler
Nick Correll

Lycoming College

Dillon Laidacker

2017 MAJOR ACCOMPLISHMENTS

- Completed six Multi-Municipal Comprehensive Plans (subsequently adopted by 26 respective municipalities):
 - * Greater Williamsport Alliance Planning Area
 - * Montoursville - Muncy Planning Area
 - * US-220 / I-99 Planning Area
 - * Lower Lycoming Creek Planning Area
 - * Muncy Creek Planning Area
 - * US-15 South Planning Area
- Amended Uniform Parcel Identifier (UPI) Ordinance and expanded UPI Program to include additional documents/instruments required to receive a UPI.
- Surveyed, classified, and digitally mapped the entire stormwater system in the Borough of Muncy.
- Successfully launched the \$5 Vehicle Registration Fee and Lycoming County Bridge Bundling Program after Commissioner adoption of the program.
- Secured \$185,000 of DCNR funds for the Riverwalk Extension Project at Basin Street in the City of Williamsport.
- Closed-out the 2015 Flood Mitigation Assistance (FMA) Program Grant with five floodplain property buyouts.
- Secured \$2 million of 2016 FMA grant funds for buyouts.
- Completed 48 Elevation Certificates for properties in the floodplain that resulted in Letter of Amendment (LOMA) requests to FEMA. This resulted in either significant or total reduction of mandatory flood insurance premiums for these properties.
- Completed and closed-out the 2012 EPA Brownfield Coalition Grant in the amount of \$550,000.

**For more information on each of these accomplishments,
please see the related section within this Annual Report**

LCPC CHAIRMAN'S MESSAGE



Well, we are a few months past my first year as Chairman of the Planning Commission and it is customary for the Chairman to share a few remarks on the past year. Many know that I am a man of few words, so I see that this shall be no different.

The major priority for most of 2017 was continuing the completion of the Comprehensive Plan update. This process began in 2015 utilizing principles defined by the Pennsylvania Department of Community & Economic Development - "Creating an Implementable Comprehensive Plan."

This update was a bit different from those of years past with most, if not all, the responsibility being placed on the shoulders of staff instead of an outside consulting firm. This resulted in a savings to the County and gave those who know the County the best an opportunity to help contribute to its future plan.

With the completion of the Multi-Municipal Comprehensive Plans in December 2017, I know many breathed a sigh of relief. Staff should be very proud of their achievement.

However, in many ways the hard work still lies ahead. Soon, the plans will need to be broken down and the specific projects within it identified with a focus on their implementation. These plans are a roadmap for the County's future investments and will serve as a tool to attract outside investors.

Our Commission is represented by individuals from various regions of Lycoming County with varying professional careers and political backgrounds. But, we each share one commonality-and that's our appreciation for the County in which we reside.

Sincerely,

Chris Keiser

Chris Keiser , Chairman

EXECUTIVE DIRECTOR'S MESSAGE

The year 2017 was very busy for the Lycoming County Planning Commission and Department of Community Development. All of our staff was involved in the Comprehensive Plan update which has been an “all hands on deck” project for the past two years. In 2006, consultants wrote the six Multi-Municipal Plans and the County Plan with staff providing quality assurance. This time, the roles were reversed-staff wrote the plan and the consultants provided quality assurance. Cost savings were realized due to staff completing most of the work on the plans. These updates are a great example of what the Planning and Community Development staff is able to do when we have staff capacity.



The County Plan should be adopted in June 2018. Staff will continue work on the plan and receive public input through June 2018. There is still a lot to do but we can now see light at the end of the tunnel. No consultant knows the County as well as our planners. We live, work and play here. Our intimate knowledge of the County enables us to write accurate and meaningful plans that can be easily implemented.

I look forward to 2018 and the start of implementing the Comprehensive Plans. The writing ends and the work begins.

Sincerely,

Kurt Hausammann, Jr., AICP
Executive Director

NEW HIRES/STAFF TRANSITIONS

Richard Heimbach



Richard joined the Lycoming County Planning Department staff in July 2017 as the Zoning/Subdivision Officer. Richard has an Undergraduate Degree in Environmental Resource Management from the Pennsylvania State University (Penn State). His career background includes decision-making and scientific studies, public and agency involvement, and compliance/permitting for public projects and private contractors/owners. Richard volunteers with the Boy Scouts of America on a district Camping Committee and as a troop Advancement Coordinator. In his free time, he enjoys outdoor recreation (hiking, shooting, hunting, fishing, kayaking, gardening, motorcycles, etc.) and food.

Austin Daily



Austin joined the Lycoming County Planning Department in September 2016 as the Zoning/Subdivision Officer following his summer internship with the department. He was then promoted to the Subdivision and Land Development Administrator in 2017. Austin graduated from Bloomsburg University in May 2016 with a Bachelor's Degree in Environmental, Geographical, and Geological Sciences. He is an avid sports fan and tries to attend as many Philadelphia 76ers games as his schedule permits. In his free time, he enjoys reading, watching movies and travelling.

Tom Krajewski



Tom joined the Lycoming County Planning Department in January 2015 as the Subdivision & Land Development Administrator. Prior to that, he worked in Data Entry with Geisinger Health Systems since 2005. Tom graduated from Bloomsburg University in 2013 with a Bachelor's Degree in Urban & Regional Planning. He also completed an internship with the Susquehanna Greenway Partnership. He was born and raised in the Borough of Danville but has since moved to the Williamsport area. He enjoys reading fiction and non-fiction books, especially in the subjects of history and sci-fi/fantasy; watching movies; and playing board games. In June 2017, Tom was promoted to Community & Economic Development Planner where he has provided assistance in completing the 2018 Comprehensive Planning effort.

STAFF ACCOMPLISHMENTS

Municipal Training Courses (PMPEI)

In Spring 2017, through an ongoing partnership with the Pennsylvania Municipal Planning Education Institute (PMPEI), the Lycoming County Planning & Community Development Department continued the Municipal Training Series with three, back-to-back training courses: **Community Planning, Zoning, and Subdivision & Land Development**. All courses are suitable for municipal leaders, engineers, real estate agents, attorneys, and anyone interested in having a foundational knowledge on the subjects. The Planning Office also hosted the **Zoning Administration** course with 12 people participating in the course held in November. Four members of the Planning Department Staff completed all four PMPEI courses and received the Outstanding Planning Education Achievement Award (see below). The Planning Department will gauge interest to possibly host the four PMPEI courses again in 2019.



From left to right: Austin Daily, Subdivision/Land Development Administrator; Dana Strunk, Land Records Database Coordinator; David Hubbard, Zoning Administrator; and Richard Murphy, Land Records Cartographer

COUNTY-WIDE PLANNING ASSISTANCE

2017 Lycoming County Comprehensive Plan Updates



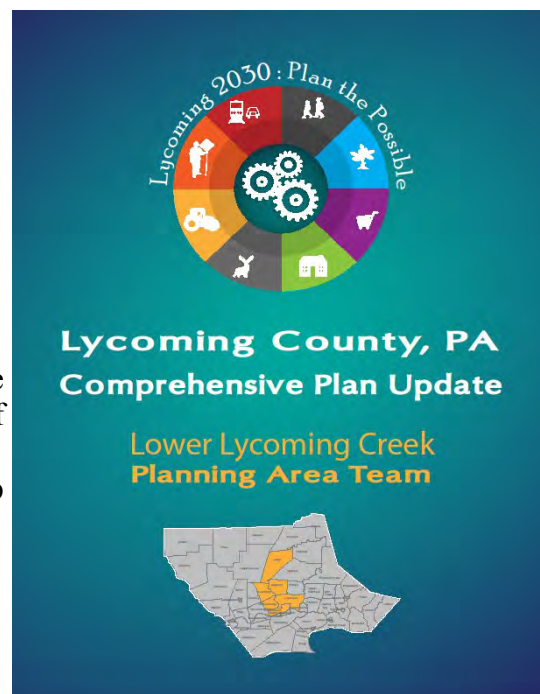
2017 Multi-Municipal Plans

The County Planning & Community Development Department facilitated six Multi-Municipal Comprehensive Plans for 26 “growth area” communities between Fall of 2015 and the end of 2017. All six multi-municipal plans were completed and adopted by December 2017. These plans were updates and implementation strategies for their respective 2005 plans. Updated plans were completed in the following geographic areas:

