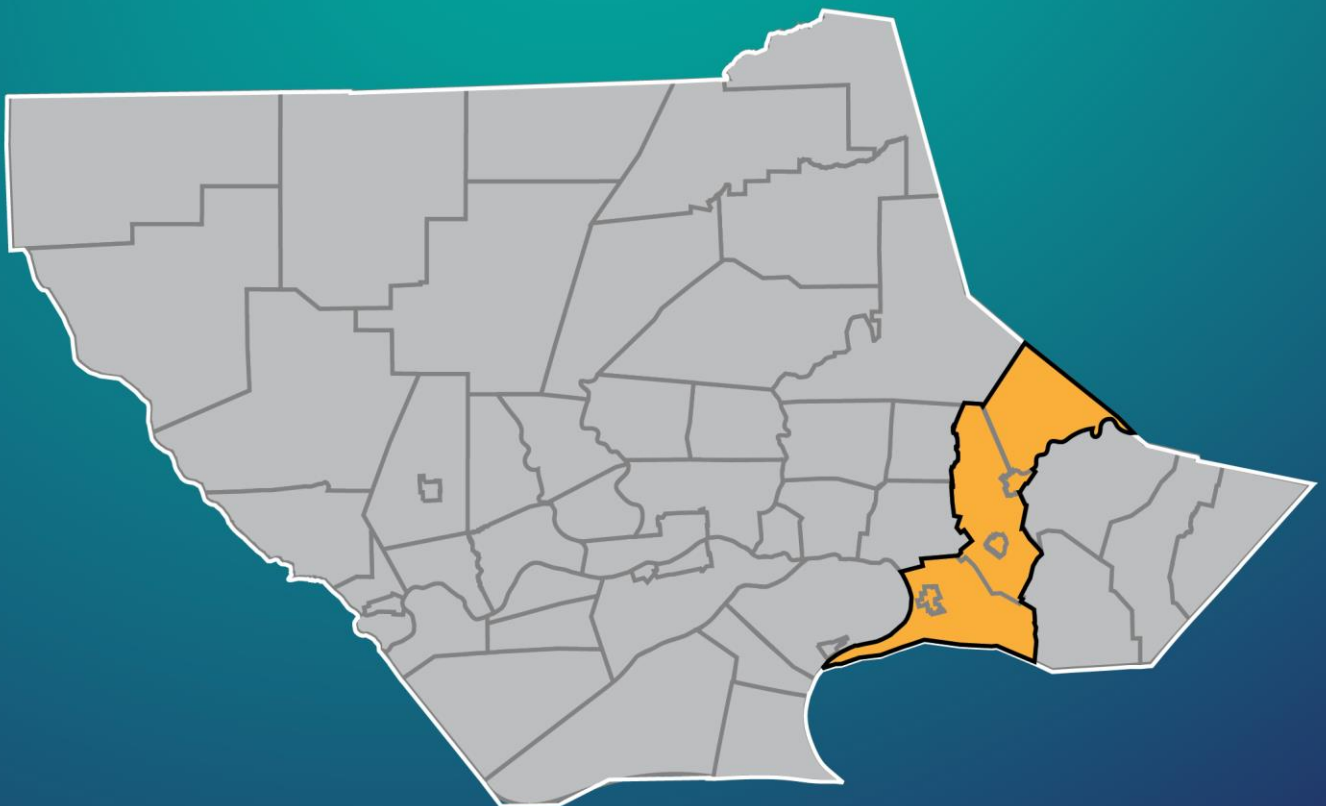




# 2016 MULTI-MUNICIPAL COMPREHENSIVE PLAN REVIEW AND IMPLEMENTATION STRATEGY

Muncy Creek Planning Area  
Lycoming County, Pennsylvania



## **Plan Adoptions**

**HUGHESVILLE BOROUGH COUNCIL** – Adopted <MONTH DAY, YEAR>

**MUNCY BOROUGH COUNCIL** – Adopted <MONTH DAY, YEAR>

**PICTURE ROCKS BOROUGH COUNCIL** – Adopted <MONTH DAY, YEAR>

**MUNCY CREEK TOWNSHIP BOARD OF SUPERVISORS** – Adopted <MONTH DAY, YEAR>

**SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS** – Adopted <MONTH DAY, YEAR>

**WOLF TOWNSHIP BOARD OF SUPERVISORS** – Adopted <MONTH DAY, YEAR>

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## Chapter 1: Plan Overview

### Introduction

*This 2016 Muncy Creek Planning Area Comprehensive Plan Review and Implementation Strategy has been shaped by the issues currently identified as priorities within this multi-municipal planning area.*

#### **THIS 2016 MUNCY CREEK COMPREHENSIVE PLAN REVIEW AND IMPLEMENTATION STRATEGY**

is the culmination of months of planning, information and data gathering, trend analysis, collaboration, deliberation, task coordination, visioning, and prioritization that teamed dozens of public- and private-sector leaders and stakeholders from within and beyond the Muncy Creek Planning Area. Their skill sets, expertise, and institutional and individual insights have resulted in this focused, collaborative blueprint for both growing and preserving quality of life in this area of Lycoming County, Pennsylvania.

The Muncy Creek Planning Area consists of six municipalities: Hughesville, Muncy and Picture Rocks Boroughs, and Muncy Creek, Shrewsbury, and Wolf Townships. These municipalities are home to three of eastern Lycoming County's community

centers and comprise a significant portion of the Muncy Creek watershed. PA Route 405 and US 220 are the major interconnecting routes within this Planning Area. Interstate 180 ties this planning area to Williamsport and I-80.

Hughesville, Muncy and Picture Rocks Boroughs have developed from crossroads settlements along the Muncy and Little Muncy Creeks into prosperous small towns during the 19th and 20th centuries. From historical times to the present day, they are centers for local business and trade, as well as for social and educational activity.

The townships in this planning area have traditionally been locations for agricultural production and forestry activities. Muncy Creek and Wolf Townships have witnessed various types of commercial developments over the past 10-20 years, particularly along major travel corridors. Residential subdivisions have also developed along rural routes, especially in upland areas with accessible scenic valley views.

Shrewsbury Township is the most rural of the six municipalities. Its rugged topography and distance from community centers and services have protected it from significant development pressure.

An exhaustive comprehensive planning effort for the Muncy Creek Planning Area was last conducted ten years ago and resulted in a multi-municipal plan that was completed and adopted in 2004. During the 2016 review process the issues, priorities, and key recommendations in the 2004 document were revalidated as a planning baseline for the 2016 update. The 2016 Plan translates the adopted 2004 Plan into a set of achievable goals by providing a succinct implementation strategy to address the current priorities of the Muncy Creek Planning Area.

Since the adoption of the 2004 Muncy Creek Multi-Municipal Comprehensive Plan, this planning area has faced some significant challenges and changes, most notably:

- The impact of creek and river flooding on residents and businesses alike

- The impact of increased flood insurance premiums
- The Impact of Marcellus Shale natural gas development
- The addition/expansion of water & sewer infrastructure
- The completion of major transportation improvements
- The initiation of revitalization and resiliency efforts in community centers

Because a concentrated portion of the Muncy Creek Planning Area is located in the floodplains of the West Branch Susquehanna River, Muncy Creek, and their tributaries, the threat of river and creek flooding has been ever-present. Most recently communities in the Muncy Creek Planning Area were heavily impacted by flooding from Tropical Storm Lee in 2011. Compounding the physical impact of flood damage, this area has also faced the financial challenge attributed to the passage of the Biggert-Waters Flood Insurance Reform Act of 2012. The impact of that legislation is that areas with defined flood risk have seen dramatic increases in flood insurance premiums required for mortgaged properties. This impact has been especially detrimental to Muncy Borough and Muncy Creek Township where approximately 42% and 35%, respectively, of their properties are located within the regulatory floodplain boundary. While effective floodplain management strategies were identified in the 2004 Plan as a priority, there is now an increased sense of urgency to develop flood mitigation efforts and greater community resiliency initiative.

This 2016 Muncy Creek Comprehensive Plan Review and Implementation Strategy is a living document, inasmuch as it is meant to capture the current desires of our communities and provide targeted implementation strategies to achieve those goals. It satisfies the Municipalities Planning Code (MPC - Act of 1968, P.L. 805, No. 247 as reenacted and amended) requirement for reviewing the existing, adopted comprehensive plan every decade.

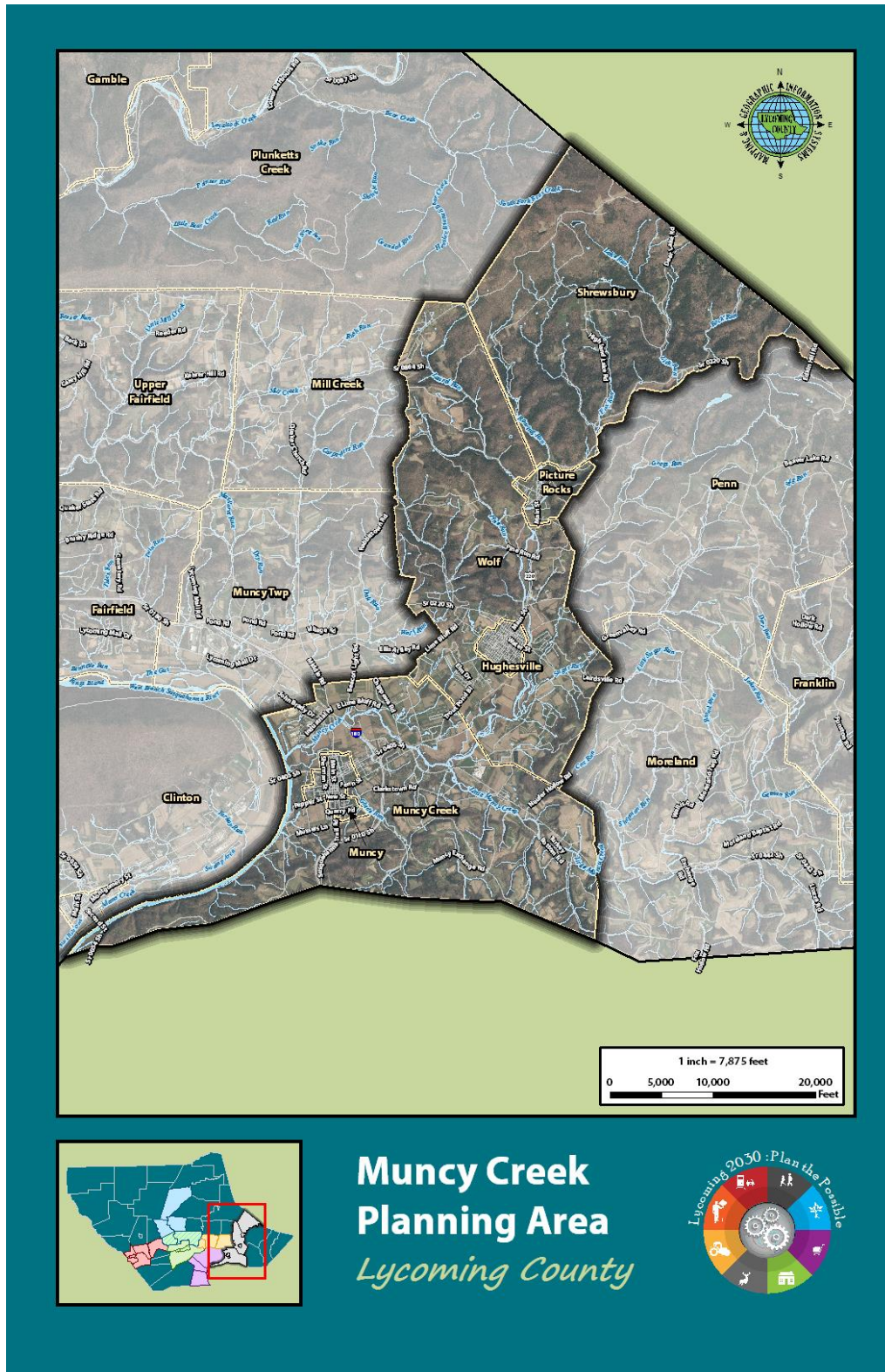
A key feature of this 2016 document is the set of well-defined priority issues and the key projects that best address those issues.

The municipal governments in the Muncy Creek Planning Area include:

- Borough of Hughesville
- Borough of Muncy
- Borough of Picture Rocks
- Township of Muncy Creek
- Township of Shrewsbury
- Township of Wolf



### Muncy Creek Planning Area Map



## Muncy Creek Summary Profile

### GEOGRAPHY

**Location:** Lycoming County, Northcentral Pennsylvania, USA

**Total Area:** 62 square miles or 39,680 acres

**Floodplain Area:** 6.4 square miles

**Major Watersheds:** West Branch Susquehanna River Basin & Muncy Creek Watershed

**Land Cover as Percentage of Total Area (University of Vermont Spatial Analysis Laboratory):** 62% tree canopy, 32% otherwise vegetated, 5% developed, 1% water and wetlands

### POPULATION

**Population (2010 Census):** 12,073 persons; 1.1% decrease since 2000

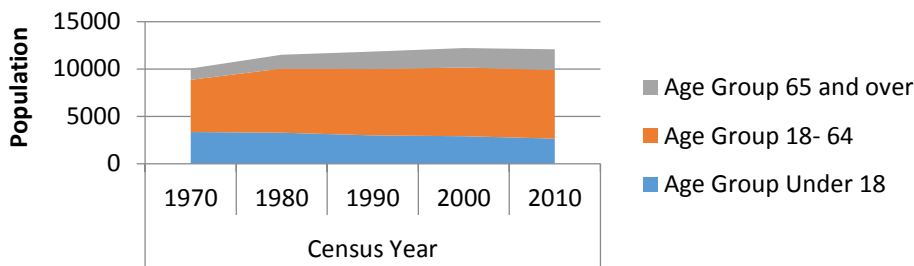
#### *Median Ages, 2014 American Community Survey Estimates*

Borough Of Hughesville	42.5
Borough Of Muncy	41.2
Township Of Muncy Creek	46.7
Borough Of Picture Rocks	40.5
Township Of Shrewsbury	42.7
Township Of Wolf	41.9

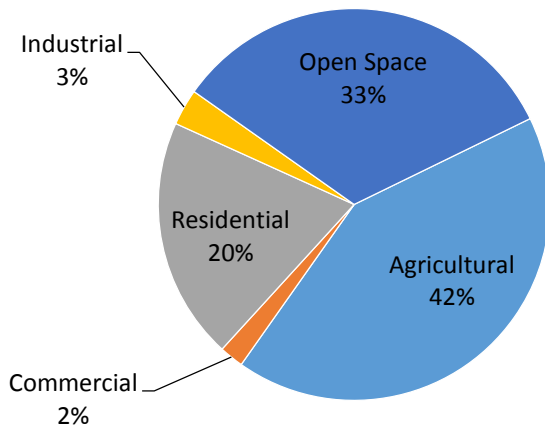
#### *Population in Each Census, 1960-2010*

Year	1960	1970	1980	1990	2000	2010
Hughesville	2,218	2,249	2,174	2,049	2,220	2,128
Muncy Boro	2,830	2,872	2,700	2,702	2,663	2,477
Muncy Creek	2,070	2,473	3,427	3,401	3,487	3,474
Picture Rocks	594	570	615	660	693	678
Shrewsbury	347	406	436	402	433	409
Wolf	957	1,473	2,147	2,617	2,707	2,907
<b>TOTAL</b>	<b>9,016</b>	<b>10,043</b>	<b>11,499</b>	<b>11,831</b>	<b>12,203</b>	<b>12,073</b>

*Population Composition by Age, 1960-2010*



*Current zoning as percentage of total area*



**INFRASTRUCTURE AND FACILITIES**

**Locally-Owned Roads (PennDOT data):** 339.6 miles

**State-Owned Roads (PennDOT data):** 156.1 miles

**Major Transportation Routes:** I-180, US-15, US-220, PA-405

**School Districts:** Muncy, East Lycoming

**Water and Sewer Providers:** Lycoming County Water and Sewer Authority, Hughesville Borough Water Authority, Hughesville/Wolf Sewer Authority, Muncy Borough Municipal Authority, and West Branch Regional Authority

**Housing Units (2014 American Community Survey Estimate):** 5,410

**ECONOMY**

*Median Household Income, 2014 American Community Survey Estimates*

Borough Of Hughesville	\$45,893.00
Borough Of Muncy	\$51,193.00
Township Of Muncy Creek	\$48,403.00
Borough Of Picture Rocks	\$68,375.00
Township Of Shrewsbury	\$45,313.00
Township Of Wolf	\$57,049.00

**Top Lycoming County employers with a presence in this Planning Area (PA Dept. of Labor & Industry):**

- UPMC/Susquehanna Health
- CSGroup Payroll Services
- Andritz Inc.
- East Lycoming School District

## Plan Organization

*The plan is designed to be succinct, focused, and action-oriented with emphasis placed on the implementation steps.*

This document incorporates a review of the 2004 Muncy Creek Multi-Municipal Comprehensive Plan with emphasis placed on developing implementable strategies to address the current set of prioritized issues. This review is organized into three sections:

The Plan Overview section presents background of the Muncy Creek Planning Area including highlights of its 2004 Comprehensive plan, geography, and demographics.