- **Greater Williamsport Alliance (GWA):** Armstrong Township, Duboistown Borough, Loyalsock Township, South Williamsport Borough and City of Williamsport
- **Lower Lycoming Creek:** Old Lycoming Township, Loyalsock Township, Lycoming Township, Hepburn Township and Lewis Township
- **Montoursville-Muncy:** Montoursville Borough, Fairfield Township, and Muncy Township
- **Muncy Creek:** Hughesville Borough, Muncy Borough, Muncy Creek Township, Picture Rocks Borough, Shrewsbury Township and Wolf Township
- **US220/I-99:** Jersey Shore Borough, Porter Township, Piatt Township, Nippenose Township and Woodward Township
- **US-15S:** Montgomery Borough, Clinton Township, Brady Township, and Gregg Township (Union County)

Each plan consisted of four sections: 1) Plan Overview, 2) Implementation Strategy, 3) Growth Area & Future Land Use Maps, and 4) Appendices.

A separate Planning Area Team (PAT) was devised to help guide the process in each of the six planning areas. Each PAT selected a set of top priority issues that became the basis of the plan and roadmap for their efforts over the next 10-15 years. For each priority issue, a Top Viable Project(s) was selected by the PAT and an implementation strategy was developed to help guide the stakeholders in completing these projects. The following chart depicts the priority issues selected by each planning area. Many priority issues were selected by several planning areas which indicate a greater concern for these issues over a larger geographic area of the County.



County-Wide Planning Assistance (cont'd.)

Priority Issues	Source of Issue						
	Multi-municipal PAT's						
	GWA	Lower Lycoming	Montoursville Muncy	Muncy Creek	US220/199	US15 South	PAT TOTAL
The economy is changing, and our communities and workforce are not optimally positioned to realize our untapped economic potential and become resilient to cyclical economic trends.	✓	✓		✓	✓	✓	5
Flooding is a threat to life, property, and communities throughout the county.		✓		✓	✓		3
Significant cultural and historical resources are not adequately documented, protected, and promoted.	✓		✓			✓	3
Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.			✓	✓	✓		3
Downtown and village center areas across the County are not thriving or achieving their maximum potential.	✓			✓			2
Fragmentation of local government in Pennsylvania is a barrier to efficient delivery of some public services.	✓	✓	✓	✓	✓	✓	6
Natural gas infrastructure is not adequate in all areas of the County.		✓			✓		2
Outdoor recreation resources are not fully developed, protected and promoted.	✓	✓			✓	✓	4
Drugs, particularly heroin, are creating significant social, economic, public health, and safety problems across the County.	✓				✓		2
Our multi-modal transportation system has deficiencies in safety, physical condition, and availability of facilities in some areas of the County.	✓		✓	✓	✓	✓	5
Volunteerism and civic engagement, particularly among young people, are insufficient to sustain community institutions and services.			✓		✓		2
Water, sanitary sewer, and stormwater infrastructure systems are not sufficient across the County to meet all needs.	✓	✓			✓	✓	4
Water quality is vital, but is vulnerable to a multitude of threats.	✓	✓		✓		✓	4

Countywide Plan

The Countywide Comprehensive Plan Update is expected to be completed in mid-2018. This will be an update to the 2006 adopted plan. In 2017, eight Countywide Priority Issues were selected based on input received from the three Rural Planning Areas (east, west, central), the Lycoming County Planning Commission, the Lycoming County Planning Department Staff, and the Lycoming County Commissioners.

1. Infrastructure does not meet the needs of all areas of the County.
2. The economy is changing, and our communities and workforce are not optimally positioned to realize our untapped economic potential and become resilient to economic trends.
3. Fragmentation and disenfranchisement of local government in Pennsylvania is a barrier to efficient delivery of some public services.
4. Flooding is a threat to life, property, and communities throughout the County.
5. Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.
6. Volunteerism and civic engagement, particularly among young people, are insufficient to sustain community institutions and services.
7. Water quality is vital, but is vulnerable to a multitude of threats.
8. Drugs, particularly heroin, are creating significant social, economic, public health, and safety problems across the County.

COMMUNITY DEVELOPMENT

HOUSING INITIATIVES

PHARE FUNDED PROJECTS

Since 2012, Lycoming County has been awarded \$7.2 million from the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE) to support the creation, rehabilitation, and support of affordable housing throughout Lycoming County.

In 2017, the County partners continued to implement a variety of PHARE-funded affordable housing projects and initiatives in the County. Project highlights include:

BNIP—Brodart Neighborhood Improvement Program

The BNIP Program continues to rehabilitate homes in the Brodart Neighborhood surrounding the Memorial Homes Development in Williamsport. At the end of 2017, STEP, Inc.'s Homes-In-Need Program completed 43 projects that rehabilitated owner-occupied homes in the neighborhood. The City's Rental Rehabilitation Program has completed 11 renovations of rental units with three underway.



Site preparation work for the double home in the BNIP neighborhood

Source: Greater Lycoming Habitat for Humanity

Additionally, in the Fall of 2017, Greater Lycoming Habitat for Humanity broke ground and started construction on a double home on Scott Street in Williamsport. Student volunteers from Penn College of Technology's Construction Association assisted with the work. This project is being funded by a 2015 PHARE Award of \$65,000.



Supportive Housing Program

The Supportive Housing Program provides comprehensive housing assistance to help individuals and families who are at risk to homelessness. The program provides eligible families and individuals with a path toward self-sufficiency, including moving to and maintaining stable housing, through supportive housing services. The program is managed by STEP, Inc. with oversight by Planning & Community Development (PCD) and an Advisory Committee consisting of members of the Lycoming County Housing Coalition and other local housing experts and stakeholders.

Since the program began in 2016, 56 clients have received services through SHP. Supportive housing services include case management services and rental assistance.

Community Development (*cont'd.*)

Regional Homes-in-Need

STEP, Inc. administers this Countywide program that renovates owner-occupied homes. To date, 114 homes have been rehabilitated through this program using PHARE funds. Community Development Block Grant (CDBG) funds are also used to support this program.

Community Development Block Grant (CDBG)

Lycoming County receives an annual allocation of Federal CDBG funds from the Department of Housing and Urban Development (HUD) that are passed down from HUD through the PA Department of Community and Economic Development (DCED). CDBG funds must be spent to improve the quality of life for low-income persons in those municipalities of the County that do not directly receive their own allocation of CDBG funds. CDBG funds can be used for infrastructure, housing rehabilitation projects, community public services, and the removal of architectural barriers for handicapped access to public facilities. In 2017, the County's CDBG allocation was **\$247,101**.

Brownfield Redevelopment

2017 was the final year for Lycoming County's \$550,000 U.S. EPA Assessment Grant. Through this program, the Lycoming County Brownfield Coalition identified and assessed Brownfield properties throughout the County. A total of 21 Phase 1 environmental site assessments and six Phase II site assessments were conducted on properties to identify any areas of environmental concern, and two Analysis of Brownfields Cleanup Alternatives (ABCAs) were completed to outline cleanup plans for specific sites. The results of these efforts will continue Lycoming County's Brownfield redevelopment progress and promote the reuse of abandoned and underutilized sites throughout the County. The coalition consists of Lycoming County, the City of Williamsport, Borough of Muncy, and a Steering Council of 25 area stakeholders. The program concluded with a final closeout meeting in June at the Pajama Factory in Williamsport.