The Implementation Strategy section identifies six priority issues. These six were determined to be the most important, within the Muncy Creek Planning Area, out of the top 14 thematic issues commonly identified across all multi-municipal planning areas during the 2015-2017 comprehensive planning process.<sup>1</sup> Following each priority issue is

the PAT's "top viable project" and implementation plan, as well as a list of additional projects chosen by the PAT to be highlighted in the plan. The PAT will continue to meet at least twice a year to evaluate implementation progress. After a top project is completed under one or more of the priority issue categories, the PAT will have the opportunity to complete an implementation plan for the other projects on the list and create specific Project Delivery Teams (PDT) to begin implementation of the additional project(s). The PDT will include those individuals responsible for planning and executing a particular project. The PDT will be prepared to provide status updates on project implementation at each PAT meeting.

The Growth Area and Future Land Use Maps section provides a detailed look at any areas of the multi-municipal planning area for which the PAT has recommended changes in the designated growth area boundaries, future growth area boundaries, and/or future land uses.










The Appendices are the final section of this document and include the following items:

- A. Plan Process
- B. Planning Advisory Team Meeting Summaries and Reports
- C. Results of Research and Analysis
  - 1. Quantitative Analysis of the Lycoming County Comprehensive Plan Public Outreach Efforts
  - 2. Background data profile with population projections
- D. Reference Maps
- E. Plan Consistency and Plan References

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<sup>1</sup> See Thematic Issues List at the end of Appendix A

The Current Priority Issues

Issue		Comprehensive Plan Topical Areas								
		Agriculture	Community Development	Community Facilities & Infrastructure	Economic Development	Heritage, Culture & the Arts	Land Use	Natural Resources	Public Safety	Transportation & Mobility
										
1	Water Quality	X	X	X	X		X	X	X	
2	Flooding Impacts	X	X	X	X	X	X	X	X	X
3	Multi-modal Transportation System Deficiencies	X	X	X	X	X	X	X	X	X
4	Fragmentation of Local Government		X	X	X				X	
5	Downtowns & Village Centers Not Thriving & Changing Economy vs Local Work Force	X	X	X	X	X	X	X		X
6	Current Land Use Regs & Enforcement vs Community Visions	X	X	X	X	X	X	X	X	X

## Chapter 2: Implementation Strategy

### Priority Issue #1



#### Water quality is vital, but is vulnerable to a multitude of threats.

**Back Story** Groundwater is the primary source of drinking water, also referred to as source water, for residents in the Muncy Creek Planning Area. Communities and residents within this Planning Area have access to an ample supply of high quality groundwater, from one of three sources:

- One of the three public water suppliers
- One of the five permitted private water systems
- Privately drilled and maintained water wells

The three public water suppliers in the Muncy Creek Planning Area are regulated by PA Department of Environmental Protection (PA DEP) and provide high quality water for drinking and industrial uses. The Hughesville Borough Water Authority owns and operates its own water system serving Hughesville Borough and Wolf Township and has approximately 1,110 customers. The West Branch Regional Authority (WBRA) operates and maintains the Muncy Borough Water Authority system and serves approximately 2,900 residents in Muncy Borough and Muncy Creek Township. The Lycoming County Water and Sewer Authority (LCWSA) serves approximately 1,372 residential and industrial customers from water purchased from the Muncy Borough Water Authority. These three public water systems have PA Department of Environmental Protection (PA DEP) approved source water protection plans in place that delineate the groundwater supply areas and identify potential contamination sources to the water supply.



Residents located outside of the public water suppliers' service areas obtain their drinking water from either one of five DEP-permitted private water supply systems in the planning area or rely on private residential drinking water wells. These five DEP-permitted private water supply systems must adhere to DEP drinking water standards. The quality and supply of water in these wells varies.

The condition of private, domestic water wells is not regulated by DEP or by local governments and is largely unknown. In addition, there are no statewide or local well construction standards for these wells. Residents are solely responsible for maintaining their own wells and performing recommended water testing.

**Priority Issue Overview** The Muncy Creek PAT members' primary concern is to maintain the quality and supply of drinking water resources within their Planning Area. Given the wide array of water sources and

providers, the potential threats to water quality can vary. In general, the concern includes the potential for contamination from:

- Agricultural fertilizer/nutrient run-off
- Leaking/failing septic systems
- Gas drilling operations
- Fire protection
- Traffic accident spills of chemicals
- Commercial or industrial activities located adjacent to source water protection zones
- Loss of ground water recharge areas

This is not a new concern. The 2004 Muncy Creek Planning Area Multi-Municipal Comprehensive Plan identified water supply and water quality protection as a key issue in Chapter 3, the Land Use and Resource Management Plan section of that plan and in Chapter 5, the Community Infrastructure section. Many of the Strategic Actions called for in those chapters include land use best practices for development, infrastructure upgrades, and conservation of natural resources to protect groundwater recharge and filtration areas. Groundwater resources are also discussed in depth in Lycoming County's 2001 Water Supply Plan.

Although the public water providers have approved source water protection plans that outlined source water protection measures, members of the 2016 Muncy Creek PAT determined that additional work is need to safeguard the water supply in the Planning Area. Specifically, the PAT members identified a number of strategic approaches to address source water protection:

- Develop a wellhead/source water protection program (SWP) for all water systems
  - This includes mobile home parks and other small systems such as those servicing developments or restaurants
  - Explore funding and technical expertise to implement source water protection measures through PA DEP and the Water Resources Education Network (WREN) program
- Amend municipal zoning ordinances to protect source water areas
- Enact land use regulations that support municipal system wellhead protection
- Provide financial support for conservation easements in critical areas
- Identify growth areas for development of larger residential subdivisions where infrastructure is available
- Leverage public infrastructure improvements and extensions as tools to guide development to appropriate and desirable areas
- Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural areas
- Utilize municipal and multi municipal zoning to:
  - Protect large and contiguous agricultural regions through the designation of rural resource protection area
  - Designate approximate districts for concentrated animal feeding operations



- Develop zoning ordinances that are compatible with land use patterns and densities that compliment/support the local character of communities
- Utilize land use controls to provide community facilities and infrastructure to support planned growth

**Key Implications** Local municipal governments are responsible for the health, safety and welfare of their residents. This includes the provision of safe and clean drinking water. Providing high-quality water is directly related to:

- Physical/medical well-being of residents
- Supporting an essential element of safe housing
- Attracting new businesses and industries
- Maintaining the existing businesses
- Providing medical care at the Muncy Valley Hospital
- Providing recreational activities
- Promoting eco-tourism

If source water protection is not addressed in a holistic manner, private and public water systems could become more vulnerable to contamination and may face increased costs associated with water treatment which can be significant.

Protecting the source water now will help to eliminate or substantially reduce the possibility of contamination that would degrade the quality of water throughout the Muncy Creek Planning Area.

**Top Viable Project of Regional Significance for this Issue****SOURCE WATER PROTECTION PROGRAM**

Develop and implement a multi-faceted source water protection program that includes:

- Identification of source water protection needs in the Muncy Creek Planning Area
- Appropriate land use polices and best management practices (BMPs) to protect source water including public and private water wells. Such policies and BMPs may include:
  - Riparian buffers
  - Conservation easements
  - Municipal zoning
- Source water protection public education programming

**HOW PROJECT ADDRESSES THE ISSUE**

This project will identify source water protection needs in the Muncy Creek Planning Area. Source water protection measures will be implemented by a combination of regulatory and non-regulatory methods that will be developed in further detail by the project delivery team or PDT. This project will build upon work that has already been completed by partners both in this planning area and throughout the surrounding region.

A component of this project proposes to enact land use policies that protect source water by providing the necessary legal tools for the municipal governments to:

- Guide development toward the optimal areas for the planning area
- Reduce the opportunity for possible contamination of the source water
- Implement a coordinated effort to implement voluntary BMPs with each water provider

This coordinated approach will ensure maximum protection of the source water in the planning area. This program will also engage private well owners, residents, and the public in source water education and protection because everyone in the planning area has a role in the protection of the water supply.

**PROJECT LEADERSHIP**

Lead Agency –West Branch Regional Authority (WBRA)

Other Partners - PA Department of Environmental Protection (DEP), the North Central Source Water Protection Alliance (NCSWPA), Hughesville Borough Water Authority, Lycoming County Water and Sewer Authority (LCWSA), Lycoming County Department of Planning Community Development (PCD), private well owners, and individual municipalities within the Muncy Creek PAT, as needed.

**STEPS FOR SUCCESS**

<b>STEP NUMBER</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
1	FORM A PDT TO EXPLORE SOURCE WATER PROTECTION OPPORTUNITIES IN THE MUNCY CREEK PLANNING AREA	2017	WBRA
2	SEEK FUNDING AND RESOURCES FOR PROJECT THAT ADVANCE THE PROJECT SUCH AS:  <ul style="list-style-type: none"> <li>• STUDIES &amp; RESEARCH</li> <li>• PUBLIC EDUCATION &amp; OUTREACH</li> </ul>	2017 - ONGOING	WBRA & PDT
3	ENGAGE PUBLIC AND PRIVATE WATER SUPPLY SYSTEMS OWNERS AND MUNICIPALITIES TO DETERMINE LONG TERM WATER SUPPLY NEEDS; EXPLORE ALTERNATIVE WATER CONNECTIONS AND PUBLIC WATER SYSTEM EXPANSION, IF NEEDED	2017-ONGOING	PDT, PUBLIC WATER SUPPLIERS; MUNICIPALITIES
4	DEVELOP SOURCE WATER PROTECTION PUBLIC EDUCATION PROGRAMMING	2018-2022	WBRA, PDT, NORTH CENTRAL SOURCE WATER PROTECTION ALLIANCE, AND OTHER PROJECT PARTNERS
5	IDENTIFY SOURCE WATER PROTECTION MEASURES FOR PUBLIC AND PRIVATE WATER SYSTEMS AND STAKEHOLDERS	2018-2022	WBRA & PDT
6	DEVELOP, ADOPT & IMPLEMENT SOURCE WATER PROTECTION PLANS FOR PUBLIC AND PRIVATE WATER SYSTEMS WHERE APPROPRIATE  NOTE: MUNCY AND HUGHESVILLE ALREADY HAVE DEP- APPROVED SOURCE WATER PLANS IN PLACE; IMPLEMENTATION STILL NEEDED	2020+ (IMPLEMENTATION WOULD BE ONGOING)	WBRA, PDT, PRIVATE WATER SYSTEMS & CONSULTANT

<b>7</b>	<b>DEVELOP APPROPRIATE LAND USE POLICY TEMPLATES AND BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT SOURCE WATER</b>	<b>2018—2020</b>	<b>WBRA &amp; PDT</b>
<b>8</b>	<b>PROVIDE SUPPORT FOR TECHNICAL SOLUTIONS FOR WATER QUALITY IMPROVEMENTS AND PHYSICAL WELLHEAD PROTECTION</b>	<b>2018—2020</b>	<b>WBRA &amp; PDT</b>

**FUNDING/FINANCING STRATEGY**

Grants, loans and/or technical assistance may be available for this project through the following agencies:

- PA Department of Environmental Protection (DEP) Grants:
  - Water Resources Education Network (WREN) Grants
  - Growing Greener Watershed Protection and Education Grants
- PennVEST: Grants and low cost financial assistance
- Northcentral Pennsylvania Conservancy (conservation easements)
- Lycoming County Community Development Block Grant Funds (CDBG)

**Priority Issue #2**



**Flooding is a threat to life, property, and communities throughout the county**

**Back Story** Flooding is the number one natural threat to the Muncy Creek Planning Area. This area has experienced significant damages from flooding throughout the years, with major floods in occurring in 1889, 1936, 1972, 1996, 2004, 2009, 2010, and most recently in 2011 due to Tropical Storm Lee.

Within this Planning Area, Muncy Borough and Muncy Creek Township have experienced the most severe and repetitive flooding of all the municipalities due to their location at the convergence of Glade Run, Muncy Creek, and the West Branch Susquehanna River. The extent of the flood-related damage to these two municipalities is also affected by three other contributing factors:

- 1,296 of properties in these two municipalities are located within the 100 year floodplain and contain regulatory floodplain (25% of total properties)
- 90% of structures in the floodplain were built before 1980 and therefore do not meet current flood-proofing design guidelines and are more susceptible to flood damages
- A large portion of Muncy Borough’s historic district and downtown are located in the floodplain

Shrewsbury Township, Wolf Township, and Hughesville and Picture Rocks Boroughs have floodplain areas as well, but flood impacts in these three municipalities are not as severe or repetitive.

Flooding has significant community and economic impacts in this Planning area. Since 1978, there have



*Muncy Creek and Glade Run flooding around Muncy Borough during the 2011 Tropical Storm Lee Flood*



*North Main St. north of Glade Run, Muncy Creek Twp., 2004 Flood*

been \$9,459,819 in flood insurance claims in the planning area with \$8,944,470 (95%) in claims in Muncy Borough and Muncy Creek Township (see Table 1).

*Table 1: Total Flood FEMA Insurance Claims in the Muncy Creek Planning Area since 1978*

Municipality	Claims Paid	Current Policies in Force	Amount Insured	Premiums	Average Insurance Vale	Average Sale
MUNCY, BOROUGH OF	\$5,545,457.61	145	\$17,226,000.00	\$211,237.00	\$118,800.00	\$86,173.33
MUNCY CREEK, TOWNSHIP OF	\$3,399,012.89	93	\$14,300,400.00	\$92,256.00	\$153,767.00	\$100,309.62
WOLF, TOWNSHIP OF	\$306,908.02	16	\$2,700,700.00	\$9,458.00	\$168,793.00	\$135,366.67
SHREWSBURY, TOWNSHIP OF	\$149,442.24	10	\$1,304,400.00	\$6,937.00	\$130,440.00	\$72,000.00
PICTURE ROCKS, BOROUGH OF	\$72,222.21	9	\$969,900.00	\$3,427.00	\$107,766.00	N/A
HUGHESVILLE, BOROUGH OF	\$58,998.88	9	\$1,702,100.00	\$4,418.00	\$189,122.00	\$79,500.00

Source: FEMA, Lycoming County-wide Statistics, as of 12/31/16, <https://bsa.nfipstat.fema.gov/reports/1040.htm> and Lycoming County Assessment Database 2017. <https://www.fema.gov/policy-claim-statistics-flood-insurance>

Flooding had long been an issue in this region and had been identified in 2004 Muncy Creek Multi-Municipal Comp Plan as well as in the 2004, 2010, and 2016 County Wide All Hazard Mitigation Plan (HMP). In the 2005 Multi-Municipal Plan, the issue of flooding was characterized as follows: “Floodplains - A large portion of the Planning Area is located in the floodplains of the Susquehanna River, Muncy Creek, and their tributaries. While protection of existing development remains a constant challenge, accurate delineation of the floodplains and appropriate regulations will help ensure that new development is sensitive to this hazard.”

As documented in the 2004 Multi-Municipal Plan and the HMP, flooding remains the basic threat to this Planning Area. But, changes to the National Flood Insurance Program have increased the urgency to address mitigation and remediation in a more meaningful way. In the past, flood insurance was structured in a way the provided little incentives for property owners to remediate their homes to reduce damages to their property from future floods.



*Main Street, Muncy Borough, 2011 Tropical Storm Lee Flood*

The passage of the Biggert Waters National Flood Insurance Reform Act of 2012 and the Homeowners’ Flood Insurance Affordability Act of 2014 will soon result in significant flood insurance premium increases and will greatly impact property owners in the planning area. The new increase in flood insurance premiums has changed this dynamic. More property owners are now looking to their municipal leaders and the County for assistance. Resolving this issue has certainly gained a new sense of urgency as area residents face:

- Continued flooding risk
- Increased financial burden of flood insurance
- Deterred redevelopment and investment in the community

**Priority Issue Overview** This issue needs to be addressed from four different but related perspectives.

- Ensure floodplain mapping is accurate
- Acquire and remove floodplain properties that are repetitively and severely damaged
- Mitigate and flood-proof properties that are eligible for rehabilitation
- Adopt a community-wide resiliency plan to address flooding in a holistic manner

**Mapping.** In 2016, Lycoming County updated the Flood Insurance Rate Maps (FIRM) through the Risk Map Project, which directly addressed the issue raised in the 2004 plan. This update reviewed the flood maps throughout the County, and in the Muncy Borough/ Muncy Creek area the boundaries were redrawn and the base flood elevation was reduced by two feet, from 204 to 202 (Elevation Datum NAV 1988). The outcome of the project was a more refined flood boundary and better understanding of flooding effects at individual properties.

**Acquisition.** Since 2005, both Muncy Creek Township and Muncy Borough have participated in the Hazard Mitigation Grant’s Program (HMGP) on an as available basis. These programs have been prioritized by the Pennsylvania Emergency Management Agency (PEMA) to focus primarily on acquisition of properties that have been repeatedly damaged by flooding. Muncy Borough has acquired seven properties in the severe repetitive loss area of the borough and Muncy Creek Township has acquired two. Due to the multiple flooding sources, Glade Run, Muncy Creek, and the West Branch Susquehanna River, this area experiences a damage causing flood about every five to seven years.