Project Highlights

DCNR Property → STEP Riverwalk Center (423 East Central Avenue, South Williamsport, PA 17702)
The former PA Department of Conservation and National Resources (DCNR) Forestry building and property was leased by STEP, Inc., a social service agency. STEP secured \$800,000 in public, private, and non-profit investment to demolish the building and build the new Riverwalk Center for healthy senior aging in its place in 2016. A Phase 1 ESA, through the County's Brownfield Program, was conducted on this property prior to demolition of the old building.

Community Development *(cont'd.)*



Former DCNR Forestry Building



New RiverWalk Senior Center

Source: STEP

Community Development (*cont'd*)

RESILIENCY PLANNING/HAZARD MITIGATION

Lycoming Housing Floodplain Mitigation Program

A Key function of the County's Hazard Mitigation Program is to respond to and address concerns and questions relating to disaster recovery, infrastructure, floodplain mapping and zoning, and technical flood proofing. In 2017, the department responded to over 435 inquiries from the public, non-profit organizations, and private contractors. The Floodplain Housing Remediation (FHR) Program is one of the six major elements of the County's Holistic Housing Strategy and, as such, provides a comprehensive plan for addressing the mitigation of residential structures located in the floodplains of Lycoming County. The County has over 4,000 structures located in the Special Flood Hazard Areas (aka regulatory floodplains) with varying degrees of vulnerability for each structure. Nearly 73% are residential dwellings.

Funding to remediate or mitigate floodplain-vulnerable structures has historically been exceptionally limited. The need greatly exceeds potential funding sources, thus targeting and leveraging of multiple revenue streams is critical to moving forward.

During 2017, the County hired contractors to begin engineering to complete home elevations in areas affected by Tropical Storm Lee for homeowners who are income qualified based upon CDBG-DR guidelines. Property acquisition supports the goal of the Lycoming County Floodplain Housing Remediation Program to directly address the impacts of the recent Biggert-Waters Flood Insurance Reform legislation and provide a path for affordable and effective flood mitigation measures that Lycoming County residents can utilize in facing the challenges presented by ever changing flood insurance rates.

Additionally, in a review of the Lycoming County flooding depth grids, Lycoming County has secured elevation certificates for property owners and processed Letter of Map Amendments (LOMAs) when the property owners qualify. This effort removes homeowners from improperly mapped floodplains reducing the burden of flood insurance costs while increasing real estate values for homeowners. A total of forty-eight (48) LOMAs have been completed to date. This LOMA effort produces a better accuracy for the County's 100-year floodplains as a result of the County's recent efforts to delineate the floodplain boundaries more accurately. In 2016, the County reduced the number of addressed structures to 4,188 (over 9% of all addressed structures in the County). Since the recent June 2016 update, the County has removed over 1,000 structures from the floodplain through accurate and updated mapping methods conducted through FEMA's Risk MAP.



An elevated home post Hurricane Sandy in Iselin, NJ

Community Development (*cont'd*)

Greater Muncy Resilience Program

In 2017, Lycoming County continued to work hard on the Greater Muncy Resilience Project. The purpose of the Greater Muncy Resilience Project is to make Muncy, PA “The Most Resilient Community” in the Commonwealth of Pennsylvania. The desired outcome of this project is for Muncy to serve as the model for community resilience in Pennsylvania, to showcase how small-scale, rural communities situated along rivers and creeks can successfully leverage a whole community approach and incorporate best practices of resiliency in developing their long-term recovery plans.



Muncy area homeowners attend a public meeting to discuss resiliency project improvements including downtown revitalization, rain gardens and bioswales

Lycoming County secured CDBG-Disaster Recovery funding to develop a Greater Muncy Resiliency Plan. A Muncy Resiliency Advisory Committee has been developed to guide the project at the local level. This committee includes 15 individuals from the Greater Muncy Area. Each individual represents a specific set of interests, skills, and levels of concern within the community. The County has also partnered with faculty and nearly 50 students from The Pennsylvania State University’s Department of Architecture to develop concepts for resiliency in the Muncy Area.

Resiliency, in terms of this planning effort, can be defined as the ability of individuals, communities, organizations and states to adapt to and recover from hazards, shocks or stressors without compromising long-term prospects for development. Through community meetings and stakeholder input, the plan will assess the needs of the Muncy community and through coalition building to determine the most appropriate implementation steps and goals unique to Muncy. Key projects will allow individuals, communities, institutions, businesses, and systems within Muncy to better survive, adapt, and thrive no matter what kinds of chronic stresses and acute shocks they experience.

Community Development (*cont'd*)

Property Acquisition

In 2017, the County worked to buyout homes from the FEMA 2015 and 2016 Flood Mitigation Assistance Grants which total over \$3,500,000. In the same year, the County applied for two more acquisition projects to acquire substantially-damaged properties. Acquisition projects prevent future loss of life and property due to natural disasters and have several benefits. For instance, the property removed is often of decreased value, distressed or blighted, the action permanently resolves the flood threat to that property and/or individuals, and creates an open space which the municipality can then dedicate for park use, etc.



An example of a home damaged during a flooding event in McIntyre Township. The County subsequently applied for a Hazard Mitigation Buyout Grant through FEMA in 2017.

Lycoming County Hazard Mitigation Plan Enhancement

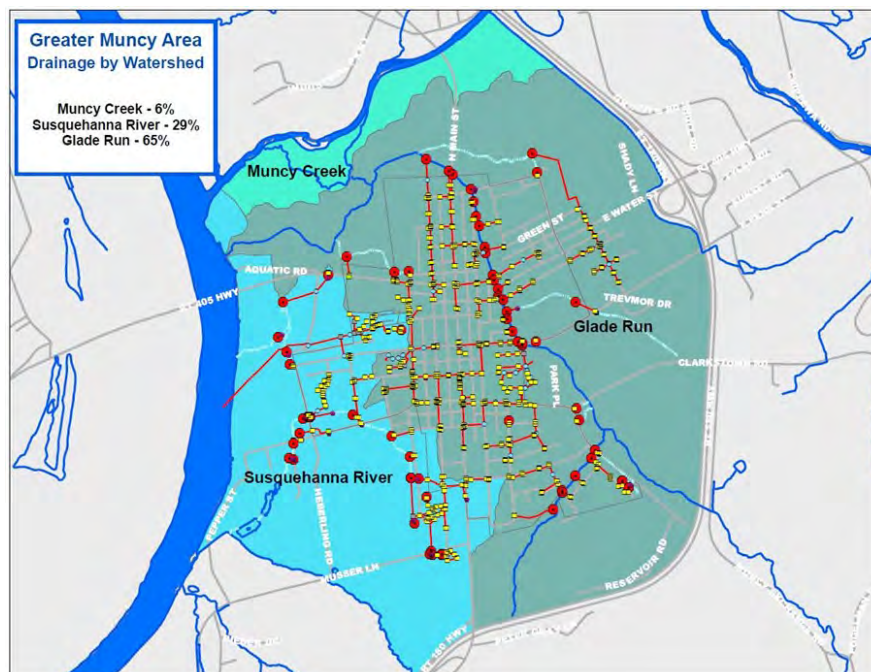
In 2017, the County received the results of our Enhanced Hazard Mitigation Plan. The Lycoming County Hazard Mitigation Update used an enhanced HAZUS-MH run to model the 1% annual-chance flood. 2017 structure data was used for this analysis. The primary purpose of HAZUS is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates are then used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

For Lycoming County, HAZUS-MH can be a valuable tool in estimating damage and loss of functionality from floods, earthquakes, and hurricanes, and the benefits from the implementation of select mitigation measures. The HAZUS run examined the economic loss due to a potential 100-year flood occurring Countywide.

Community Development (*cont'd*)

USACE Flood Risk Management Study

In 2017, the County entered into an agreement with the U.S. Army Corps of Engineers (USACE) to begin work on a study for non-structural flooding solutions for the Greater Muncy Area. The estimated cost of the study is \$500,000 which involves private/public partnerships as well as regional and Federal grant funding at no cost to the County.



County staff surveyed the storm sewer system in the Muncy area. Muncy did not previously have a definitive map of the storm sewer system; most knowledge was anecdotal and passed down from employee to employee. The County now has access to additional data such as pipe size, composition, and condition and the size and depth of the catch basins. Knowing the drainage by watershed will be crucial for implementing flood control projects in the future.

The USACE study will:

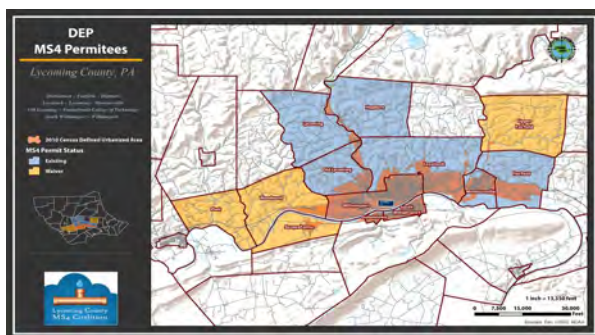
- Develop a plan for watershed, floodplain, and riparian zone restoration
- Analyze and develop recommendations for Muncy Borough's stormwater system
- Develop planning-level solutions to reduce the risk of both riverine and stormwater-related flooding within the study area

In 2017, County Hazard Planning and fieldwork staff actively surveyed the entire bridge and channel system and sewer systems in the Greater Muncy Area. This information was previously unavailable and will now allow County planning staff to evaluate and plan for successful drainage improvement projects.

ENVIRONMENTAL PLANNING

Lycoming County MS4 Involvement

The NPDES's (National Pollution Discharge Elimination System) MS4 (Municipal Separate Storm Sewer System) Program began to be administered through the Federal Clean Water Act (CWA) in 1999. The Lycoming County Planning & Community Development Department has supported Lycoming County's MS4 municipalities to help them meet their NPDES MS4 compliance responsibilities since Pennsylvania implemented state regulation of the MS4 permit in 2003. In the fall of 2017, Lycoming County moved on from its MS4 planning role when two water authorities added MS4 compliance services to assist the nine qualifying MS4 municipalities and Penn College.



For more information, visit www.lyco.org/MS4



Water Quality

In 2014, Lycoming County and its partners launched a Countywide ground-water sampling program to help understand the quality of groundwater in privately-owned wells within the County. This study was intended to provide information on the current conditions of our groundwater and is an opportunity to understand what is native to our source water in order to assess the impact of agricultural, mining and other land-use practices on our groundwater.

In 2017, the U.S. Geological Survey (USGS) published the final Lycoming County baseline water quality study. As part of this project, 75 randomly-selected wells were sampled throughout the County in the summer of 2014. The site selection process included voluntary participation by residents. The study analyzed a comprehensive list of water quality parameters for each well, including substances such as minerals, gases, and bacteria.

Results found that two-thirds of the wells sampled had concentrations of radon that exceeded proposed U.S. EPA drinking water health standards. A smaller number of wells had concentrations of arsenic or methane that exceeded U.S. EPA guidelines for existing health standards in drinking water. These results reinforced the need for landowners to have their water wells sampled regularly and tested by a certified laboratory.

The County was awarded a \$250,000 grant from the PA Department of Community and Economic Development (DCED) through the Act 13 Marcellus Shale Legacy Fund to implement this project. The County's project partners include the U.S. Geological Survey (USGS), Pennsylvania Department of Environmental Protection, Geisinger Health System, the North Central Source Water Protection Alliance, Susquehanna Health, and West Branch Regional Authority.

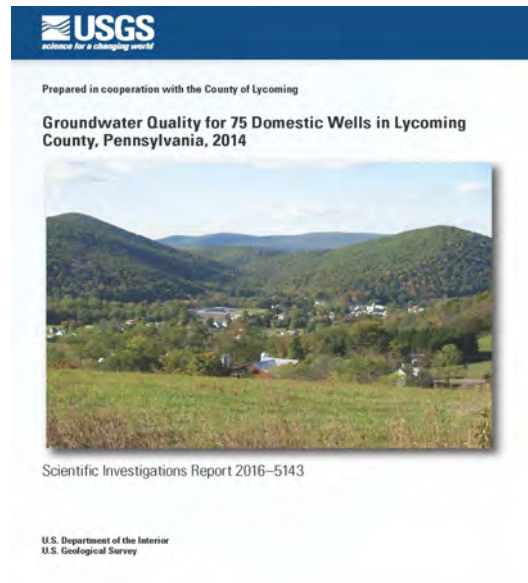
Environmental Planning (cont'd)

The full report is available on the USGS Website: <https://pubs.er.usgs.gov/publication/sir20165143>

Information about the project and well testing is available at: <http://www.lyco.org/Departments/PlanningandCommunityDevelopment>



Lycoming County Baseline Water Quality Monitoring



Nutrient Credit Trading Program

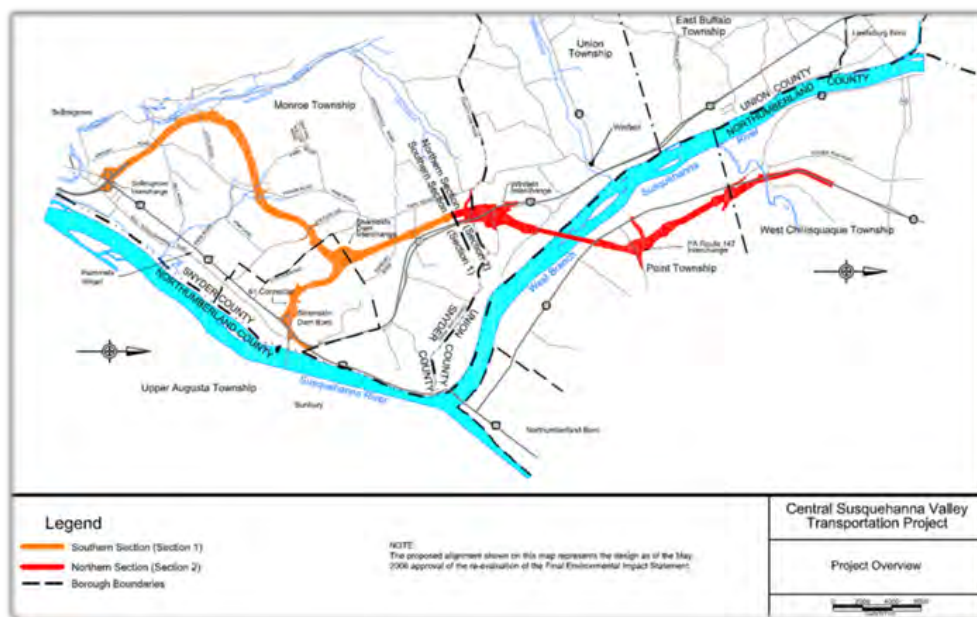
In the seventh year of active trading for the Lycoming County Nutrient Trading Program, 2017 was a difficult year for selling credits, possibly due to previous nutrient credit buyers completing mandated plant upgrades either not needing credits or becoming credit generators. Nutrient credits were only sold through the PENN-VEST auction. No private sales were negotiated in 2017. Over 20 Lycoming County farmers participated in the program in 2017 by installing conservation practices to reduce sedimentation, nitrogen and phosphorus pollution to local watersheds. Lycoming County sold about 20% of its verified nitrogen credits for 2017, bringing the cumulative proceeds from the County's Nutrient Trading Program to just over \$365,000. Farmers continue to receive 75% of revenues.