**Rehabilitation.** Implement a Lycoming County “Floodplain Housing Remediation” program. The goal would be to mitigate properties by either rehabilitating or elevating them to withstand a 100-year flood. In addition, promote a countywide flood mitigation technical assistance program (by offering technical assistance to commercial and residential properties including flood proofing standards, floodplain regulations, and financial/funding options)

**Resiliency Plan.** Although acquisition of properties that are repetitively damaged by flooding has been an effective strategy for flood mitigation, the impact of flood insurance reform will require a much broader set of actions moving into the future. There is a need to develop a more strategic plan that addresses the downtown, community gateways, and brownfield locations. These concerns expand the flooding issue beyond the traditional view of the floodplain and its mapping to a much broader perspective of the municipality as a whole with the ultimate goal of building resilience into the community. Responding to this need, PAT members and County officials seek to develop and implement a Greater Muncy Resiliency Plan. This Resiliency Plan would include a concept for redevelopment, infrastructure investments, flood proofing of structures, education, and technical assistance. See Priority Issue 5 for further reference to downtown and brownfields as elements of the Resilience Plan.

Additional initiatives discussed include:

- Revising local ordinances to regulate new or expanded floodplain development
- Flood-proofing commercial structures in Muncy’s historic district
- Conducting stream restoration of Glade Run and Muncy Creek

**Key Implications** Flooding is a regular occurrence in this Planning Area. Absent the development and implementation of a comprehensive plan to address the results of flooding, this Planning Area will inevitably face the following impacts:

- Major disruption of public services
- Extensive damages to municipal infrastructure
- Financial and physical damages to businesses—potential for permanent closures
- Destruction, damages or loss of residential structures
- Environmental degradation and erosion to the stream banks
- Financial burden to home owners due to rising flood-insurance premiums
- Potential loss of tax base if/when home owners and businesses fail to restore/rebuild

A multi-faceted and strategic plan to make this area more resilient to flooding could also render the area more robust to face the inevitable challenges of economic storms created by national factors far removed from the boundaries of this Planning Area or even Lycoming County or the state of Pennsylvania.



**Top Viable Project of Regional Significance for this Issue****GREATER MUNCY AREA RESILIENCY PLAN**

This project will develop and implement a Resiliency Plan for the Greater Muncy Area. The project will holistically address the impact of flooding and its associated impacts and effects in Muncy Borough and a portion of Muncy Creek Township. Components of this project include:

- Redevelopment potential, infrastructure investments, flood-proofing of structures, education, and general technical assistance
- Understand and respond to the increasing threat of flooding in the community
- Develop best practices for building community resilience within the floodplain

**HOW PROJECT ADDRESSES THE ISSUE**

This comprehensive, community approach develops a plan that integrates both flood mitigation and resilience into all aspects of the community. The plan will include strategies for:

- Capturing economic development/redevelopment potential
- Repairing, enhancing and hardening infrastructure through investments
- Installing green infrastructure
- Strengthening the housing stock and expanding housing options
- Flood-proofing structures and other flood mitigation activities
- Incorporating energy-efficiency options into existing and new buildings
- Offering education and technical assistance to the local officials and general public

The plan will also provide opportunities to share new and innovative resilience ideas and research, green building design best practices, examples of inter-agency cooperation among the various levels of government and opportunities to build private/public partnerships for project implementation with other local governments across Pennsylvania.

In order to achieve the goal of making Greater Muncy Area more resilient, the plan will identify specific projects, define the potential benefits, include a definition of the required steps for success, estimates for the project costs, project timelines and regulatory requirements. Also as part of this plan, a funding strategy (federal, state, non-profit, private and institutional sources) will be developed that includes the types of funds, the eligible activities for each program, the requirements for submission of an application and applicable special conditions.

For successful implementation of this plan, Muncy Borough and Muncy Creek Township will have to coordinate the efforts of all partners, promote inter-agency cooperation, and establish timelines for completion of each project so they are complementary and the Borough can realize the benefits.

The desired outcome of this plan is for the Muncy area 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.

**PROJECT LEADERSHIP**

Lead Agency – Lycoming County Planning and Community Development (PCD), Borough of Muncy, and PA Department of Community and Economic Development (PA DCED)

Other Partners – Muncy Creek Township officials plus any agencies, non-profits, or private enterprise that could have a stake in the project, including, Pennsylvania Emergency Management Agency (PEMA), Federal Emergency Management Agency (FEMA), and US Army Corps Crop of Engineers

**STEPS FOR SUCCESS**

<b>STEP NUMBER</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
<b>1</b>	<b>CREATE PROJECT DELIVERY TEAM</b>	<b>JANUARY 2016-2017</b>	<b>PCD, DCED, MUNCY BOROUGH, MUNCY CREEK TOWNSHIP</b>
<b>2</b>	<b>DEVELOP GREATER MUNCY AREA RESILIENCE PLAN SCOPE OF WORK</b>	<b>SUMMER 2017</b>	<b>PCD, DCED, MUNCY BOROUGH</b>
<b>3</b>	<b>SECURE RESILIENCE PLANNING GRANT AND ASSOCIATED GRANT(S)</b>	<b>JANUARY 2017-ONGOING</b>	<b>PCD, PROJECT DELIVERY TEAM</b>
<b>4</b>	<b>HIRE CONSULTANT FIRM TO ASSIST WITH RESILIENCY PLAN DEVELOPMENT</b>	<b>SUMMER-FALL 2017</b>	<b>PCD, MUNCY BOROUGH, PROJECT DELIVERY TEAM</b>
<b>5</b>	<b>DEVELOP RESILIENCY PLAN</b>	<b>2017 - 2020</b>	<b>PROJECT DELIVERY TEAM, CONSULTANT</b>
<b>6</b>	<b>IMPLEMENT RESILIENCY PLAN AND ASSOCIATED PROJECT RECOMMENDATIONS</b>	<b>2017-ONGOING</b>	<b>PROJECT DELIVERY TEAM, PROJECTS PARTNERS</b>

**FUNDING/FINANCING STRATEGY**

- PA Department of Community and Economic Development (DCED) - \$250,000 secured
- U.S. Army Corps of Engineers (USACE) – floodplain modeling
- PA Department of Environmental Protection (DEP)
- US Environmental Protection Agency (EPA)
- Private foundations

**Additional Projects, Programs and Initiatives for this Issue**

**1. GLADE RUN AND MUNCY CREEK STREAM RESTORATION**

Glade Run and Muncy Creek are tributary streams to the West Branch of the Susquehanna River and contribute to flooding in Muncy Creek Township and Muncy Borough. Restoration work to improve these waterways includes streambank and habitat restoration, notably in the Glad Run stream segment in Muncy Borough and in Muncy Creek north of Muncy Borough.

**Priority Issue #3**



**Our multi-modal transportation system has deficiencies in safety, physical condition, and availability of facilities in some areas of the County**

**Back Story** The Muncy Creek PAT is served by the well-defined transportation corridors of Interstate 180, State Route 405, and State Route 220. These corridors provide access to the Muncy Creek Planning Area communities and connect to industrial corridors in Muncy Creek Township and in neighboring Clinton Township and Montgomery Borough.

The Route 405 and State Route 220 intersection will be improved as part of a planned intersection improvement project by PennDOT. This project will install a traffic signal, turning lanes and realign the intersection to improve safety. Construction is anticipated to start in early spring 2018/2019.



*Main and Water Street—a bumper to bumper intersection*

**Major Businesses or Entities using the Water Street – Main Street Intersection:**

- Panda Patriot Power
- Wenger Feeds LP
- West Branch Regional Authority
- Tura Inc.
- Halliburton
- Women’s State Correctional Institute (Muncy)
- Construction Specialties
- Kiddron Div Specialized vehicles
- Koppers Industries
- Kellogg's
- Advanced Drainage Systems
- Charlotte Pipe & Foundry Co.
- Muncy Valley Hospital

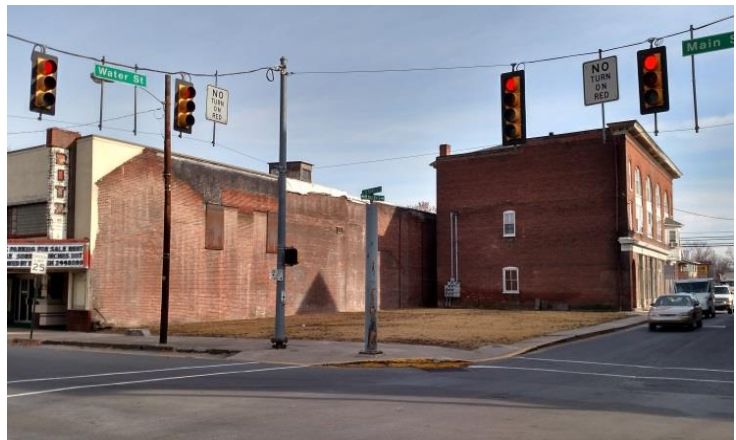
**Priority Issue Overview**

The Muncy Creek Planning Area’s primary concern is the flow of traffic and increasing delays along I-180 and from Clinton Township through Muncy Borough along State Route 405 (Water Street). The intersection of Water Street and Main Street in the heart of the downtown Muncy Borough is the most frequently cited location for traffic impacts. At this intersection, residential and commercial traffic converge to create a multitude of issues. This intersection is a primary choke point on major arteries leading to the Muncy Valley Hospital, which provides the region with essential medical care including access to emergency services.

Over the years, this intersection has seen an increase in traffic congestion with a degraded level of service and growing delays. It is an unavoidable “choke point” in the traffic network that connects the industrial corridors in neighboring Clinton Township and Muncy Creek Township with Interstate 180. The current intersection does not have the capacity to safely handle the heavy volume of truck traffic to the industrial parks in Muncy Creek Township and in Clinton Township. Large tractor-trailers

have difficulty turning at this intersection and must make four to six consecutive movements to negotiate the narrow intersection which creates additional delays and circulation challenges.

Chapter 4 in the 2004 Muncy Creek Multi-Municipal Plan identified the increase in truck traffic in Muncy Borough and the deficiencies of the Main and Water Street intersection as one of the top transportation concerns in the Muncy Creek Planning Area. The need for improvements at this intersection was also supported by the Muncy Area Corridor Access Management Plan (December 2015). In coordination with PennDOT District 3, Lycoming County has already initiated a feasibility study to examine traffic improvements needed throughout the Muncy corridor and municipalities adjacent to it, including specific improvements for the Main and Water Street intersection.



*Main and Water Street intersection*

The Muncy Creek PAT identified the following strategic approaches to help address transportation issues within the Muncy Creek Planning Area:

- Implement Muncy Borough's Main and Water Street intersection improvements
- Maintain existing transportation infrastructure
- Implement new rail sidings in support of the Muncy Industrial Park expansion
- Work with River Valley Transit to revise transit service schedule

**Key Implications** It is essential to provide a safe, well-functioning and interconnected transportation system to support the residents, business, and industry in this region. A deficient transportation system has multiple consequences:

- Prohibits the efficient movement of goods and services throughout the region
- Causes traffic delays
- Creates an unsafe environment for all modes of transportation including pedestrians
- Deters continued investment in the region

There are broad economic, social, and quality of life implications if this transportation corridor in the Muncy Creek Planning Area is not functioning adequately and safely and is not properly maintained.

**Top Viable Project of Regional Significance for this Issue****MUNCY MAIN & WATER STREET INTERSECTION IMPROVEMENT PROJECT**

The Muncy Main and Water Street Intersection Improvement Project will reconstruct the Water and Main Street intersection to improve safety and help facilitate the flow of traffic through the intersection. The project includes installation of traffic signal masts, mast arms and new and repositioned directional signage and signalization equipment to reflect the new configuration of the intersection. The intersection will also be brought into full ADA compliance. The northeast corner of the intersection will be widened slightly to allow for the reconfiguration of the traffic signals and new signage and to increase the turning radius to better accommodate truck traffic. To facilitate this project, Muncy Borough has acquired the property located on the northeast corner of the intersection in May 2015 and demolished the blighted structure located on the site.

The project has received the necessary support and approval by the Williamsport Area Transportation Study Metropolitan Planning Organization and the Federal Highways Administration. The Federal Transportation Improvement Program funding for the project has also been approved.

**HOW PROJECT ADDRESSES THE ISSUE**

The Main and Water Streets Intersection Improvement Project will address several shortcomings in the intersection of Main Street (SR 2014) and Water Street (SR 405) in the Borough of Muncy. This intersection has seen an increase in traffic congestion with a degraded level of service and growing delays. The Muncy Main and Water Street Intersection Improvement Project will reconfigure the intersection to enhance safety, reduce traffic delays and increase the turning radius for truck traffic.

By allowing the truck traffic to travel more freely and safely through the intersection, it will greatly improve the safety and reduce the congestion. Daily traffic will find it easier and more efficient to travel through this intersection. The reduction in traffic congestion will provide a more inviting environment for residents and visitors to walk through the downtown and visit the businesses. Improving the travel times through the downtown will also provide an improved quality of life for most of the residents of this Planning Area that have to travel through this intersection on a daily basis to get to their job, go shopping, transport their children to school and/or extra-curricular events and access medical care at the hospital. The intersection improvements will also improve handicap accessibility through the business district at this important intersection. All of these improvements will help resolve a fundamental safety problem that impacts a major industrial corridor in Muncy Borough and an important intersection to the Muncy Creek Planning Area.

**PROJECT LEADERSHIP**

Lead Agency – PennDOT District 3

Other Partners - Muncy Borough and Lycoming County Department of Planning and Community Development (PCD) are partnering with PennDot District 3 to complete the project.

**STEPS FOR SUCCESS**

<b>STEP NUMBER</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
<b>1</b>	<b>PROJECT KICK OFF MEETING</b>	<b>JANUARY 2017</b>	<b>MUNCY BOROUGH, LYCOMING COUNTY, PENNDOT</b>
<b>2</b>	<b>SECURE PROJECT FUNDING</b>	<b>2017</b>	<b>MUNCY BOROUGH, LYCOMING COUNTY, PENNDOT</b>
<b>3</b>	<b>PROJECT MANAGEMENT AND ADMINISTRATION</b>	<b>2017-2020</b>	<b>PENNDOT</b>
<b>4</b>	<b>PROJECT DESIGN AND ENGINEERING</b>	<b>2017-2020</b>	<b>PENNDOT, CONSULTANT</b>
<b>5</b>	<b>BEGIN CONSTRUCTION</b>	<b>2020</b>	<b>PENNDOT</b>
<b>6</b>	<b>COMPLETE CONSTRUCTION</b>	<b>2020</b>	<b>PENNDOT</b>
<b>7</b>	<b>PROJECT COMPLETION AND CLOSE OUT</b>	<b>2020</b>	<b>PENNDOT</b>

**FUNDING/FINANCING STRATEGY**

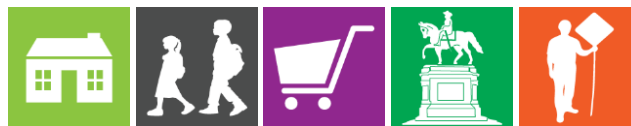
**Amount**

\$ 2,800,000

**Funding Source**

Federal Transportation Improvement Plan (TIP) funds approved by the WATS MPO and FHWA (*anticipated March 2017*)

**Priority Issue #4**



**Fragmentation of local government in Pennsylvania is a barrier to efficient delivery of some public services.**

**Back Story** There are six municipalities within the Muncy Creek Planning Area that each provide a wide variety of services to their citizens. While some of these services are provided at the discretion of local municipalities, others such as emergency medical services are mandated by county, state and federal governments. In most cases, these services are provided separately by each municipality causing a replication of services from one municipality to the next (Table 2). Providing these services separately can be a stressor on limited local staff capacity and fails to take advantage of numerous opportunities for improved cost efficiency and enhanced service delivery between neighboring communities.

This issue is not unique to the municipalities of the Muncy Creek Planning Area. In Pennsylvania, many government rules, regulations and policies are left to the most local level of government to administer. Given that there are 2,562 local governments in Pennsylvania, the full impact of this service-replication issue cannot be overstated. Moreover, it is often the administrative/documentation/reporting burden associated with providing these services that has taxed the scarce volunteer resources these municipalities depend upon.

**Priority Issue Overview** Within the Muncy Creek Planning Area, the provision of emergency services is a pointed example of this fragmentation. Emergency services, including police, fire and emergency medical services, are provided by a combination of paid and volunteer providers, some which have regionalized since 2005 (see Table 2).