TRANSPORTATION PLANNING

Central Susquehanna Valley Thruway (CSVT)

South of Lycoming County in neighboring Northumberland, Snyder and Union Counties will be the forthcoming Central Susquehanna Valley Transportation Project (CSVT). In short, the CSVT project will create a bypass for US 15 near Shamokin Dam, Snyder County, and divert traffic across a new bridge over the West Branch Susquehanna River on to State Route 147 in East Chillisquaque Township, Northumberland County which becomes I-180 north of I-80. Because US 15 is a major north-south route through central Pennsylvania and central New York, the CSVT project may shift traffic patterns and create both development opportunities and pressure in the Montoursville-Muncy and Muncy Creek Planning Areas while potentially reducing traffic in the US 15 South Planning Area.



When completed, this project will provide a high-speed access to destinations in central Pennsylvania and central New York. The perceived impact of CSVT on Lycoming County includes increased traffic along I-180; new development opportunities in Muncy Creek, Muncy and Fairfield Townships and Muncy Borough; and potential for decreased truck traffic along US 15 South through Brady, Clinton and Gregg Townships.

An Environmental Impact Statement, produced for the CSVT project, provides traffic projections for this project south of I-180. Based on these projections, it is possible that I-180 may experience significant increase in vehicles per day by 2044. Within Lycoming County, I-180 has a total of 12 interchanges ranging from the Muncy Main Street to US 15 North in Williamsport. Nine of these exits have issues involving existing development, floodplain, or unsuitable topography. The four interchanges that are most likely to experience development pressure include: Exit 13 Muncy (Route 405), Exit 15 (Pennsdale US220), Exit 17 (at the Lycoming Mall) and Exit 20 (Fairfield Road). While it is anticipated that the CSVT project will increase development pressure within the I-180 Corridor, the extent and nature of that development is hard to accurately define. To better determine the impact of the CSVT project on these two corridors, PCD has submitted an application to PennDOT for funding to complete a special land use and transportation study.

Transportation Planning (cont'd)



Looking North from County Line Road at work between US 15 and River



Looking Southwest at CSVT River Bridge Abutment 1 and Piers 1 thru 8

Transportation Planning (cont'd)

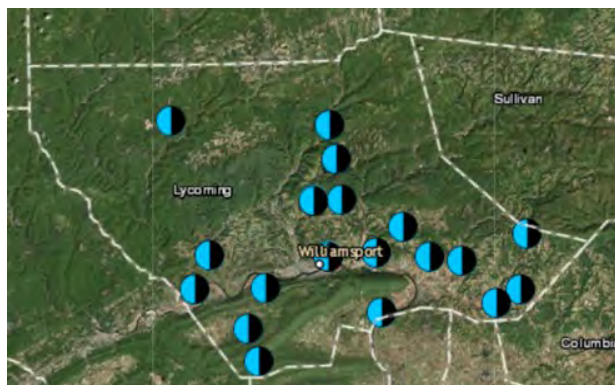
Local Bridge Bundling Program

In June 2017, the Lycoming County Commissioners adopted a Fee for Local Use Ordinance authorized under the PA Act 89 that allows PennDOT to collect an additional \$5.00 fee for vehicle registrations in Lycoming County and remit the proceeds to the County to be used for transportation purposes. PennDOT also offered PA counties that adopted the Fee Ordinances a matching \$5.00 in Federal funds for local bridge improvements as an incentive for counties to exercise leadership in helping to reduce the growing backlog of structurally deficient locally-owned bridges throughout the Commonwealth.

Accordingly, PCD developed a Local Bridge Bundling Program whereby 17 locally-owned structurally-deficient bridges will be repaired or replaced as a group over the next three years at an estimated total cost of nearly \$7 million. These bridges were prioritized by the local municipal bridge owners as their highest priorities and expressed willingness to provide a 5% local match to help finance the program to ensure municipal by-in. The County will assume the lead role by hiring the engineering team and bidding the project for construction. Local bridge owners will participate in a project delivery team formed by the County to provide input during the project development process. By bundling the bridges into single design and construction contracts, it is anticipated that a 10-30% overall savings may be realized as opposed to the traditional method of designing and building bridges one at a time. The Lycoming County Commissioners have applied for a \$7 million low interest PA Infrastructure Bank (PIB) Loan to provide the upfront financing needed to undertake this program. The \$5.00 registration fee revenue along with Act 13 Restricted Bridge Account Funding and municipal local match will be used as the debt service to pay off the PIB loan over 10 years. When this initiative is completed in 2021, Lycoming County will have reduced its backlog of locally-owned structurally deficient bridges by 50% which will be an outstanding achievement to improve public safety and promote economic development.

Bridge projects funded by PIB Loan/\$5 Fee/Act 13 Bridge Funds

Bridge Owner	Bridge Location	Improvement	Cost Estimate
Eldred Township	T-850 (Calebs Creek Rd) over Calebs Run	Bridge Replacement	\$300,000
Fairfield Township	T-543 (Fairfield Church Rd) over Tributary to Bennetts Run	Bridge Replacement	\$265,000
Franklin Township	T-469 (Smith Rd) over Tributary to German Run	Bridge Replacement	\$339,000
Gamble Township	T-625 (Winner Ln) over West Branch Murray Run	Bridge Replacement	\$735,000
Hepburn Township	T-489 (Klump Rd) over Tributary to Mill Creek	Bridge Replacement	\$420,000
Jersey Shore Borough	Wilson St over Pfouts Run	Bridge Replacement	\$445,000
Lewis Township	T-857 (Upper Bodines Rd) over Slacks Run	Bridge Replacement	\$551,000
Limestone Township	T-305 (Mill Rd) over Unnamed Stream	Bridge Replacement	\$318,000
Loyalsock Township	T-616 (Sheridan St) over McClores Run	Bridge Replacement	\$466,000
Mifflin Township	T-358 (Zinck Rd) over Tributary to Larrys Creek	Bridge Replacement	\$466,000
Montgomery Borough	Montgomery Park Bridge over Adams Creek	Replace Superstructure	\$265,000
Moreland Township	T-638 (Bill Sones Rd) over Laurel Run	Bridge Repair	\$221,000
Muncy Township	T-516 (Auchmuty Rd) over Oak Run	Bridge Replacement	\$330,000
Penn Township	T-571 (Logue Hill Rd) over Marsh Run	Bridge Replacement	\$402,000
Susquehanna Township	T-392 (Valley Rd) over Bender Run	Bridge Replacement	\$360,000
Washington Township	T-384 (Gap Rd) over White Deer Hole Creek	Bridge Replacement	\$826,000
Wolf Township	T-250 (Penn Dr) over Gregs Run	Bridge Repair	\$183,000
TOTAL	17 BRIDGES		\$6,892,000



Bridge projects using Federal government matching funds

Bridge Owner	Bridge Location	Improvement	Cost Estimate
Pine Township	T-776 (English Run Rd) over English Run	Bridge Replacement	\$1,193,000
Upper Fairfield Township	T-556 (Heilman Rd) over East Mill Creek	Bridge Replacement	\$960,000
TOTAL	2 BRIDGES		\$2,153,000

Transportation Planning (*cont'd*)

Marsh Hill Bridge Replacement Project

In December 2017, construction of the County-owned bridge over Lycoming Creek located in the Village of Marsh Hill off PA Route 14 began. The low bidder for this project is Ryland Construction Company, Lewisberry, PA. The total construction cost of just over \$2.2 million is being financed with 80% Federal, 15% State and 5% County Liquid Fuels Funds programmed on the Williamsport Area Transportation Study (WATS) FFY 2017-2020 Transportation Improvement Program. The existing single span steel pony truss bridge originally constructed in 1937 is being replaced by a two span pre-stressed concrete box beam structure that will be located 50 feet upstream of the current bridge allowing use of the current bridge by traffic while the new bridge is being built. The new County bridge at Marsh Hill is scheduled for completion in November 2018. There are currently no plans to replace any of the other 14 County-owned bridges as these bridges are in a good state of repair and can meet the needs of the travelling public for the foreseeable future. However, some minor maintenance and repair projects are slated over the next five years.



Airport Terminal Building Replacement Project

In June 2017, construction of the long anticipated new terminal building at the Williamsport Regional Airport commenced. The total construction cost of \$10.6 million was awarded as four separate contracts by the Airport Authority with successful low bidders noted below:

Lobar Inc.—General Construction
 LTS Plumbing Construction—Plumbing & Heating
 Master Mechanical—HVAC
 Tra Electric—Electrical Work

The new terminal building will be a modern, energy efficient 30,000 square foot facility that will provide state-of-the-art passenger processing and security systems including a secured hold room with comfort facilities capable of holding 175-200 passengers and space for additional airlines. The building is designed to accommodate future expansion needs when required. There will also be improved facility access that includes both vehicular and pedestrian traffic including a separately funded project to extend Montour Street to Airport Road providing a second ingress and egress to the new terminal which will enhance overall traffic flow and improve emergency response. There are seven different Federal, State, and local and private funding sources that fully cover the total \$16 million cost of the project.

Transportation Planning (*cont'd*)



Aerial photo of Williamsport Regional Airport



Looking to the future!

The anticipated date the new terminal will be open for public use is October 1, 2018. American Airlines also began serving the airport with regional jets in November 2017. The new airport is poised for success with an overall economic impact exceeding \$60 million annually according to the PennDOT Bureau of Aviation. About 60% of local airline travel is business related with the remaining 40% leisure travel according to Airport Authority consultant Sixel Consulting.

Susquehanna Riverwalk Basin Street Connector

In 2017, the County of Lycoming received a \$185,000 State grant from the PA Department of Community and Economic Development Greenways and Trails Program matched by \$65,000 from the County Growing Greener Fund to design and construct a new connection between the Old City portion of Williamsport along Basin Street and the Susquehanna Riverwalk near the Central Treatment Plant. The Phase 1 funded portion of this two phased project will provide new sidewalks under the I-180 overpass at the Basin Street Interchange and traffic signal/pedestrian crossing upgrades at the Via Bella off ramp. Phase 2 will involve construction of a pedestrian ramp crossing the Lycoming Valley railroad at-grade to access the Riverwalk. Phase 1 completion is anticipated to occur in 2020 with Phase 2 still requiring funding before design can commence. When fully completed, this project will provide a vital bike/pedestrian linkage between the Old City and planned new Lycoming College Gateway Entrance Building along Basin Street and the Susquehanna Riverwalk. The Old City Revitalization Initiative represents an overall \$20 million public/private partnership investment between Lycoming College, City of Williamsport and Lycoming County. Design of the Susquehanna Riverwalk extension project between Maynard Street and Susquehanna State Park will begin in the Fall of 2018 using a separate \$75,000 grant provided by the PA Department of Conservation and Natural Resources and County Act 13 funds. These projects are also part of an overall Genessee-Susquehanna Greenway 400 mile regional trail system spanning New York, Pennsylvania and Maryland from Rochester to the Chesapeake Bay.

This project will not only increase accessibility and use of the Riverwalk by city residents, but will also increase access to commerce in the Old City/East 3rd Street Gateway area of the City.

Transportation Planning (*cont'd*)



View of trail connector alignment facing South from intersection of Via Bella and Basin Street



View of Phase 2 location where the pedestrian ramp and at grade crossing with the Lycoming Valley Railroad will be installed

MUNICIPAL SERVICES

LAND DEVELOPMENT

County Subdivision & Land Development Ordinance Administration

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972 and the County Commissioners enacted a complete SLDO rewrite in January 2014. The purpose of the County SLDO is to provide for the coordinated subdivision and land development of the municipalities and the County. Proposed developments should meet the standards of the Ordinance for the protection of the public health, safety, and welfare.

Anthony	Mill Creek
Bastress	Moreland
Brown	Muncy
Cogan House	Penn
Cummings	Piatt
Gamble	Pine
Jackson	Porter
Jordan	Shrewsbury
Limestone	Watson
McHenry	Hughesville Borough
McIntyre	Picture Rocks Borough
McNett	Salladasburg Borough
Mifflin	

The Lycoming County Planning Commission (LCPC) provides full-time, professional administration and legal support for the SLDO through the County Planning and Community Development Department.

This service is currently being utilized by 25 municipalities:

22 Townships and 3 Boroughs (as shown to the left).

Staff Activity in 2017

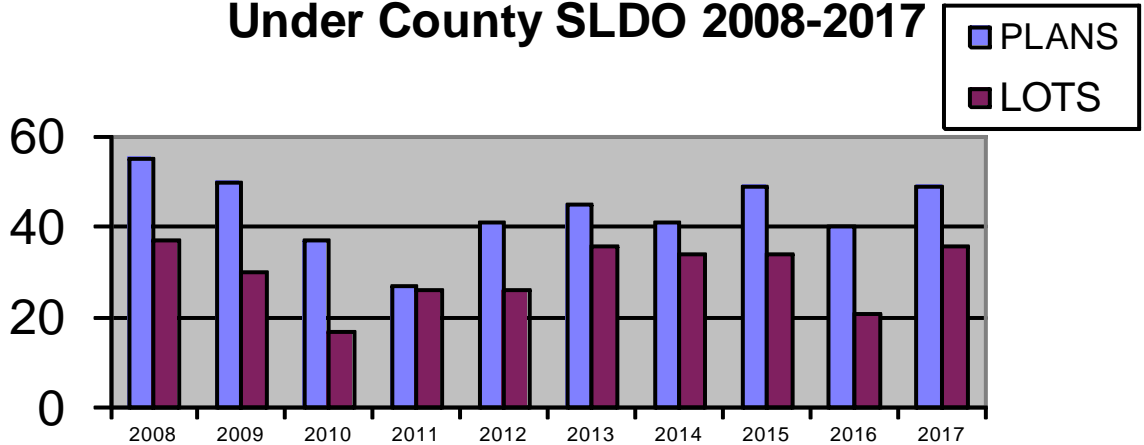
- LCPC Staff accepted 61 new applications (with 9 submissions carried over from 2016). There was \$7,492.17 collected in subdivision & land development fees.
- The LCPC granted final approval for 49 subdivisions and 10 land development plans. One plan was withdrawn.
- Subdivision plan approvals decreased by 10 from 2016.
- Land Development Plan approvals decreased by 3: included were 6 Commercial, 2 Institutional, 1 Natural Gas, and 1 Residential Land Development.

The graph on the following page depicts the subdivision approval trends over the last ten years.

Municipal Services (cont'd)

In municipalities that are under the County SLDO jurisdiction, a total of 36 new lots were created, which is an increase of 15 lots from 2016's total. Included in the total subdivision approvals, but not in the new lot tally, are 5 lots that were added to existing adjacent properties.