<b>Table 2. Primary Muncy Creek PAT Public Safety Providers</b>			
<b>Municipality</b>	<b>Police</b>	<b>Fire</b>	<b>Medical/EMS*</b>
Hughesville Borough	Hughesville Borough	Hughesville Volunteer Fire Department	Hughesville VFC/ ELAA, SREMS/UPMC (ALS)
Muncy Borough	Muncy Borough	Muncy Area Volunteer Fire Company	Muncy Area VFC/ELAA (BLS) – SREMS/UPMC (ALS)
Picture Rocks Borough	Contract w/Hughesville	Picture Rocks Volunteer Fire Department	Picture Rocks VFC/ELAA (BLS), SREMS/UPMC(ALS)
Muncy Creek Township	Provided by State Police	Muncy Area Volunteer Fire Company	Muncy Area VFC/ELAA (BLS) – SREMS/UPMC (ALS)
Shrewsbury Township	Provided by State Police	Picture Rocks Volunteer Fire Department.	Picture Rocks VFC/ELAA (BLS), SREMS/UPMC (ALS)
Wolf Township	Provided by State Police	Picture Rocks Fire Volunteer Department & Hughesville Volunteer Fire Department	Picture Rocks Fire Volunteer Department & Hughesville Volunteer Fire Department



* ELAA (BLS): Eastern Lycoming Ambulance Association SREMS/UPMC (ALS): Susquehanna Regional EMS
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As in other small rural communities around the state, it has become increasingly challenging for some municipalities to provide these services, independently of one another, in a cost efficient and effective manner. That dilemma is particularly daunting for the fire and emergency medical providers who are experiencing a growing challenge related to the provision of these essential and required services. The reasons behind this challenge include:

- Decreasing staff capacity—fewer volunteers are available and there is a difficulty recruiting new volunteers
- Increased volunteer training standards and time commitments
- Increasing costs to provide EMS certification due to changes in statewide requirements
- Limited available EMS funding
- Increasing equipment costs, especially for fire companies
- Increasing administration and operation costs
- Increasing insurance costs
- Growing administrative burden

To respond to this challenge and continue to provide high quality services for residents, local governments within the Muncy Creek Planning Area are now searching for options to streamline costs and share services. Financial necessity dictates that local governments look for alternatives to the traditional patterns of doing everything independently. To be clear, the challenges associated with providing public safety services are not new to Lycoming County or the Muncy Creek Planning Area. These issues were identified in the 2004 Muncy Creek Multi-Municipal Plan in the following sections:

- **Chapter 2, Community and Economic Development Plan: Strategy #7** - Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation
- **Chapter 5, Community Infrastructure Plan: Strategy #1** - Promote Inter-municipal and Organization Cooperation
- **Chapter 5, Community Infrastructure Plan: Strategy #6** - Maintain Viability of Volunteer Fire Companies

The strategies laid out in the 2004 Muncy Creek Comprehensive Plan are still pertinent to finding the optimal solutions for promoting local government collaboration. Since 2004, some success has been made in sharing services and resources within the Muncy Creek Planning Area. Examples of this include:

- Contracted police services which provides policing across municipal lines between neighboring municipalities
- Merger of fire companies in this Planning Area resulting in the creation of the Muncy Volunteer Fire Company in 2011

There is the need to build upon these successes by exploring new opportunities for additional shared services within the Muncy Creek Planning Area. Due to the stress factors and challenges cited above as well as the critical importance of emergency services for the health and safety of the Planning Area's residents, the first priority is the need to address shared emergency service delivery on a regional level.

The Muncy Creek Planning Area Team identified two options to address this issue:

- Create or develop an emergency services authority or umbrella organization with staff support for shared services (Finance/Planning/Bookkeeping /Auditing) for Law Enforcement, Fire, and EMS
- Expand the role of the West Branch Council of Governments (COG) to include services similar to those provides by the Pine Creek COG

**Key Implications** The issue of fragmentation of local government, specifically the provision of emergency services, is not unique to the Muncy Creek Planning Area. It has become a countywide priority issue. Ultimately, individually municipalities are responsible for providing emergency services to their residents. If municipal leaders fail to do so through volunteer operations, it may be necessary to hire emergency service personnel which would impose a substantial cost burden on these municipalities. Thus, it is in the municipalities' best interest to work cooperatively to find and implement solutions so there is neither a decline in level of emergency services within these communities nor an oppressive tax increase to local residents. In sum, the major implications of this issue can be summarized as follows:

- Further increases to program administrative costs for municipalities
- Residents of these municipalities will not be provided the required and adequate level of emergency service needed
- Municipalities may not meet the legal requirements imposed by Pennsylvania and their respective Municipal Codes
- Municipalities may be required to hire emergency service personnel which would create a substantial cost burden and other related fiscal challenges
- Municipalities may be forced to cut other existing programs and services that local residents rely on

**Top Viable Project of Regional Significance for this Issue****EAST LYCOMING EMERGENCY SERVICES COOPERATIVE**

This project will explore the feasibility of creating an emergency services umbrella organization or coalition to facilitate the delivery of emergency service resources to the communities in the Muncy Creek Planning Area. Fire, medical /EMS and, where appropriate, police services will be included in this assessment.

**HOW PROJECT ADDRESSES THE ISSUE**

This project will assess the current emergency service provider resources and needs within the Muncy Creek Planning Area and determine the feasibility of providing emergency services through a consolidated joint partnership among members of this Planning Area. The project may consider the following solutions under a cooperative agreement:

- Pursue shared purchasing arrangements to maximize the benefits of economies of scale
- Consolidate services where appropriate to reduce operating costs
- Pursue shared or third-party contractual assistance and procurement of services for increased cost savings
- Create a paid or contract position(s) to act as a resource for multiple entities to assist with staffing, recruitment, retention, and administration services or other identified services
- Explore support for shared financial, planning, bookkeeping, auditing staffing through the creation of a circuit rider position
- Work with Lycoming County to explore the option of creating a county-level position to facilitate the delivery of emergency services to municipalities. This program could be modeled on the Lycoming County MS4 Coalition, where multiple municipalities help defray the cost of supporting a full time staff position that manages the MS4 program and is housed in the Lycoming County Planning & Community Development Department. That Coalition allows MS4 members to share costs in permit fees, training, implementation of best management practices and consultant fees. The Coalition has operated successfully since its formation, keeping the participants in regulatory compliance, while maintaining effective economies of scale.
- Reassess emergency service resources and needs on an ongoing basis

The Muncy Creek Planning Area Team (PAT) will also support the efforts currently underway by the Lycoming County Department of Public Safety and the EMS Response and Staffing Task Force to address the requirements and challenges of providing sufficient emergency services throughout the county.

The 2009 Pennsylvania EMS System Act 37 (EMS Act) created 14 Regional EMS Councils. The Lycoming County Board of Commissioners are the Pennsylvania Department of Health's contract holders for the Regional EMS Council that serves the Counties of Lycoming, Tioga and Sullivan. The Lycoming/Tioga/Sullivan (LTS) EMS Council is a branch of the Lycoming County Department of Public Safety and serves the Counties of Lycoming, Tioga and Sullivan and their municipalities. The LTS EMS Council created the EMS Staffing and Resource Task Force to develop an EMS Response Plan for Lycoming County that will meet the requirements of. This legislation

establishes requirements for service coverage and certification standards. The EMS Act also provides a blueprint for how each EMS Agency will assist in meeting requirements to provide critically important EMS services. The EMS Plan will provide a framework for how EMS Agencies will collectively provide services throughout Lycoming County, if or when member municipalities are unable to provide 24/7 staffing coverage.

**PROJECT LEADERSHIP**

Lead Agency – Municipal officials and emergency service providers in the Muncy Creek Planning Area.

Other Partners – Lycoming County Department of Planning & Community Development (PCD), Lycoming County Department of Public Safety (DPS), Lycoming Tioga Sullivan (LTS) EMS Council, state officials and other experts as needed.

**STEPS FOR SUCCESS**

<b>STEP NUMBER</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
<b>1</b>	<b>IDENTIFY PROJECT DELIVERY TEAM/ STEERING COMMITTEE</b>	<b>2017</b>	<b>ELECTED MUNICIPAL OFFICIALS AND EMERGENCY SERVICE PROVIDERS</b>
<b>2</b>	<b>CONDUCT ASSESSMENT OF EXISTING RESOURCES (INCLUDING EQUIPMENT AND STAFFING) AND SERVICES PROVIDED WITHIN THE PLANNING AREA FOR PARTICIPATING MUNICIPALITIES</b>	<b>2018</b>	<b>STEERING COMMITTEE PCD STAFF, DPS, CONSULTANTS IF NEEDED</b>
<b>3</b>	<b>IDENTIFY OPPORTUNITIES FOR STREAMLINED OPERATIONS AND RESOURCES AND OTHER COST SAVING MEASURES BETWEEN EMS PROVIDERS</b>	<b>2019</b>	<b>STEERING COMMITTEE PCD STAFF, DPS, CONSULTANTS IF NEEDED</b>
<b>4</b>	<b>IDENTIFY BEST WAY TO OBTAIN SHARED RESOURCES, INCLUDING FEASIBILITY OF FORMING AN EAST LYCOMING EMERGENCY SERVICES COOPERATIVE TO DELIVER OR PROCURE RESOURCES AND SERVICES</b>	<b>2019</b>	<b>EMERGENCY SERVICE PROVIDERS, LOCAL GOVERNMENTS, STEERING COMMITTEE</b>
<b>5</b>	<b>BEGIN IMPLEMENTATION OF AGREED UPON SOLUTIONS</b>	<b>2019-ONGOING</b>	<b>EMERGENCY SERVICE PROVIDERS, LOCAL GOVERNMENTS, STEERING COMMITTEE</b>

**FUNDING/FINANCING STRATEGY**

Potential funding sources for this project include:

- PA DCED
- SEDA – COG
- County of Lycoming
- Local municipalities

**Additional Projects, Programs and Initiatives for this Issue**

**2. EXPLORE OPPORTUNITIES TO EXPAND THE ROLE OF THE WEST BRANCH COUNCIL OF GOVERNMENTS (COG)**

There may be opportunities to expand the role of the services provided by the West Branch COG beyond the current bulk purchases scope of services. The Pine Creek COG can serve as a model for providing an expanded role for providing coordinated/shared services in the Muncy Creek Planning Area. The Pine Creek COG offers intergovernmental cooperation opportunities including policy development, regional representation, planning, and project development and implementation. Representatives of the Muncy Creek Planning Area can coordinate with the Pine Creek COG and engage in a dialogue for additional information. Pine Creek COG: <http://www.pinecreekvalley.com/PCCOG/>.

**Priority Issue #5**



**Downtown and village center areas across the County are not thriving or achieving their maximum potential AND the economy is changing and our communities and workforce are not optimally positioned to realize our untapped economic potential and become more resilient.**

**Back Story** The Muncy Creek Planning Area consists of a combination of three small boroughs and three rural townships. The character and culture of this Planning Area can be found embedded in the agrarian countryside and the village centers that have served for many decades as community gathering points for social interactions and commerce. For the past 200 years, each of these three boroughs has served as a village center. Today, Hughesville, Muncy, and Picture Rocks Boroughs still retain the charm of their intimate neighborhoods and small town character, resisting the growth that has developed in the surrounding townships.

Borough	Settled	Incorporated
Picture Rocks	1773	1875
Muncy	1797	1826
Hughesville	1816	1852



*Downtown Hughesville Borough*

While there has been modest growth in the three townships of Muncy Creek, Wolf, and—to a lesser extent—Shrewsbury, there has also been a decrease in the vitality and economic well-being of the downtown areas of the three neighboring boroughs. In short, efforts to revitalize these downtowns must be creatively and aggressively pursued. This issue is further exacerbated by the growing disconnect between the local economy and the Planning Area’s workforce. Because downtown revitalization and workforce development are interconnected, these issues are best addressed together.



*Entering Picture Rocks Borough*

Downtown revitalization is a long-term commitment and includes a number of actions or initiatives:

- Branding—what is a community known for

- Number and type of vacant properties
- Condition of existing & vacant buildings
- Desired professional office vs retail mix
- Small business outreach plan
- Streetscape opportunities
- Gateways and village greens
- After 5pm foot traffic
- Downtown living
- Walkable communities
- Marketing to support the vision



*Main Street Muncy Borough*

Regarding the potential workforce/local economy disconnect, a comprehensive strategy to support a thriving economy must consider many factors, including:

- Availability of a quality workforce
- Family sustaining jobs
- Suitable locations for employment centers supported by infrastructure
- Economic diversification among job sectors

According to the US Census for Workforce Information and Analysis, there are 55,800 persons employed in Lycoming County with an unemployment rate of 6.3 % as of November, 2016. The County unemployment rate is higher than the current Pennsylvania average of 5.7 %. In terms of income, Lycoming County has a lower income level than the Pennsylvania average when measured by per capita personal income, median household income and median family income indicators as noted below:

<b>Income</b>	<b>Lycoming County</b>	<b>Pennsylvania</b>
Per Capita Personal Income	\$41,171	\$49,745
Median Household Income	\$47,313	\$53, 599
Median Family Income	\$60,191	\$68,158

These statistics pose two challenges for Lycoming County as well as the Muncy Creek Planning Area:

- How to improve a community’s economic strength or vitality
- How to buttress a community’s local economy to withstand the impacts of unexpected factors or forces

The response to both challenges will require a shift in the traditional mindset. A better-educated workforce is crucial. Public school districts, institutions of higher learning, and workforce training centers need to be focused on providing the necessary tools to produce skilled workers better prepared to perform family-sustaining wage jobs or salaried positions.

**Priority Issue Overview** Members of the Muncy Creek PAT have identified downtown revitalization as their primary focus for the next ten years. To that end, the PAT members identified three key obstacles to achieving the revitalization of village centers:

- Continued population loss in the boroughs
- Lack of affordable and diverse housing options
- Larger economic challenges that would make downtowns districts less viable in the future

Although Wolf and Muncy Creek Townships have seen modest increases in residential and commercial development, the Muncy Creek Planning Area, as a whole, has seen a slight population decrease between the 2000 and 2010 census. The population decline is primarily in the three boroughs.

Muncy and Hughesville Boroughs have a large number of storefront vacancies and underutilized properties in key locations of their downtown central business districts. Picture Rocks Borough is also impacted by this issue, though to a lesser extent.

To be clear, the concern for the health of these downtowns is not new to the Muncy Creek Planning Area. This issue was identified in the 2004 Muncy Creek Multi-Municipal Plan in the following sections:

- ***Chapter 2, Community and Economic Development Plan: Strategy #2 - Implement a Central Business District Revitalization and Community Gateway Initiative***
- ***Chapter 2, Community and Economic Development Plan: Strategy #5 - Undertake specific actions or programs to promote the development of housing to support the community goals and objectives identified in the Comprehensive Plan***
- ***Chapter 2, Community and Economic Development Plan: Strategy #5 - Undertake specific actions or programs to promote economic development that supports the community goals and objective identified in the Comprehensive Plan***

The Muncy Creek Planning Area has witnessed a number of achievements since 2004 regarding the goal of promoting downtown revitalization. These successes include:

- Main Street Programs: Hughesville and Muncy Boroughs both participated in the PA Department of Community and Economic Development's (DCED) Main Street Program to revitalize storefronts with a focus on improving the downtown experience
- Streetscapes improvements in Muncy and Hughesville Boroughs
- Intersections improvements in Hughesville
- New community events, such as Fourth Friday in Muncy
- Brownfield revitalization: Muncy Borough is a partner in Lycoming County's Brownfield Coalition—a 2012 US EPA funded project that promotes the reuse and redevelopment of properties through the identification of potential environmental concerns using environmental assessments. The brownfield program is an economic development and community revitalization tool. A brownfield is any property that is underutilized for various reasons such as abandonment, obsolescence, tax delinquency, and/or



blight, and whose redevelopment is inhibited by the real or perceived presence of hazardous substances and environmental contamination.

The Muncy Creek PAT members wish to build upon the success of these five programs. The members recognized that additional efforts are needed to continue to attract visitors and reinvestment in these downtown centers and core communities. These additional downtown improvement efforts are discussed in greater detail in two planning reports:

- Creating Safe, Walkable and Healthy Communities in the Middle Susquehanna Region. SEDA-Council of Governments, December 2010.
- A Plan for Muncy Recreation Sites with Connecting Street Designs for Downtown Muncy. SEDA-Council of Governments, March 2013.



*Picture Rocks Veterans Park*

Based on these reports and extensive discussions during the 2016 Comprehensive Planning process, the Muncy Creek PAT has identified the following initiatives to help achieve community revitalization:

- Develop additional activities in the downtown area that will increase pedestrian activity during daytime, evening, and weekend hours
- Ensure that mixed use zoning is provided for in the downtown business area
- Create downtown living opportunities for seniors
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities



**Key Implications** The downtown districts in these boroughs remain viable locations for residential and commercial redevelopment. There are opportunities for the downtowns in the boroughs to be shopping destinations for the surrounding townships as well as locations for professional services. The key for economic resiliency and maximizing the economic potential of the downtowns and village centers rests in connecting the residents to the downtown and attracting visitors to the downtown centers.

Failing to address this issue will result in further deterioration of these village centers. Equally alarming is the potential decline of the boroughs, themselves, due to decreased tax base, shrinking revenues, and market share lost to outlying areas.

**Top Viable Project of Regional Significance for this Issue****EAST END DOWNTOWN INITIATIVE**

This project will address revitalization in the East Lycoming downtown boroughs of Muncy, Hughesville, and Picture Rocks. The project will utilize strategies outlined in prior planning efforts, including those documented in the 2005 Muncy Creek Multi Municipal Plan. The Muncy Creek PAT members will implement a multifaceted approach involving three main initiatives for achieving downtown revitalization. These main initiatives and their components include:

- Promote East Lycoming communities as destinations:
  - Coordinate and expand the efforts of the business community to bring people to downtown centers through events such as Muncy’s 4<sup>th</sup> Friday, etc.
  - Develop additional activities in the downtown areas that will increase pedestrian activity during daytime, evening and weekend hours
  - Improve walkability and promote walk downtown initiatives
- Explore Downtown Improvements:
  - Construct and expand streetscape enchantments
  - Provide pedestrian and cycling facilities in new and redevelopment projects
  - Attract developers to build residential units in upper floors of the downtowns
  - Pursue the reuse of vacant and/or underutilized properties, including the opportunity to work with landowners to pursue funds for environmental assessment, clean-up, redevelopment and marketing of brownfield sites
- Develop and adopt land use polices to implement downtown revitalization:
  - Adjust zoning ordinances for compatibility with local character
  - Adjust zoning and subdivision and land development ordinances to better preserve the scale of historic districts
  - Ensure that mixed use zoning is provided in the downtowns
  - Adopt, maintain, and enforce property maintenance ordinances

Note: Muncy Borough redevelopment is also addressed in Priority Issue 2 under the Greater Muncy Resiliency Plan. This plan includes brownfield redevelopment as an element of the plan.