Subdivision Approvals For Municipalities Under County SLDO 2008-2017



Approved Land Development Plans

Municipality	Applicant	Type of Use/Development
Hughesville Borough	D&C Realty	Family Practice Office (Commercial)
Hughesville Borough	D&C Realty	Parking Lot (Commercial)
Jackson Township	Wheeland Lumber	Sawmill Addition (Industrial)
Limestone Township	Williamsport Water Authority	Cell Tower (Commercial)
McIntyre Township	Ralston Area Joint Authority	Public Service (Institutional)
Mifflin Township	Larry's Creek Fish & Game Club	Compressor Station (Natural Gas)
Muncy Township	Muncy Greene	Senior Living Housing (Residential)
Muncy Township	Ashler, Inc.	Daycare Expansion (Institutional)
Muncy Township	Blaise Alexander	Car Wash (Commercial)
Muncy Township	Danko Holdings	Office/Construction Storage (Commercial)



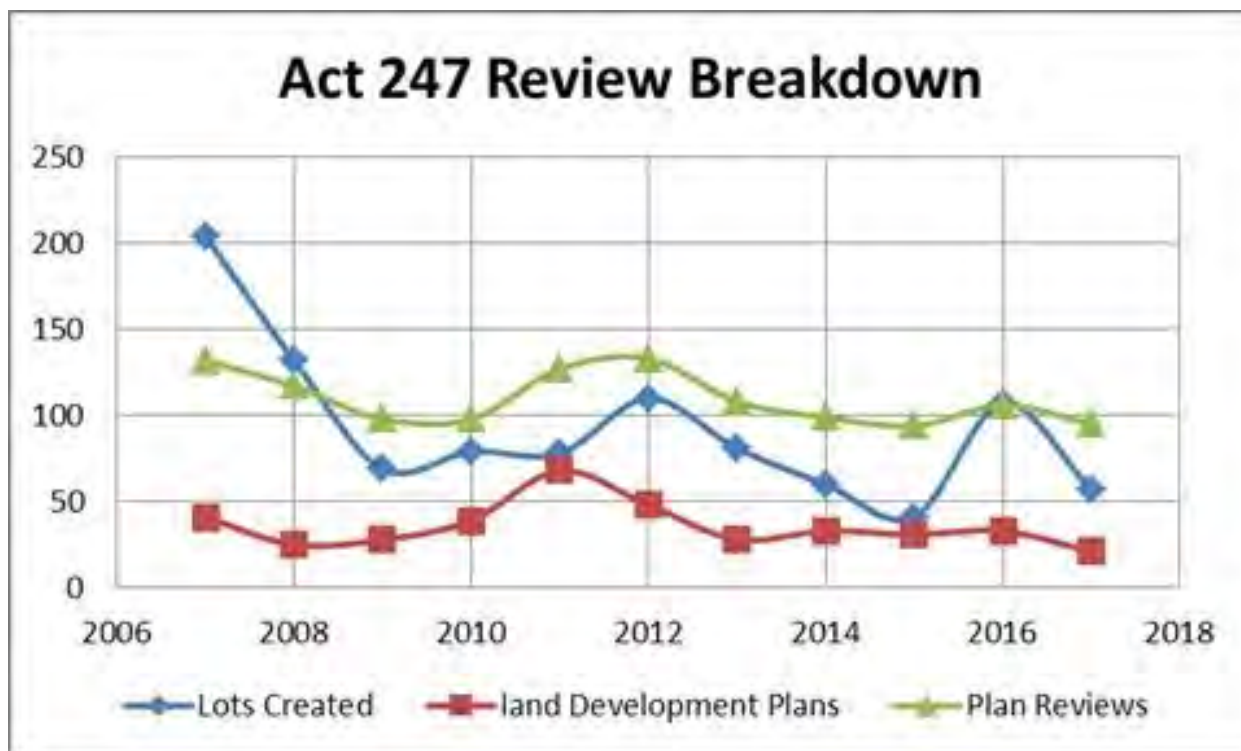
Muncy Greene Senior Living Housing

Municipal Services (cont'd)

Development Advisory Assistance

In addition to the 25 municipalities covered by the County Subdivision and Land Development Ordinance (SLDO), the Planning Department staff also provides advisory review letters for subdivision and land development plans located within the 27 municipalities that retain their own SLDO approval authority. These advisory letters provide the municipalities with a description of the project, and on occasion, a list of potential revisions that could be made to the submitted plans prior to being granted final plan approval. These letters are commonly referred to as “Act 247” letters because that is the Act which established the PA Municipalities Planning Code (MPC) and affords the County Planning Agency an opportunity to provide constructive review comments.

During 2017, the County provided “advisory” comments on 95 subdivision and land development plans. This figure reflects a decrease from the 105 plans reviewed in 2016. A breakdown of the 95 reviews PCD performed includes 21 land development plans, 19 lot-addition plans, 5 lot consolidation plans, and 50 single-lot/multi-lot plans. Below are the general trends of lot creation, land developments, and plan submissions since 2007. It is the County’s goal to not only provide a thorough review upon which the municipalities can base a well-reasoned recommendation, but also produce this review in a timely manner. The County is afforded 30 days to review each submission by the MPC, but the average turnaround time per plan submission in 2017 was well under that threshold at approximately 12 days per review.



Municipal Services (cont'd)

COUNTY ZONING

Departmental Emphasis

Following the Biggert-Waters Act of 2012 and updated rule changes, the Zoning Department, in coordination with the County Hazard Planner, is placing an increased effort on working with our Municipal Partners and their constituents regarding Floodplain Management. Our goal is to remain in, or attain, compliance with the Lycoming County Floodplain Regulations. Community safety through the National Flood Insurance Program (NFIP) is essential Countywide. Our dedicated staff members will always remain available to provide assistance and direct support to all municipalities within the County, upon request.

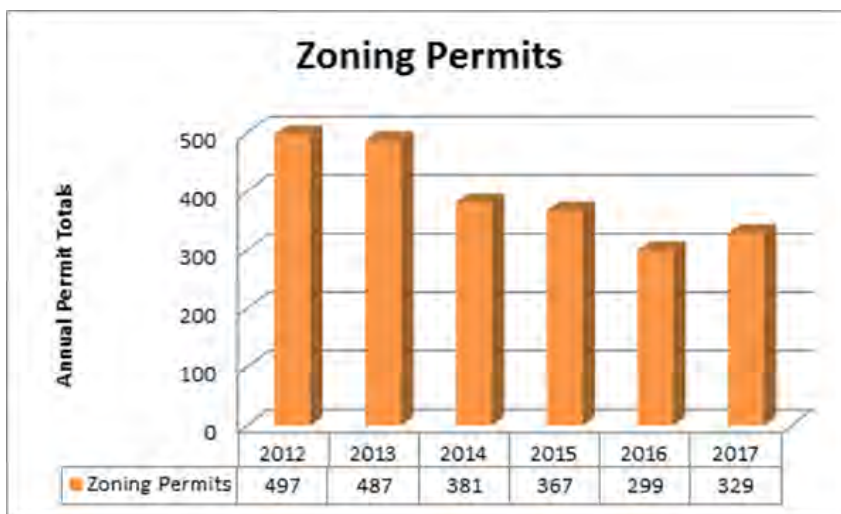
21 Municipalities are currently in the County Zoning Partnership:

Townships: Bastress, Brown, Cascade, Cogan House, Cummings, Gamble, Jackson, Jordan, Lewis, Limestone, McHenry, McIntyre, McNett, Mifflin, Moreland, Muncy, Penn, Piatt, Pine, and Porter

Borough: Salladasburg

Partnership Activity

There were a total of **329** Zoning/Development Permits issued during 2017 as compared to 299 in 2016. The increase in permit activity was attributed to an increased number of seasonal permits and growth in residential development.



A text amendment package which is meant to clarify requirements and make Ordinance administration more efficient was approved and published. There are plans to undertake text amendments in 2018 which will address setbacks for animal sheds and new uses in the Agricultural Districts. Updated performance standards such as noise, parking, and signage are proposed for next year.

Municipal Services (cont'd)

County Zoning Hearing Board

The **Mission** of the Lycoming County Zoning Hearing Board is “to promote the health, safety, and general welfare of the present and future inhabitants of the County by providing for a rational and orderly pattern of land use, preserving and protecting the County’s natural resources, creating an environment that is reasonably safe from floods and other dangers, and stabilizing the property values of land and buildings.”

Zoning Hearing Board Members:

Lloyd Forcey, Chairman
William Klein, Vice Chairman
Leslie Whitehill, Member
Christopher A. Logue, Member
Thomas Hamm, Member
Dan Clark, Alternate
Romuald “Ray” Andraka, Alternate

Fifteen (15) cases were brought before the County Zoning Hearing Board as follows:

10 Variances (one withdrawn)

- 2 animal sheds relating to setbacks
- 2 single family residence relating to setbacks
- 2 building spacing
- 4 accessory structures relating to setbacks

4 Special Exceptions

- 1 light industry (mini storage)
- 1 industrial use (sawmill)
- 1 fast food restaurant (food truck)
- 1 communication tower

Hearing Request

- 1 building over 2,000 square feet

All were approved.