**HOW PROJECT ADDRESSES THE ISSUE**

This project will help revitalize and maximize the economic potential of these downtown districts by connecting the Muncy Creek Planning Area residents to the downtowns and promoting the boroughs as destinations thereby increasing the number of visitors to these centers and making them more economically viable.

**PROJECT LEADERSHIP**

Lead Agency – Each of the three main elements of this project will be led by a project team best suited for that particular component:

- Promote East Lycoming Communities: Muncy or Hughesville Business Association – lead

- Downtowns Improvements: PCD - lead
- Land Use Policies: Elected municipal officials - lead

Other Partners – Hughesville Borough, Picture Rocks Borough, Hughesville Business Association, PA Department of Community and Economic (DCED), SEDA-COG, Muncy Creek Planning Area Township officials

**STEPS FOR SUCCESS**

<b>STEP NUMBER</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
<b>1</b>	<p><b>SELECT PDT FOR EACH PROJECT COMPONENT:</b></p> <p><b>A) PROMOTE EAST LYCOMING COMMUNITIES</b></p> <p><b>B) DOWNTOWN IMPROVEMENTS</b></p> <p><b>C) LAND USE POLICIES</b></p>	<b>2017</b>	<p><b>A) BUSINESS ASSOCIATIONS -LEAD</b></p> <p><b>B) PCD - LEAD</b></p> <p><b>C) ELECTED MUNICIPAL OFFICIALS –LEAD &amp; PCD STAFF</b></p>
<b>2</b>	<p><b>CONDUCT COMMUNITY VISIONING PROCESS FOR THE DOWNTOWNS INCLUDING DOWNTOWN ASSESSMENTS TO INVENTORY EXISTING CONDITIONS</b></p> <p><b>OUTPUT: A VISION STATEMENT DESCRIBING THE FUTURE OF THESE DOWNTOWNS</b></p>	<b>2017</b>	<p><b>A) BUSINESS ASSOCIATIONS -LEAD</b></p> <p><b>B) PCD - LEAD</b></p> <p><b>C) ELECTED MUNICIPAL OFFICIALS –LEAD &amp; PCD STAFF</b></p>
<b>3</b>	<p><b>CONVENE MEETINGS TO DISCUSS AND DEVELOP SOLUTIONS FOR IDENTIFIED ISSUES</b></p> <p><b>OUTPUT: LIST OF SOLUTIONS FOR EACH AREA IDENTIFIED</b></p>	<b>LATE 2019</b>	<p><b>A) BUSINESS ASSOCIATIONS -LEAD</b></p> <p><b>B) PCD - LEAD</b></p> <p><b>C) ELECTED MUNICIPAL OFFICIALS –LEAD &amp; PCD STAFF</b></p>
<b>4</b>	<b>IMPLEMENT SOLUTIONS</b>	<b>LATE 2019</b>	<p><b>A) BUSINESS ASSOCIATIONS -LEAD</b></p> <p><b>B) PCD - LEAD</b></p> <p><b>C) ELECTED MUNICIPAL OFFICIALS –LEAD &amp; PCD STAFF</b></p>

**FUNDING/FINANCING STRATEGY**

Possible funding sources for this project include:

- PA Department of Community and Economic Development (DCED)
- SEDA-Council of Governments (SEDA-COG)
- US Environmental Protection Agency (EPA)
- Private foundations & businesses

**Priority Issue #6**



**Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.**

**Back Story** The Muncy Creek Planning Area is a gateway to the eastern end of Lycoming County. Interstate 180 and State Routes 118 and 220 are the main entry points and, along with State Route 405, are the main transportation routes within this Planning Area. Development in the Muncy Creek Planning Area has been historically concentrated in the Boroughs of Hughesville, Muncy, and Picture Rocks and along the main transportation corridors.



*Rt. 405 intersection at the "Y" in Muncy Creek Township*

The Muncy Creek Planning Area has experienced modest residential growth and development, especially in Wolf and Muncy Creek Townships

over the past ten years. This growth pattern is anticipated to continue. This Planning Area has also seen commercial growth along the State Route 405 corridor, especially near the I-180/State Route 405 interchange.

**Development Highlights near the I-180 & SR 405 Interchange**

- *Muncy Valley Hospital Expansion*
- *Weis Grocery Store Expansion*
- *CVS Pharmacy*
- *Citizens & Northern Bank*
- *Murray Motors Expansion*
- *Fairfield Chrysler Jeep*
- *Sheetz Convenience Store*
- *Wendy's*

While change is inevitable and growth is generally desirable, the communities in the Muncy Creek Planning Area are concerned with the potential for a change in the character of the Planning Area. Municipal leaders strive to strike a balance among four factors:

- The agricultural roots & rural nature
- Historical roots
- Desirable commercial growth
- Quality residential growth

**Priority Issue Overview** South of this Planning Area in neighboring Northumberland and Snyder Counties will be the forthcoming Central Susquehanna Valley Transportation Project (CSVT). Once multi-year development of the CSVT is completed, there is the potential for a rapid increase in the volume of traffic

traveling along I-180. This, in turn, may precipitate additional development pressure in this corridor and, in a larger sense, throughout the Muncy Creek Planning Area.

In short, the CSVT project will create a bypass for U.S. Route 15 near Shamokin Dam and divert traffic across a new bridge over the West Branch Susquehanna River on to State Route 147 which becomes I-180 north of I-80. Because U.S. Route 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 this Planning Area, specifically near the I-180/ State Route 405 interchange and along State Route 405 and U.S. 220 corridors.

Concerns over land use and potential future developments are not a new topic for this Planning Area. The 2004 Muncy Creek Multi-Municipal Plan documented the following issues:

- “Commercial development along U.S. 220.” Note: most of the corridor was undeveloped at the time
- Increased traffic was anticipated in the Planning Area from I-180 West towards Williamsport due to the planned I-99 project. Facts: I-99 project did not come to fruition and I-180 did not experience increased traffic volumes. Development along the Route 220 corridor did not occur to the extent anticipated
- Changes in land use and the need for local land use regulations, as noted in the following:
  - **Chapter 2, Community and Economic Development Plan: Strategy #1** - Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comp plan.
  - **Chapter 3, Land Use and Resource Plan: Strategy #1** - Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comp plan.

The action steps outlined in the 2004 Muncy Creek Multi-Municipal Plan represent a starting point for addressing the development pressure and changing land uses this Planning Area faces in 2016. Some of the action steps prosed in that 2004 Plan has been advanced:

- The majority of municipalities in the Planning Area updated their zoning ordinances in 2007
- Wolf Township last had a comprehensive update in 2004 and has had subsequent revisions
- Muncy Borough is currently undergoing a complete zoning ordinance update with staff support from the Lycoming County
- Muncy Creek Township is in the process of updating their zoning ordinance
- Lycoming County completed the Muncy Area Corridor Access Management Plan in 2015 to address traffic improvements and concerns at key intersections in the Planning Area.

The 2016 Muncy Creek PAT identified the following ways to address this issue:

- Consider a joint municipal zoning ordinance for Muncy Borough, Muncy Creek Township for the purpose of regulating future growth in a cooperative manner
- Study the impacts of the Central Susquehanna Valley Transportation Project (CSVT)
- Review and update local land use regulations

**Key Implications** While it is anticipated that development pressure will continue to increase within this Planning Area, the extent and nature of that development is hard to accurately define. To better prepare for

these anticipated development pressures, it will be increasingly important to evaluate land use regulations to ensure that development practices:

- Are sustainable
- Protect local assets
- Align with community values

Failure to update, implement and enforce land use regulations may result in:

- A disconnect between actual land use practices and the community vision in the Comp Plan
- Uncoordinated development and land use conflicts
- Increased costs to provide and maintain infrastructure to new developments such as roadways and utilities
- Increased cost to provide public services including police and fire protection
- Loss of control to guide the community's destiny and maintain the desired character

**Top Viable Project of Regional Significance for this Issue**

**REVIEW AND UPDATE LAND USE REGULATIONS**

In order to effectively manage future growth and development, municipalities within the Muncy Creek Planning Area will review their current land use and zoning ordinances and determine if changes are needed. Additionally, infrastructure needs will be reviewed along the key transportation corridors of SR 405 and I-180 to determine if improvements are needed to accommodate future development within this Planning Area.

**HOW PROJECT ADDRESSES THE ISSUE**

Land use regulations are an important tool that communities can use to achieve and maintain their vision. In order to have effective land use regulations, local governments need to review their ordinances regularly to ensure that they are aligned with local values, resources and attributes that are important to the community. These ordinances should be regularly reviewed to ensure consistency with the comprehensive plan, to address new land use practices, and to make adjustments when issues are found within the ordinance.

In order for the municipalities in the Muncy Creek Planning Area to be better equipped to handle future growth and development, there is a need to set local development priorities, understand the impact of future development on our communities, and regularly update local land use regulations and zoning ordinances.

**PROJECT LEADERSHIP**

Lead Agency – Local municipalities and their elected officials, planning commission members, and local zoning officers will review their local land use requirements to determine if amendments and changes are needed.

Other Partners – Lycoming County PCD will assist the municipalities in convening meetings with municipal officials to discuss current land use requirements and potential changes. PCD staff can review and comment on proposed ordinance amendments.

**STEPS FOR SUCCESS**

<b>STEP No.</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
1	IDENTIFY A PDT FOR EACH MUNICIPALITY	2017	<b>ELECTED MUNICIPAL OFFICIALS – LEAD</b> <b>PCD STAFF</b> <b>MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</b>



<b>STEP No.</b>	<b>DESCRIPTION OF STEP</b>	<b>TIME FRAME</b>	<b>RESPONSIBLE PARTIES</b>
<b>2</b>	<b>CONDUCT STUDY TO DETERMINE POTENTIAL LOCAL TRAFFIC IMPACTS CAUSED BY CENTRAL SUSQUEHANNA VALLEY TRANSPORTATION PROJECT (CSV T)</b>	<b>EARLY 2018</b>	<b>PCD STAFF – LEAD ELECTED MUNICIPAL OFFICIALS PENN DOT CONSULTANT</b>
<b>3</b>	<b>IDENTIFY MUNICIPAL TRAINING OPPORTUNITIES FOR PLANNING, ZONING, LAND USE, AND DEVELOPMENT</b>	<b>MID 2018</b>	<b>ELECTED MUNICIPAL OFFICIALS PCD STAFF</b>
<b>4</b>	<b>COMMUNITY VISIONING PROCESS TO DETERMINE HOW THE COMMUNITY WANTS DEVELOPMENT TO OCCUR  OUTPUT: A VISION STATEMENT DESCRIBING FUTURE DEVELOPMENT</b>	<b>LATE 2018</b>	<b>ELECTED MUNICIPAL OFFICIALS – LEAD PCD STAFF MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</b>
<b>5</b>	<b>REVIEW CURRENT LAND USE REQUIREMENTS FOR AREAS WHICH WILL BE IMPACTED BY CSV T AND OTHER FUTURE GROWTH TO DETERMINE CONSISTENCY WITH COMMUNITY DEVELOPMENT GOALS AND IF CHANGES TO LAND USE REQUIREMENTS ARE NEEDED.  OUTPUT: LIST OF AREAS WITH POTENTIAL CONFLICTS BETWEEN EXISTING LAND USE REQUIREMENTS AND POTENTIAL FUTURE DEVELOPMENT</b>	<b>EARLY 2019</b>	<b>ELECTED MUNICIPAL OFFICIALS – LEAD PCD STAFF MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</b>
<b>6</b>	<b>CONVENE MEETINGS TO DISCUSS IDENTIFIED LAND USE CONCERNS AND POSSIBLE SOLUTIONS TO THOSE ISSUES.  OUTPUT: LIST OF SOLUTIONS FOR EACH AREA IDENTIFIED</b>	<b>LATE 2019</b>	<b>ELECTED MUNICIPAL OFFICIALS – LEAD PCD STAFF MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</b>
<b>7</b>	<b>PREPARE DRAFT REGULATIONS (DISTRICTS,</b>	<b>MID 2020</b>	<b>PCD - LEAD</b>

STEP No.	DESCRIPTION OF STEP	TIME FRAME	RESPONSIBLE PARTIES
	<p>OVERLAYS, AND OTHER AMENDMENTS) TO SATISFY CONCERNS REGARDING LAND USE CHANGES AND DEVELOPMENT.</p> <p>OUTPUT: DRAFT CODES AND ORDINANCES WHICH ADDRESS CONDITIONS AND NEEDS FOR EACH IDENTIFIED AREA</p>		<p>ELECTED MUNICIPAL OFFICIALS</p> <p>MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</p> <p>CONSULTANT</p>
8	<p>REVIEW RECOMMENDED LAND USE REGULATIONS FOR MODIFICATION AND ADOPTION BY MUNICIPALITIES.</p> <p>OUTPUT: ADOPTION OF LAND DEVELOPMENT, SUB-DIVISION AND/OR ZONING ORDINANCES</p>	EARLY 2021	<p>ELECTED MUNICIPAL OFFICIALS – LEAD</p> <p>PCD STAFF</p> <p>MUNICIPAL ZONING OFFICERS, PLANNING COMMISSIONS, &amp; ZONING HEARING BOARD MEMBERS</p>

**FUNDING/FINANCING STRATEGY**

Potential funding sources for this project include:

- SEDA-Council of Governments (COG)
- PA Department of Community and Economic Development (DCED)
- Pennsylvania Department of Transportation (PennDOT)

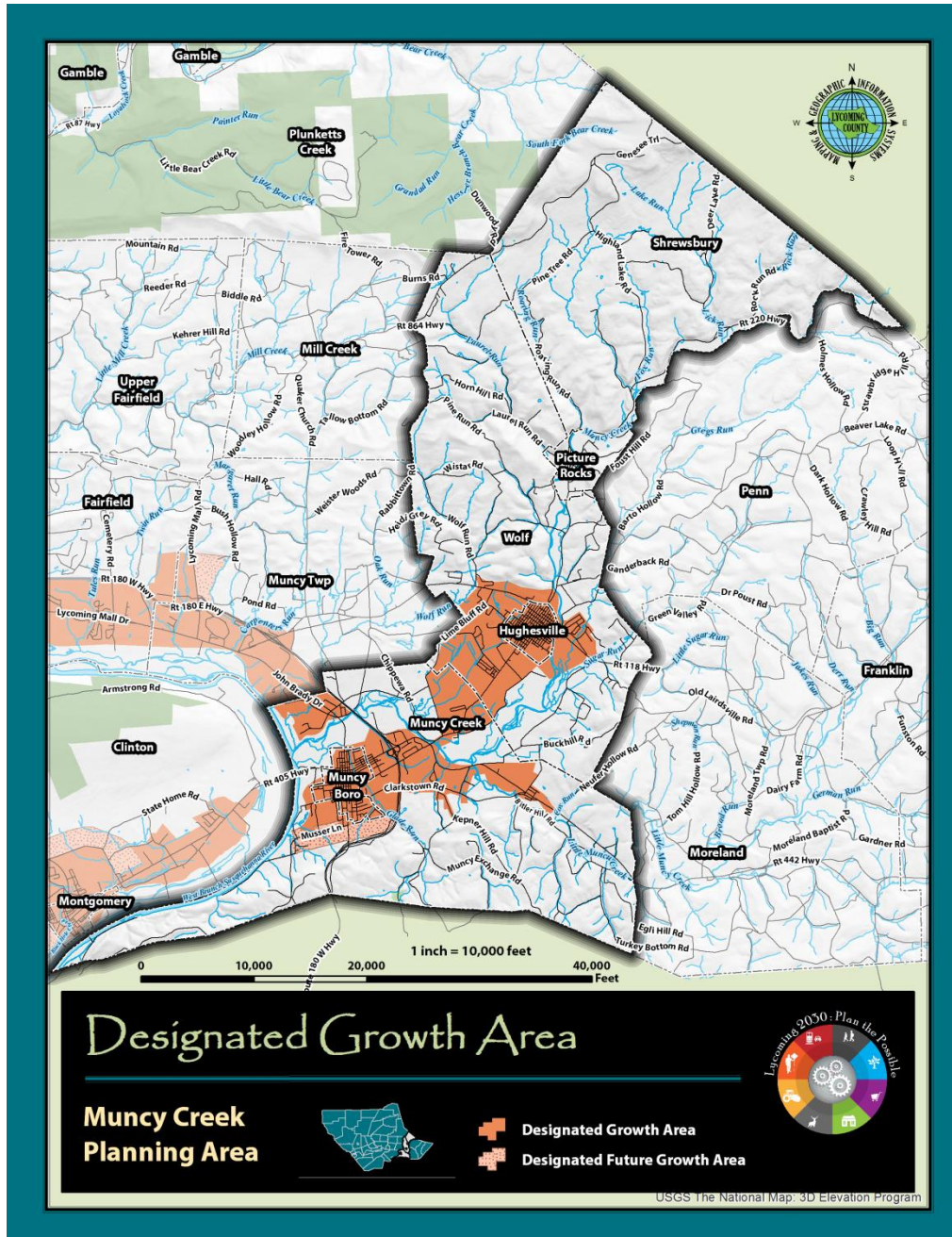
**Additional Projects, Programs and Initiatives for this Issue**

**1. EXPLORE JOINT MUNICIPAL ZONING BETWEEN MUNCY BOROUGH AND MUNCY CREEK TOWNSHIP**

Joint municipal zoning offers the opportunity for neighboring municipalities to regulate future growth in a coordinated cooperative manner. Joint municipal zoning is allowable under Article VIII-A of the PA Municipal Planning Code and meets the requirements of providing all land uses between the municipalities. This type of zoning offers the opportunity to create a joint planning commission and/or zoning hearing board.

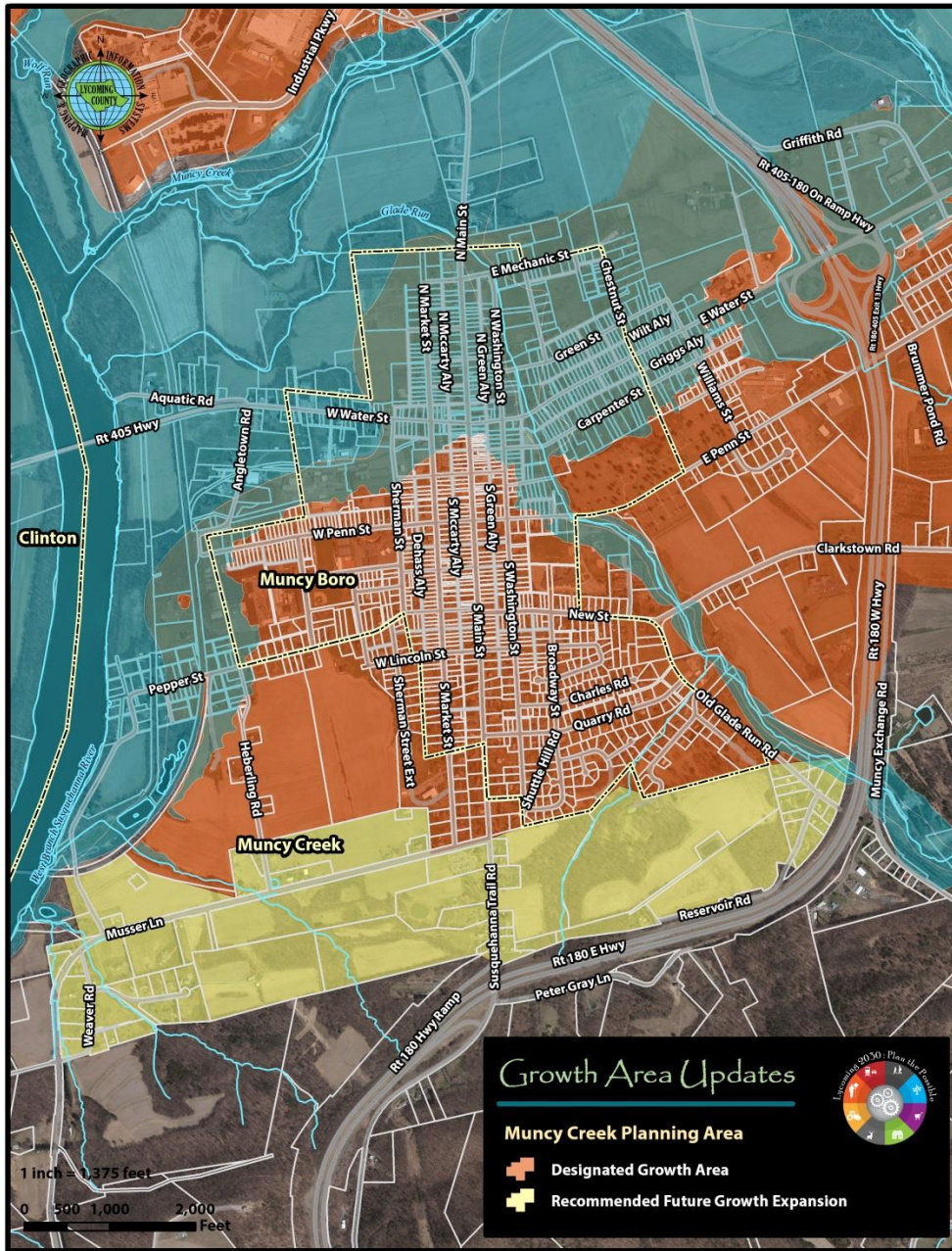
## Chapter 3: Growth Area and Future Land Use Maps

### Growth Area Map



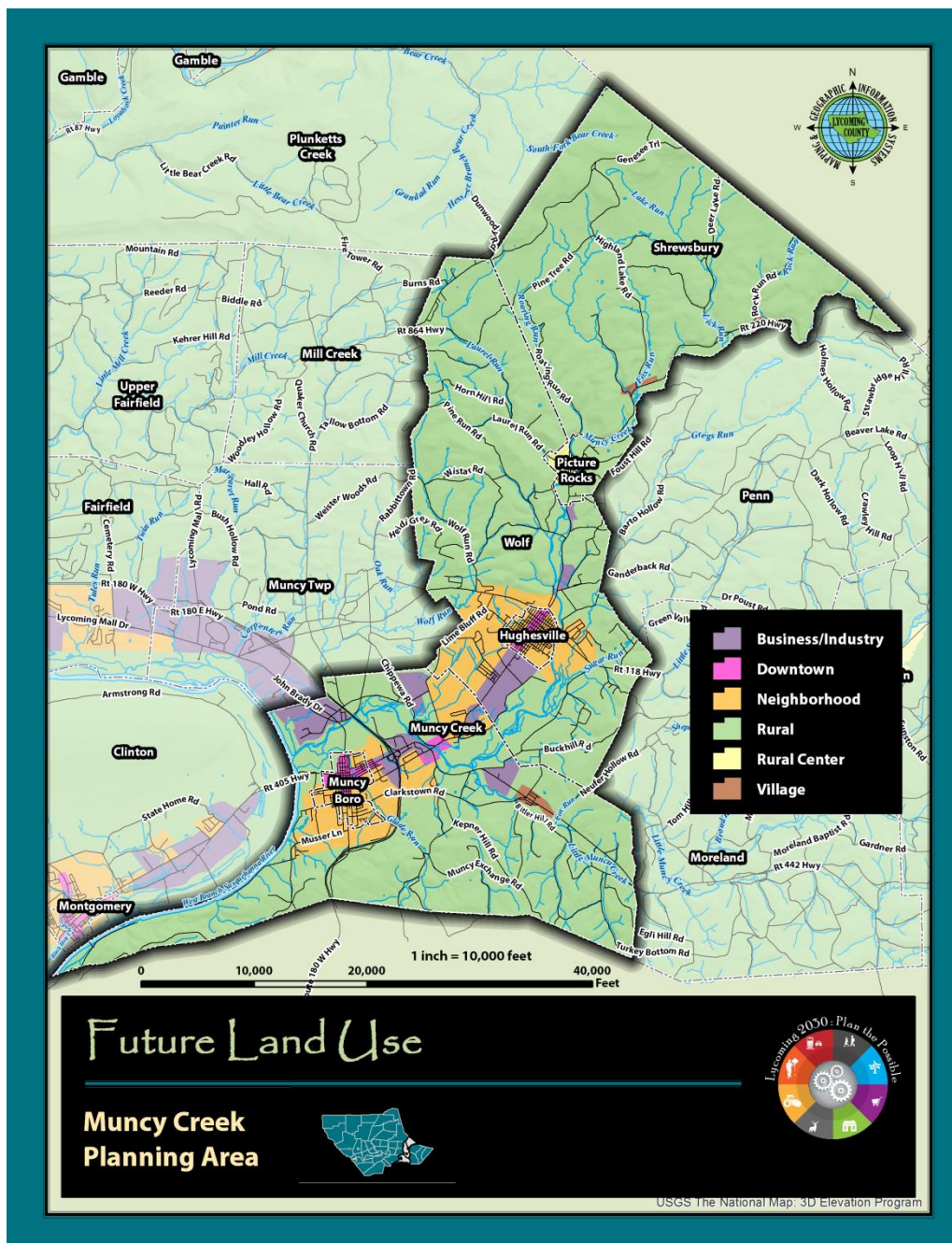
Notable Change: The area south of Muncy Borough and east of Muncy Creek Township was added to the designated future growth area.

**Growth Area Map:**



Notable Change: The area south of Muncy Borough and east of Muncy Creek Township was added to the designated future growth area.

**Future Land Use Map**



Notable Change: The land use for the area south of Muncy Borough and east of Muncy Creek Township designated as the future growth area was changed from rural to neighborhood designation.

## **Appendix Table of Contents**

Appendix A – Plan Process

Appendix B – Planning Advisory Team Meeting Summaries and Reports

Appendix C – Results of Research and Analysis

1. Quantitative Analysis of the Lycoming County Comprehensive Plan Public Outreach Efforts
2. Background data profile with population projections

Appendix D – Reference Maps

Appendix E – Plan Consistency and Plan References

## **Appendix A**

### **Plan Process**

Although Article III of the Municipalities Planning Code (MPC) establishes parameters and requirements for comprehensive planning in PA, the process itself is largely left in the hands of the municipalities preparing the plan. This plan is the 10-year update to the 2004 Multi-municipal Comprehensive Plan for the Muncy Creek Planning Area.

As in the preparation of the 2004 Plan, a Planning Advisory Team (or PAT) was established to help guide the process and content related to this plan. The advisory team's purpose was to provide input, feedback, and pertinent information pertaining to the development of the Comprehensive Plan, as well as to present issues and concerns facing the future of Lycoming County. This PAT had broad representation from various sectors in the community, including: municipal government, municipal authorities and other entities, public safety agencies, education and health institutions, community organizations and other relevant institutions within this Planning Area. The full list of participants can be found in the front chapter of this document. The Muncy Creek met for five meetings between September 2015 and April 2017. Meeting notes can be found in the next section of the Appendices.

Lycoming County Planning and Community Development (PCD) staff facilitated the process on behalf of the municipalities in this planning area. The beginning of the planning process was marked by four public outreach meetings around the county to inform the public about the process and also collect feedback on current issues. Meetings were held in Trout Run (Lewis Township), Jersey Shore Borough, Hughesville Borough and the City of Williamsport in September 2015.

As part of the 2016 Comprehensive Plan community outreach strategy, Lycoming County conducted a series of focus group meetings in spring of 2016 with key stakeholders representing a cross-section of the County. Each meeting concentrated on a specific subject area and included participants from organizations with relevant subject matter expertise including local governments, County government, emergency service providers, utility providers, public authorities, non-profits, for-profit businesses, community leaders and others. Focus Group sessions were conducted on the following topics, Economic Development; Community Facilities and Infrastructure; Public Safety; Heritage, Culture and the Arts; Natural Resources, Agriculture and Forestry; Transportation; and Community Development. The findings of these meetings were incorporated into the identification of thematic local and county-wide issues and the development of priority projects and initiatives included in the 2016 Comprehensive Plan and Multi-Municipal Plans.

Staff also facilitated an on-line and intercept survey to the public that took place late Summer/early Fall 2016. The results relevant to this Planning Area are conveyed in the Quantitative Research section of the Appendices.

While the collection and analysis of demographic, workforce, economic, and social data are important to identifying and validating existing, sustained, and emerging issues and trends in the planning area and its individual municipalities, this document is focused on actionable, implementable strategies to address those

issues currently seen as the greatest priorities. **This is an implementation-focused plan.** To that end, the approach and construct of this review and implementation strategy were developed with the following characteristics and principles:

- Identification and prioritization of issues
- Broad, representative stakeholder involvement and issue vetting
- Citizen participation and ready access to information
- Commitments to implementation with clear actions, timelines, identification of responsible parties and prospective partners, and the identification of prospective funding
- User-friendly for a wide range of users
- Planning consistency – Integration with and connectivity to other planning documents, such as the Lycoming County Comprehensive Plan, the Lycoming County Hazard Mitigation Plan or the County Recreation, Open Space, and Greenway Plan



## **Appendix B**

### **Planning Advisory Team Meeting Summaries and Reports**

# MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update  
Muncy Creek PAT  
October 28, 2015—Meeting #1  
6:00-7:45 PM, Hughesville Library

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## **Attendees:**

Jenny Picciano, Lycoming County PCD  
Fran McJunkin, Lycoming County PCD  
Water Reed, Hughesville Borough  
Richard Smith, Hughesville Borough  
Linda Stein, Muncy Borough  
Steven Jaquith, Muncy Borough (Alternate)  
Steven Culver, Muncy Creek Township  
Bill Poulton, Muncy Creek Township & Muncy  
Historical Society  
Terry Dincher, Shrewsbury Township  
Dean Barto, Wolf Township  
Melanie McCoy, Wolf Township  
Robert Mueller, East Lycoming Historical Society

Rebecca Fought, East Lycoming Recreation  
Authority (ELRA)  
David Maciejewski, East Lycoming School  
District  
Christine Weigle, Lycoming County Water and  
Sewer Authority  
James Girven, Muncy Area VFC  
Ed Breon, Muncy Borough Municipal Authority  
Cindy Appleman, Muncy Professional and  
Business Association  
Eric Moore, West Branch Regional Authority  
Jason Fink, Williamsport Lycoming Chamber of  
Commerce

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## **Agenda Item #1 – Welcome and Introductions**

Jenny Picciano and Fran McJunkin facilitated the meeting and began the discussion. Members of the PAT were thanked for their interest and attendance, and asked to sign-in. All members present introduced themselves, including their organization and role.

One binder was provided for each municipality with today's meeting materials. This binder should be retained as an archive of the PAT work and to house the municipality's final adopted copy of the completed plan. Other members were provided with meeting materials in a folder.

## **Agenda Item #2 – What is a Comprehensive Plan?**

Jenny Picciano and Fran McJunkin reviewed the PowerPoint slides regarding the intent and scope of a county comprehensive plan.

## **Agenda Item #3 – Roles, Responsibilities, & Operating Procedures of the PAT**

The PowerPoint slides regarding the roles, responsibilities, and operating procedures of the PAT as provided in the packet were reviewed.

## **Agenda Item #4 – Draft Comprehensive Plan Timeline**

The expected timeline for the comprehensive plan update process as provided in the packet was explained. The process is expected to conclude in Summer 2017

### **Agenda Item #5 – Overview of 2006 Plan**

Jenny Picciano and Fran McJunkin provided a short summary of the major themes and conclusions from the 2006 Plan for this PAT.

### **Agenda Item #6 – Highlight of Accomplishments Since 2006**

The Jenny Picciano and Fran McJunkin provided a short list of accomplishments that have taken place in this PAT area since the 2006 Plan was adopted. Members were asked to suggest other noteworthy accomplishments to include for future documentation.

### **Agenda Item #7 – SWOT Analysis and Prioritization**

The PCD staff team conducted a SWOT analysis exercise in which members were asked to identify the PAT area's particular strengths, weaknesses, opportunities and threats. After all responses were documented, members were given the opportunity to prioritize the answers by using dot stickers (two per category). The results were later tabulated and documented by PCD staff in a separate document.

### **Agenda Item #8 – Homework Assignment and Next Meeting**

Members were asked to add a standing agenda item for Comprehensive Plan Update to their municipality's or organization's monthly meeting agendas, and to provide updates when available and solicit feedback to bring back to the PAT.

Members were also asked to check back to the project website regularly for updated information and resources for future PAT meetings. All material will be housed at [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan), with sub-pages to be created for PAT meeting resources.

Jenny Picciano and Fran McJunkin explained specific homework assignments to be completed prior to the next meeting, which is planned for January 2016. Homework assignments will be focused around review of specific sections of the 2006 plan. Jenny Picciano will follow up with reminders to all members.

The next meeting is scheduled for Wednesday, January 27<sup>th</sup> from 6-8:00 PM at the Hughesville Library. Meeting details will be sent out prior to the meeting date.