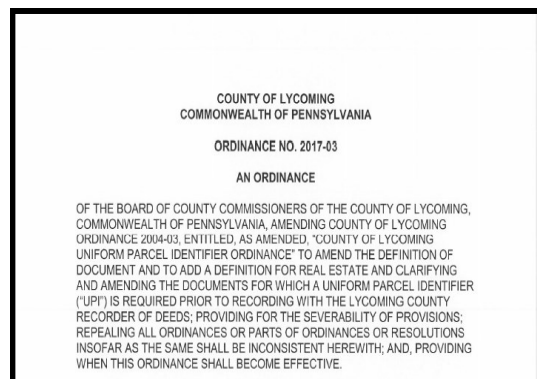


GIS & LAND RECORDS

UPI Program

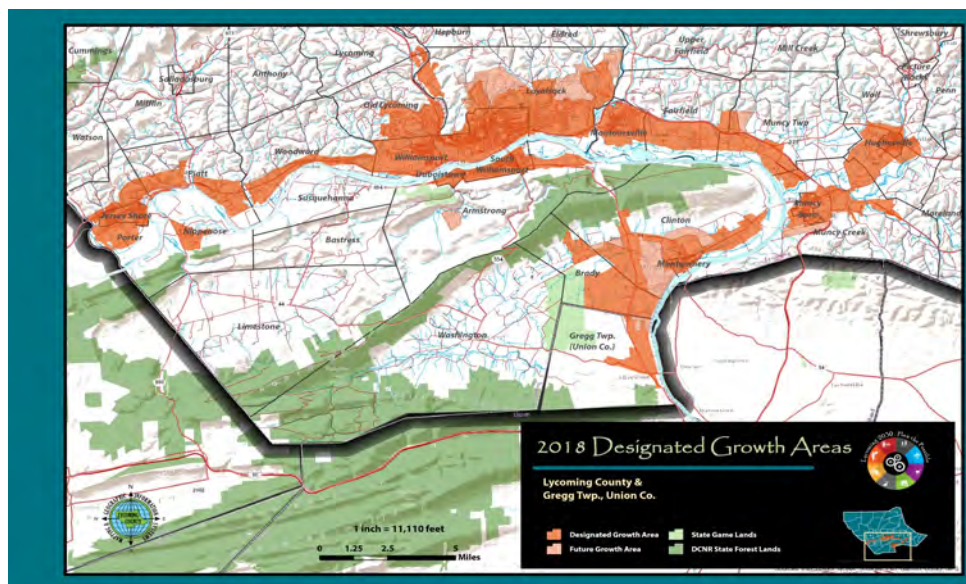
Big changes occurred in 2017 to the Land Records/UPI Program. An update to the 2005 UPI Ordinance was passed in September 2017. This amendment expanded the types of documents requiring a UPI to any document that affects real estate. Within four months of this Ordinance being in effect, the Land Records Office reviewed approximately 400 additional documents that previously would not have come through for a UPI.

This change will make land records abstract searching more efficient and complete for title community and public. It will also mean better interconnectivity between the multiple offices that work with land records and will help streamline future deed and mortgage transactions, subdivisions and land developments.



2017 Comprehensive Plan

2017 brought finishing touches to the Multi-Municipal Comprehensive Plan maps and specific content maps for the Countywide Comprehensive Plan.

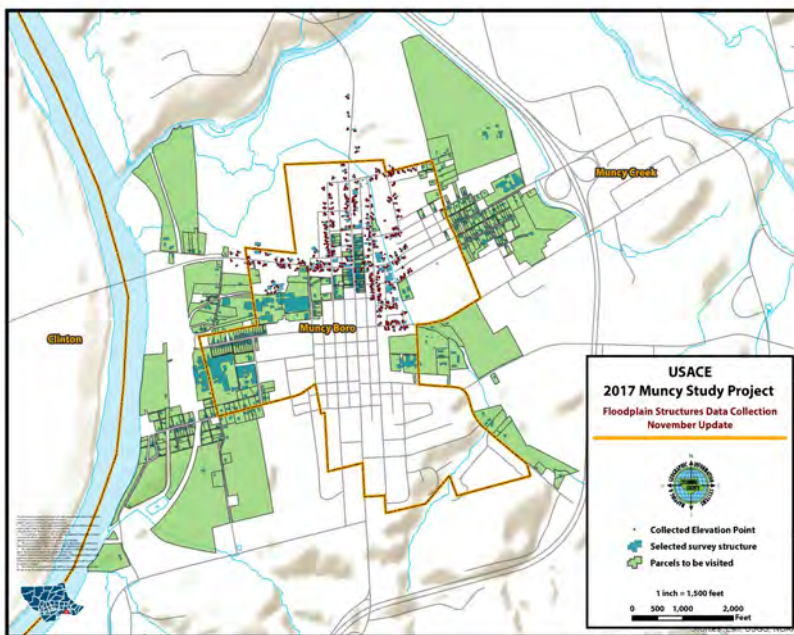


GIS & Land Records (cont'd)



Community & Economic Planning

GIS Analyst/Fieldwork Coordinator, Ed Feigles, under the guidance of the United States Army Corps of Engineers (USACE), spent the vast majority of 2017 collecting GPS stormwater infrastructure points within Muncy Borough, as well as GPS points of buildings within the floodplain throughout Muncy Borough and portions of Muncy Creek Township. All data is to be analyzed and fed into USACE modeling that will be used to develop a plan for watershed, floodplain and riparian zone restoration, increasing resiliency within the community. Ultimately, this will benefit future stormwater system planning, improvements and management of the stormwater conveyance system.



Recreation & Conservation

Additional specific mapping was conducted for Sylvan Dell Conservation Project in 2017. A coordinated effort with DEP wetlands field specialists provided for some quality mapping to be included in the North American Wetlands Conservation Act small grant application.

STAFF ROLES IN BOARDS & ORGANIZATIONS

American Institute of Certified Planners (AICP)
American Planning Association of PA (APA-PA)
American Society of Highway Engineers (ASHE) - Williamsport Section
APA-PA Chapter Great Places Award Selection Committee
APA-PA Chapter Legislative Committee
APA-PA Chapter Shale Gas Committee
Association of State Floodplain Managers (ASFPM), *Chairperson*
Babb Creek Watershed Association
County Commissioner Association (CCAP) - Gas Task Force
County Planning Directors Association of PA (CPDAP) Integrated Water Resources Management Task Force
County Planning Directors Association of PA/Gas Task Force
Endless Mountains RC&D Council
Industrial Properties Corporation (IPC)
Legislative Committee, APA-PA (American Planning Association, PA Chapter)
Lumber Heritage Region
Lycoming Arts
Northcentral PA Transit Task Force
Northcentral Region Recycling Roundtable
Northcentral Source Water Protection Alliance
Our Towns 2010
PA Association of Floodplain Managers
PA Aviation Advisory Committee
PA Highway Association
PA Wilds Planning Team
PA Wilks Center for Entrepreneurship Board
PennDOT Financial Work Group
Pennsylvania Water Environment Federation
Pine Creek Council of Governments (COG)
Pine Creek Preservation
Pine Creek Rail Trail Advisory Committee
Pine Creek Watershed Council Issues Committee
Rails-to-Trails Conservancy
Route 15 Coalition/Appalachian Thruway Association (ATA)
SEDA-COG Metropolitan Planning Organization (MPO)
USACE Silver Jackets (PA Committee)
State Transportation Advisory Committee
State Transportation Innovation Council (STIC) Environmental Technical Advisory Group
Williamsport Area Transportation Study (WATS)
Williamsport/Lycoming Chamber Transportation Committee