**The meeting was adjourned the meeting at 7:45 PM.**

# SWOT Analysis Notes

Lycoming County 2016 Comprehensive Plan Update  
 Muncy Creek PAT, Staff Lead: Jenny Picciano  
 Wednesday, October 28th, 2015 6:00-7:45 PM  
 Hughesville Library 146 South 5th Street, Hughesville



## Strengths: 28 votes total

- 11 – Natural resources – quality and abundance
- 4 – School district is a leader; Quality schools
- 4 – Economic stability; diverse economic base
- 2 – Great and connected infrastructure
- 1 – Abundant cultural and other activities
- 1 – Medical center access and quality
- 1 – Strong police departments in community
- 1 – Low crime; safe area
- 1 – Authentic historic resources (Muncy)
- 1 – Strong recreational opportunities in East Lycoming, etc.
- 1 – Abundance of gas
- 0 – Active civic and community organizations
- 0 – EMS services (Hughesville)
- 0 – Recreational opportunities
- 0 – Good soils and agriculture
- 0 – Qualified older labor pool
- 0 – Livable communities
- 0 – Public W/S in rural area that provides for residential and industry
- 0 – Career education through partnerships  
Ex) School districts, etc.
- 0 – Small, walkable towns
- 0 – Participation and interest in historic preservation

## Weaknesses: 34 votes total

- 9 – Flood zone
- 8 – Insufficient capital to address floodplain issues and make communities resilient
- 6 – Not enough natural gas line access (especially in Hughesville)

- 2 – Creek/streams in bad shape/degradation; Decreased water quality (Muncy Creek)
- 2 – Empty storefronts
- 2 – Lack of community participation; Increase in complaints; Lack of young people included; Lack of leadership succession planning
- 2 – Lack of volunteers in fire and EMS
- 1 – Underutilized upper floors in downtown buildings
- 1 – Smaller tax base
- 1 – Lack of job opportunities to retain young professionals
- 0 – Muncy Township mutual aid agreements
- 0 – Hughesville intersection traffic
- 0 – Picture Rocks high traffic and decreasing road condition
- 0 – Reliance on volunteers for fire and EMS
- 0 – Increasing age of population
- 0 – Unaffordability of new development
- 0 – Communication across agencies

## Opportunities: 34 votes total

- 12 – Land and infrastructure to support additional housing
- 9 – School opportunities to support local industry and jobs
- 4 – Destination development
- 4 – Reauthorization of flood insurance program
- 3 – Increased mixed use housing in downtown
- 2 – Look at commercial issues in floodplain for mitigation
- 0 – Opportunity for increased freight trains

- 0 – Expansion of rail trail
- 0 – Boom/Bust
- 0 – Chesapeake Bay nutrient trading
- 0 – Work with our legislators to open up our KOZ's to incentivize investment
- 0 – Connecting water systems

**Threats: 33 votes total**

- 13 – Unfunded mandates; MS4; Chesapeake Bay; Farming component
- 10 – Biggert-Water changes to National Flood Insurance Plan/rates
- 5 – Cost of doing business in PA
- 4 – Natural gas industry; increased rental prices; Traffic; Potential environmental
- 1 – How technology changes how youth get involved
- 0 – Regulations for EMS training which limits volunteers
- 0 – National mortgage programs insist on National Flood Insurance Plan
- 0 – Government over-regulations
- 0 – Boom/Bust
- 0 – Youth expectation of work (entitlement)

# MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update  
Muncy Creek PAT  
January 27, 2016—Meeting #2  
6:00-7:50 PM, Hughesville Library



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## **Attendees:**

Jenny Picciano, Lycoming County PCD  
Fran McJunkin, Lycoming County PCD  
Josh Schnitzlein, Lycoming County PCD  
Robert Mueller, East Lycoming Historical Society  
Rebecca Fought, East Lycoming Recreation Authority  
Michael Pawlik, East Lycoming School District  
Gene Cahn, Hughesville Borough Water Authority  
Rusty Bitler, Hughesville VFC  
Steve Stiger, Hughesville VFC  
Bill Ramsey, Muncy Borough  
Linda Stein, Muncy Borough  
Steven Jaquith, Muncy Borough (Alternate)  
James Girven, Muncy Area VFC  
Bill Poulton, Muncy Creek Township & Muncy Historical Society

Ed Breon, Muncy Borough Municipal Authority  
Chuck Leonard, Muncy Borough Municipal Authority  
Andrea Young, Muncy Creek Watershed Association  
Angela Snyder, Muncy Creek Township  
Bill Dorman, Picture Rocks Borough  
Eugene Otterbein, Picture Rocks Borough  
Larry Ryder, Picture Rocks VMS  
Terry Dincher, Shrewsbury Township  
Eric Moore, West Branch Regional Authority  
Jason Fink, Williamsport Lycoming Chamber of Commerce  
Dean Barto, Wolf Township  
Melanie McCoy, Wolf Township

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## **Agenda Item #1 – Welcome and Introductions**

Jenny Picciano and Fran McJunkin facilitated the meeting and began the discussion. They thanked the members of the PAT for their interest and attendance, and asked that everyone sign-in. All members present introduced themselves, including their organization and role.

Meeting materials were distributed for the night's discussion which is to be added to the folders given out at the first meeting. These folders are to serve as the PAT member's record of our progress and discussions.

## **Agenda Item #2 – Reviewing Data and Issues**

Jenny and Fran reviewed the PowerPoint slides reviewing the results of the SWOT analysis and received input regarding various notable outcomes of the SWOT summary. They then reviewed the demographic information that has been gathered thus far from census data. A summary document was distributed to the group that showed projections based upon population and demographic trends.

## **Agenda Item #3 – Facilitated Discussion on 2006 Plan Review**

Planning Staff lead a discussion regarding the review of issues covered in the 2006 plan to see what is still relevant and what topics needed to be expanded. Please refer to attached spread sheet for details.

## **Agenda Item #4 - Comprehensive Plan Update Process**

Planning staff noted the updated meeting schedule, the organization and contents of the updated planning document, prioritization of projects, PAT members role/responsibilities, data needs and focus group information. Participants were

also encouraged to keep the Comprehensive plan update as a standing item on their organization agendas to encourage conversation and spread an understanding about what the plan is and how it impacts the community.

**Agenda Item #5 – Next Steps**

Members were asked to send suggestions for the focus group to Jenny Picciano at [jpicciano@lyco.org](mailto:jpicciano@lyco.org).

**Agenda Item #6 – For the Good of the Order**

The next meeting is scheduled for Thursday, May 12th from 6-8:00 PM at the Hughesville Library. Meeting details will be sent out prior to the meeting date.

Members were reminded to check the project website regularly for updated information and resources for future PAT meetings: [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan).

# MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update  
Muncy Creek PAT  
May 12, 2016—Meeting #3  
6:00-7:50 PM, Hughesville Library



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## **Attendees:**

Jenny Picciano, Lycoming County PCD  
Fran McJunkin, Lycoming County PCD  
Josh Schnitzlein, Lycoming County PCD  
Christine Weigle, Lycoming County Water & Sewer Authority  
Robert Mueller, East Lycoming Historical Society  
Rebecca Fought, East Lycoming Recreation Authority  
Bill Ramsey, Muncy Borough  
Linda Stein, Muncy Borough

Andrea Young, Muncy Creek Watershed Association  
Frank Janowski, Muncy School District  
Bill Dorman, Picture Rocks Borough  
Eugene Otterbein, Picture Rocks Borough  
David Daneker, Susquehanna Health/Muncy Valley Hospital  
Eric Moore, West Branch Regional Authority  
Dean Barto, Wolf Township

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## **Agenda Item #1 – Welcome and Introductions**

Jenny Picciano and Fran McJunkin facilitated the meeting and began the discussion. All members present introduced themselves, including their organization and role.

Meeting materials were distributed for the night's discussion which is to be added to the folders given out at the first meeting. These folders are to serve as the PAT member's record of our progress and discussions.

## **Agenda Item #2 – Heritage Plan Update/ Discussion of Survey**

Staff gave a brief overview of the county's update to its list of historic resources and heritage plan. Members were asked to help identify additional historic resources in their community for consideration on the updated inventory list.

## **Agenda Item #3 – Focus Group Review**

Planning Staff summarized the focus group discussions.

## **Agenda Item #4 - Determining and Prioritization of Issues**

The priority issues issued at the last meeting were reviewed and discussed. Members we asked to vote on their top priorities:

- Priority Issue # 1: Drinking Water Protection (12 votes)
- Priority Issue # 2: Flood insurance and flooding issues (10 votes)
- Priority Issue # 3: SVTW and impacts on Eastern Lycoming County as a Gateway (8 votes)



- Priority Issue # 4: Municipal regionalization for Emergency Services (5 votes)
- Priority Issue # 5: Health of Downtowns (5 votes)
- Priority Issue # 6: Zoning Regarding Designated Retail Areas and the Impact of the SVTW (4 votes)

#### **Agenda Item #5 –Tag Strategic Actions to Identified Priority Issues Exercise**

Members were given key strategic actions from the 2006 plan (Chapter 9, Recommendations) and asked to identify those that are still effective at addressing the priority issues. Members were also asked to identify other actions that would address the priority issues. See the “Summary of Priority Issues with Strategic Actions” document. These priorities will be used to help identify projects for the PAT in the 2016 update.

#### **Agenda Item #6 –Summer Public Outreach Overview**

Members were asked to send the PAT leads any suggestions they had for public outreach events.

#### **Agenda Item #7 –Next Steps**

The next meeting will be scheduled for September at the Hughesville Library. Meeting details will be sent out prior to the meeting date.

Members were reminded to check the project website regularly for updated information and resources for future PAT meetings: [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan).



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## Muncy Creek Planning Area Team (PAT)

PAT Meeting #3, May 12, 2106

### Summary of Priority Issues with Strategic Actions

#### Priority Issue # 1: Drinking Water Protection (12 votes)

##### Strategic Actions:

- More thorough protection of private wells
- Zoning to protect source water areas
- Household hazardous waste facility at LCRMS Landfill
- Land use regulations needed for municipal system wellhead protection
- Financial Support for Conservation Easements in critical areas
- Identify growth areas for development of larger residential subdivisions where infrastructure is available (Wolf Township – Incomplete but still achievable)
- Public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural areas (Muncy Creek Township)
- Develop wellhead protection programs for all public system wells (Include mobile home parks and other small systems) (Wolf Township – Incomplete but still achievable.)
- Utilize municipal and multi municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate approximate districts for concentrated animal feeding operations (ALL)
- Develop zoning ordinances that are compatible with land use patterns and densities that affect the local character of communities (ALL)
- Utilize land use controls to provide community facilities and infrastructure to support planned growth (ALL)

#### Priority Issue # 2: Flood insurance and flooding issues (10 votes)

##### Strategic Actions:

- Discourage development in area floodplains in order to decrease flooding impact on the Borough (Muncy Borough – Ongoing)
- Revise property maintenance codes to include flood mitigation for existing properties in the floodplain (Hughesville Borough – Incomplete but still achievable)
- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain (Picture Rocks Borough – Ongoing)

- Work with Muncy Creek Township in addressing mutual problems in the floodplains along the Borough-Township boundaries (Muncy Borough – Incomplete but in active development)
- Revise zoning limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district (Wolf Township – Incomplete but still achievable)
- Revise zoning limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district (Shrewsbury Township – Incomplete but still achievable)
- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development (Hughesville, Muncy, Wolf Township, Picture Rocks)
- Engage architects to produce new construction in historic areas that feature “Mitigation Design”
- Design and implement “gateway plantings” in the gateway areas, particularly in floodplain locations, “Riparian Forest.” (Muncy Borough – Incomplete but still achievable)

**Priority Issue # 3: SVTW and impacts on Eastern Lycoming County as a Gateway (8 votes)**

Strategic Actions:

- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects (Hughesville Borough – Ongoing)
- Coordinate with surrounding municipalities in establishing trails or paths with the largest region, such as links to the Warrior Run Pathways project and the Montoursville bike path (Muncy Borough – Ongoing)
- Identify growth areas for development of larger residential subdivisions where infrastructure is available (Muncy Creek Township)
- Plan infrastructure improvements and expansions to serve planned growth areas (Wolf Township – Incomplete but still achievable)
- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects (Picture Rocks Borough – Incomplete but still achievable)

**Priority Issue # 4: Municipal regionalization for Emergency Services (5 votes)**

Strategic Actions:

- Identify shared community facility and service opportunities. (Muncy Creek Township, Hughesville Borough and Picture Rocks – Incomplete but still achievable)
- County support for shared Finance/Planning/Bookkeeping/Auditing. Paid position to act as a resource. Quote overheard at a meeting “No one joins the fire company to be an accountant.”

**Priority Issue # 5: Health of Downtowns (5 votes)**

Strategic Actions:

- Develop additional activities in the downtown area that will increase pedestrian activity during daytime, evening and weekend hours (Picture Rocks Borough – incomplete but still achievable,

- Review ordinances to assure high-quality mixed uses in the downtown area (Muncy Borough and Hughesville – Incomplete but in active development)
- Ensure that mixed use zoning is provided for in the downtown business district (Hughesville Borough – Ongoing)
- Retain the location of vital public services in the borough, such as the post office and library, banks, Historical Society, and Garden Club (Muncy Borough – Ongoing)
- Make regulations conducive to the reuse and rehab of older structures (Hughesville Borough – Ongoing)
- Develop community streetscape and traffic calming plans. (Hughesville Borough – Ongoing)
- Promote initiatives that support downtown commerce, such as streetscape infrastructure improvements. (Muncy Borough – Ongoing)
- Adopt, Maintain, and enforce property maintenance ordinances (Hughesville Borough – Ongoing)
- Downtown living opportunities for seniors
- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects. (Shrewsbury Township – Incomplete but still achievable.)
- Attract developers to build nice housing apartments in upper floors
- Develop regulations for site improvements that are compatible with local character (Picture Rocks Borough – Incomplete but still achievable)
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities (ALL)
- Advise zoning and subdivision/land development ordinances in order to preserve the character and scale of the Historic District (Muncy Borough – Incomplete but in active development).
- Use public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural resource areas (Wolf Township – Incomplete but still achievable)
- Evaluate existing regulations in downtown business districts to ensure that opportunities for existing and other small - to medium – sized retail establishments can be provided.
- Promote initiatives walk downtown (Rather than driving and needing more parking)
- Regulation to encourage commercial property owners to have storefronts occupied. Consider “blight” or abandoned Tax

**Priority Issue # 6: Zoning Regarding Designated Retail Areas and the Impact of the SVTW (4 votes)**

Strategic Actions:

- Evaluate existing zoning, subdivision and land development and building codes to ensure that they are compatible with land use patterns and densities that define the local character of communities and conducive to the promotion of a vibrant community. (All Townships – Ongoing).

- Employ good code enforcement to help keep property values where they should be. (Muncy Creek Township - Ongoing)
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities. (Picture Rocks Borough – Ongoing)
- Ensure that mixed use zoning is provided for in the downtown business district. (Muncy)
- Promote land use patterns that limit vehicle trips and encourage pedestrian, bicycle, and transit alternatives (Muncy Creek Township)

# MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update  
Muncy Creek PAT  
September 28, 2016—Meeting #4  
6:00-8:00 PM, Hughesville Library



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## **Attendees:**

Rebecca Fought, East Lycoming Recreation Authority  
Jenny Picciano, Lycoming County PCD  
Fran McJunkin, Lycoming County PCD  
Christine Weigle, Lycoming County Water & Sewer Authority  
Vic Marquardt, Lycoming County Water & Sewer Authority  
Bill Ramsey, Muncy Borough  
Linda Stein, Muncy Borough

James Girven, Muncy Area VFC  
Bill Poulton, Muncy Creek Township & Muncy Historical Society  
Steven Culver, Muncy Creek Township  
Frank Janowski, Muncy School District  
Bill Dorman, Picture Rocks Borough  
Eugene Otterbein, Picture Rocks Borough  
Dieter Reichman, Susquehanna Health/Muncy Valley Hospital  
Eric Moore, West Branch Regional Authority  
Melanie McCoy, Wolf Township

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## **Agenda Item #1 – Welcome and Introductions**

Jenny Picciano and Fran McJunkin facilitated the meeting and began the discussion. All members present introduced themselves, including their organization and role.

## **Agenda Item #2 – Review of Multi-Municipal Plan Contents**

Staff gave a brief overview of the draft plan format, including its contents. This includes:

- Plan introduction will include a planning area profiles and profiles of each municipality within the planning area.
- The top viable project, as decided upon in our next exercise, will be developed to include steps for implementation, possible funding sources, and mapping / demographic information as needed.
- All other projects that are not considered “the top viable project” will be given a brief description which will be expanded upon once the PAT’s priority project has been completed.
- Growth Area and Future Land Use Map changes will be detailed in the plan.
- Background data and plan process information will be located in the appendices.

## **Agenda Item #3 – Review of Prioritized Issues**

Members reviewed and reaffirmed the PAT priority issues from PAT meeting # 4. These priority issues have been rephrased as problem statements and reworded to be consistent across all the PATs:

- **Priority Issue #1:** Water quality is vital, but is vulnerable to a multitude of threats (Drinking Water Protection)

- **Priority Issue # 2:** Flooding is a threat to life, property, and communities throughout the county (Flood insurance and flooding issues)
- **Priority Issue # 3:** Our multi-modal transportation system, particularly the airport, has deficiencies in safety, physical condition, and availability of facilities in some areas of the County (in preparation for CSVT) (CSVT and impacts on Eastern Lycoming County as a Gateway)
- **Priority Issue # 4:** Fragmentation of local government in Pennsylvania is a barrier to efficient delivery of some public services (Municipal regionalization for Emergency Services)
- **Priority Issue # 5:** Downtown and village center areas across the County are not thriving or achieving their maximum potential (Health of Downtowns)
- **Priority Issue # 6:** Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions (Zoning Regarding Designated Retail Areas and the Impact of the CVTW)

#### **Agenda Item #4 - Identification of 'Top Viable Projects' for Each Issue**

Staff summarized the information that was gathered through the development of the PAT's selected priority issues in meeting #2, the strategies that were developed from those issues in meeting #3, and the potential projects that were created through this process and PAT member feedback.

Staff reviewed each potential project with the group and discussed/amended projects as deemed necessary by the group. The group then voted to determine the top viable project for each issue.

#### **Agenda Item #5 – Review and Refine Growth Area Map**

Members were asked to identify any changes to the designated growth area map. The area south of Muncy Borough and east of Muncy Creek Township that is partly sewer and water infrastructure was added to the future growth area.

#### **Agenda Item #6 – Review and Refine Future Land Use Map**

Members were asked to identify and changes to the future land use map. Minor changes were discussed that would be consistent with the proposed changes to the growth area map.

#### **Agenda Item #7 –Nest Steps**

The next meeting is tentatively scheduled for January at the Hughesville Library. Meeting details will be sent out prior to the meeting date.



## Muncy Creek Planning Area Team (PAT) PAT Meeting #4, September 28, 2106 Issues & Draft Project List

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### **Issue 1: Water quality is vital, but is vulnerable to a multitude of threats**

- a. **Develop a wellhead/source water protection program for all public water systems. This includes mobile home parks and other small systems. (13 votes)**
  - i. Zoning to protect source water areas
  - ii. Land use regulations needed for municipal system wellhead protection
  - iii. Financial Support for Conservation Easements in critical areas
  - iv. Identify growth areas for development of larger residential subdivisions where infrastructure is available
  - v. Public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural areas
  - vi. Utilize municipal and multi municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate approximate districts for concentrated animal feeding operations
  - vii. Develop zoning ordinances that are compatible with land use patterns and densities that affect the local character of communities
  - viii. Utilize land use controls to provide community facilities and infrastructure to support planned growth

### **Issue 2: Flooding is a threat to life, property, and communities throughout the county**

- a. **Develop and Implement Resiliency Plan for the Muncy area. This will include a plan for redevelopment potential, infrastructure investments, flood-proofing of structures, education, and technical assistance. (12 votes)**
- b. Implement Lycoming County Housing Remediation Project
- c. Expand flood mitigation technical assistance program: offer technical assistance to commercial and residential properties including flood proofing standards, floodplain regulations, financial/funding options, etc. (countywide) (1 vote)  
**Note: PAT members said this is more of a regional project**
- d. Floodproof commercial structures in Muncy's historic district
- e. Glade Run stream restoration (*moved from issue 1 project*)
- f. Muncy Creek stream restoration (*moved from issue 1 project*) (2 votes)

### **Issue 3: Our multi-modal transportation system, particularly the airport, has deficiencies in safety, physical condition, and availability of facilities in some areas of the County (in preparation for CSVT).**

- a. Work with RVT to revise transit service schedule.
- b. Implement new rail sidings in support of Muncy Industrial Park Expansions.
- c. **Implement Muncy Main and Water Street Intersection Improvements. (8 votes)**
- d. Implement Interchange Overlay Zoning along I-180 corridor. This will help prepare for opportunities and threats related to the CSVT (*moved from issue 6*) (4 votes)
- e. Maintain infrastructure (*new project*) (2 votes)



**Issue 4: Fragmentation of local government in Pennsylvania is a barrier to efficient delivery of some public services.**

- a. Expand the role of the West Branch COG (to include services similar to Pine Creek COG).
- b. EMS authority or umbrella organization (countywide). (14 votes)

**Note: PAT wants to include police in this**

- i. Define a model EMS delivery response system for the county
- ii. County support for shared Finance/Planning/Bookkeeping/Auditing for Fire and EMS. Paid position to act as a resource for multiple entities. Quote overheard at a meeting “No one joins the fire company to be an accountant.”

**Issue 5: Downtown and village center areas across the County are not thriving or achieving their maximum potential AND 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.**

- a. Promote East End communities as destinations (1 vote)

**Note: PAT noted that these sub-items also work under project 5b**

- i. Coordinate and expand the efforts of the business community to bring people to downtown centers through events such as Muncy 4<sup>th</sup> Friday’s etc.
- ii. Promote initiatives walk downtown
- iii. Develop additional activities in the downtown area that will increase pedestrian activity during daytime, evening and weekend hours
- iv. Pursue the re-use of vacant and/or underutilized properties. Opportunity to work with land owners to pursue funds for environmental assessment, clean-up if necessary, redevelopment and marketing of sites. Local incentives could be offered for redevelopment of key sites/areas. Build appropriate partnerships.

- b. Revitalize east end downtowns (Muncy, Hughesville, and Picture Rocks – Three Boroughs imitative) (11 votes)

- i. Streetscape Enhancement/Main Street Programs in Muncy and Hughesville Boroughs
- ii. Review ordinances to assure high-quality mixed uses in the downtown area
- iii. Ensure that mixed use zoning is provided for in the downtown business district
- iv. Make regulations conducive to the reuse and rehab of older structures
- v. Adopt, Maintain, and enforce property maintenance ordinances
- vi. Downtown living opportunities for seniors
- vii. Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects. (Shrewsbury Township – Incomplete but still achievable.
- viii. Attract developers to build nice housing apartments in upper floors
- ix. Develop regulations for site improvements that are compatible with local character
- x. Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities
- xi. Advise zoning and subdivision/land development ordinances in order to preserve the character and scale of the Historic District
- xii. Use public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural resource areas
- xiii. Evaluate existing regulations in downtown business districts to ensure that opportunities for existing and other small - to medium – sized retail establishments can be provided.

- xiv. Regulation to encourage commercial property owners to have storefronts occupied. Consider “blight” or abandoned Tax
- xv. Increase walkability (**new sub-project identified at PAT meeting**)

**Issue 6: Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.**

- a. Develop Joint Municipal Zoning Ordinance for Muncy Borough, Muncy Creek and Clinton Townships. for the purpose of regulating future growth in a cooperative manner. Joint municipal zoning is allowable under Article VIII-A under the PA Municipal Planning Code. This offers the opportunity for both townships to meet the requirements of providing all uses between two municipalities. It offers the opportunity to create a joint planning commission and/or zoning hearing board. (14 votes)

**Issue 7: Outdoor recreation resources are not fully developed, protected and promoted. (new issue)**

**Note:** The following projects were moved from Issue 3 because they are considered recreation and not transportation projects by the PAT. At the PAT meeting, they were moved to Issue 5 and not voted on as a separate “outdoor rec” issue at the PAT meeting:

- a. Walking Biking Trail for area surrounding Lime Bluff Recreation Park. (moved to issue 5) (1 vote)
- b. Walking/ biking facilities from Muncy Borough to the commercial area at the Y on Rt. 405. (moved from issue 3)
- c. Walking Biking facilities from developments in Wolf Township to the Commercial Development at the Y on Rt. 405. (moved from issue 3)

Other project brought up and discussed at the PAT but not voted on:

**Issue: Our community infrastructure, including the power grid, is susceptible to outages and other vulnerabilities during national disasters and other disruptive events.**

- a. Develop a community based and sustainable energy system to support communities in the event of a national power grid outage or other disaster.

# MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update  
Muncy Creek PAT  
March 29, 2017—Meeting #5  
6:00-8:10 PM, Hughesville Library



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## Attendees:

Rebecca Fought, East Lycoming Recreation Authority  
Robert Mueller, East Lycoming Historical Society  
Richard Smith, Hughesville Borough  
Steve Stiger, Hughesville VFC  
Jenny Picciano, Lycoming County PCD  
Fran McJunkin, Lycoming County PCD  
John Bickhart Lycoming County Water & Sewer Authority (Alternate)

Bill Ramsey, Muncy Borough  
Linda Stein, Muncy Borough  
Bill Poulton, Muncy Creek Township & Muncy Historical Society  
Steven Culver, Muncy Creek Township  
Bill Dorman, Picture Rocks Borough  
Eugene Otterbein, Picture Rocks Borough  
Eric Moore, West Branch Regional Authority

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## Agenda Item #1 – Welcome and Introductions

Jenny Picciano and Fran McJunkin facilitated the meeting and began the discussion. They thanked the members of the PAT for their continued participation and asked that everyone sign-in. All members present introduced themselves, including their organization and role.

## Agenda Item #2 – Timeline for Plan Adoption and Process

Staff discussed the following timeline with PAT members:

- **Plan Edits and Comments**
  - It was announced at our last meeting that PAT comments would be due to PCD by June 26
- **Public Meeting** – April 20, 6pm at County Commissioners Public Conference Room
  - Public meeting for all PAT plans hosted by the LCPC
  - PAT members are encouraged, but not required to attend
  - PAT leads will brief LCPC board members on priority issues and projects selected by each PAT
  - This public meeting will fulfill Section 302 (a.1) of the MPC which requires at least 1 public meeting and a 45 day comment period (read below) before forwarding the draft Comp Plan to governing bodies to consider adoption.
- **45 Day Public Review Period**
  - Draft plans will be distributed to contiguous municipalities, school districts and the general public
  - Minor edits will be considered during the review period; any significant changes to document will require an additional public hearing.

- **Joint Public Hearing – May 24 - tentative**
  - [Note: This meeting was later rescheduled for June 7, 6 P.M. at the East Lycoming High School]
  - PCD to cover advertising costs
  - **Quorum of elected municipal officials MUST be present or separate municipal meeting will be needed**
  - This public hearing will fulfill Section 302 (b) of the MPC which requires at least one public hearing prior to adoption. Minor revisions can be made if the PAT deems necessary without having to hold a 2<sup>nd</sup> hearing.
- **July/August Adoption**
  - For each Muncy Creek municipality at a regularly scheduled meeting.

**Agenda Item #3 – Review of the Plan**

Staff summarized each section of the draft plan including each top viable project with all PAT members. The group then discussed the draft plan text and noted changes as necessary.

**Agenda Item #4 – Final Growth Area and Land Use Map Review**

The following changes were made to the draft map:

- Change the Muncy Borough and east of Muncy Creek Township that is largely already served by sewer and water infrastructure was added to the growth area.

[Note: Upon future review of the existing and planned infrastructure, the Designated Growth was changed to the Future Growth Area]

**Agenda Item #5 – Next Steps**

- As covered above in Item #2, the LCPC will be holding a public meeting on April 20<sup>th</sup> in the 1<sup>st</sup> floor Commissioners Boardroom located at 330 Pine Street, Williamsport. This meeting is optional for PAT members.
- After gathering dates of availability for each municipality we will hold a public hearing on or around May 25<sup>th</sup> to kick off the 45 day review period as required by the MPC.

## **Appendix C**

### **Results of Research and Analysis**

1. Quantitative Analysis of the Lycoming County Comprehensive Plan Public Outreach Efforts
2. Background data profile with population projections

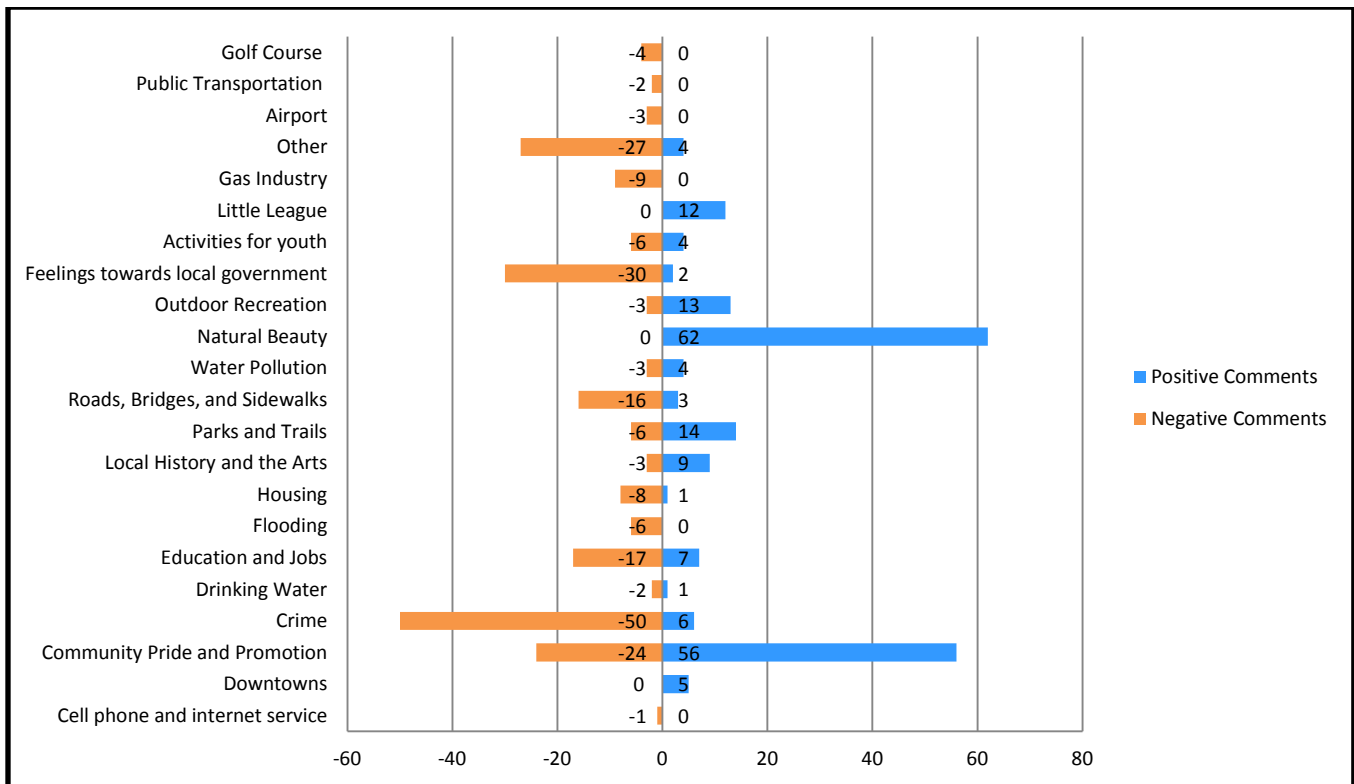
# Quantitative Analysis of the Lycoming County Comprehensive Plan Public Outreach Efforts

## Planning Area Specific Analysis for the Muncy Creek Planning Area

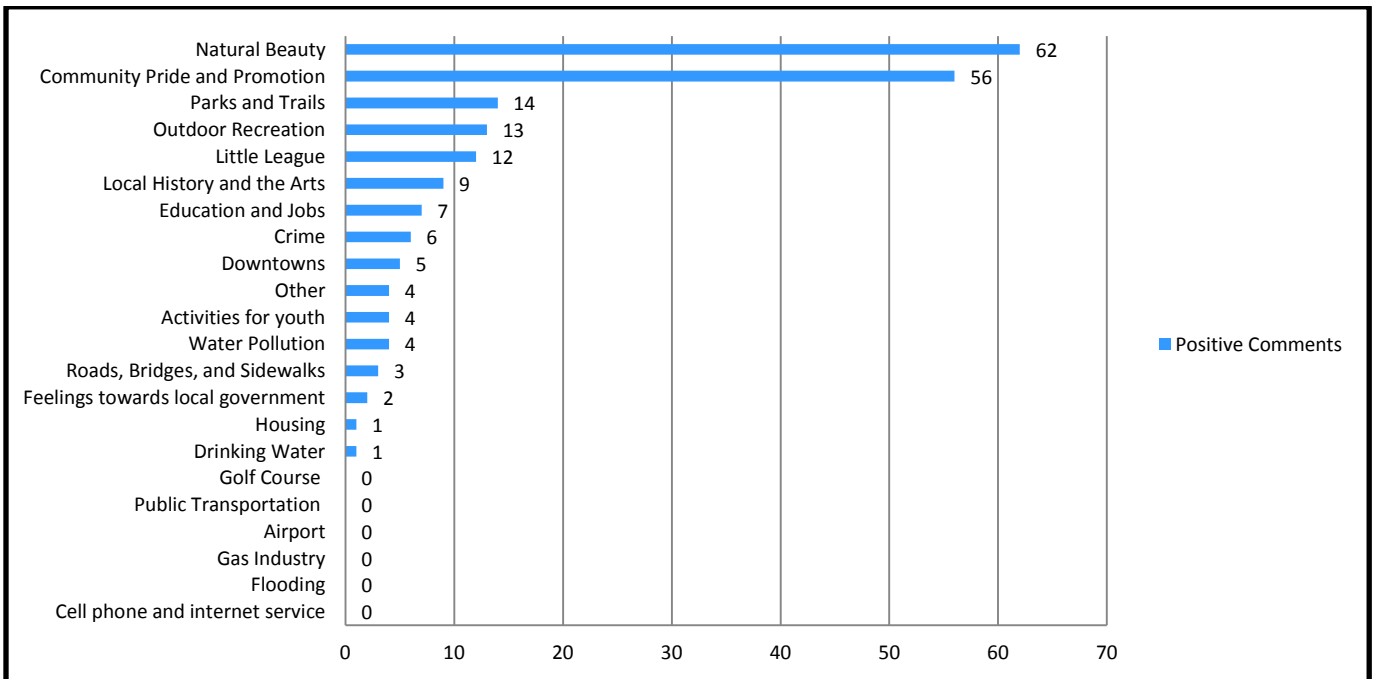
In the summer of 2016, the Lycoming County Department of Planning and Community Development (PCD) conducted several public outreach efforts where they collected data to determine which topics were most important to members of the public and what they liked and didn't like about Lycoming County. These outreach efforts were mainly centered around two specific methods. First, from May to August, PCD staff members conducted "Intercept Surveys" where they went to public events and conducted one-on-one survey sessions. Then from August 12th through September 18th the county hosted a survey online. All survey respondents were asked to provide home zip codes. The survey results were then separated by Planning Area based on which zip codes intersected with the Planning Area. Below is the combined analysis from the two surveys gathered from the 17737, 17756, and 17762 zip codes. 138 people participated in the online survey and 28 participated in the intercept survey for a total of 166 survey respondents.

## Qualitative Analysis for 17754, 17756, and 17762 Zip Codes

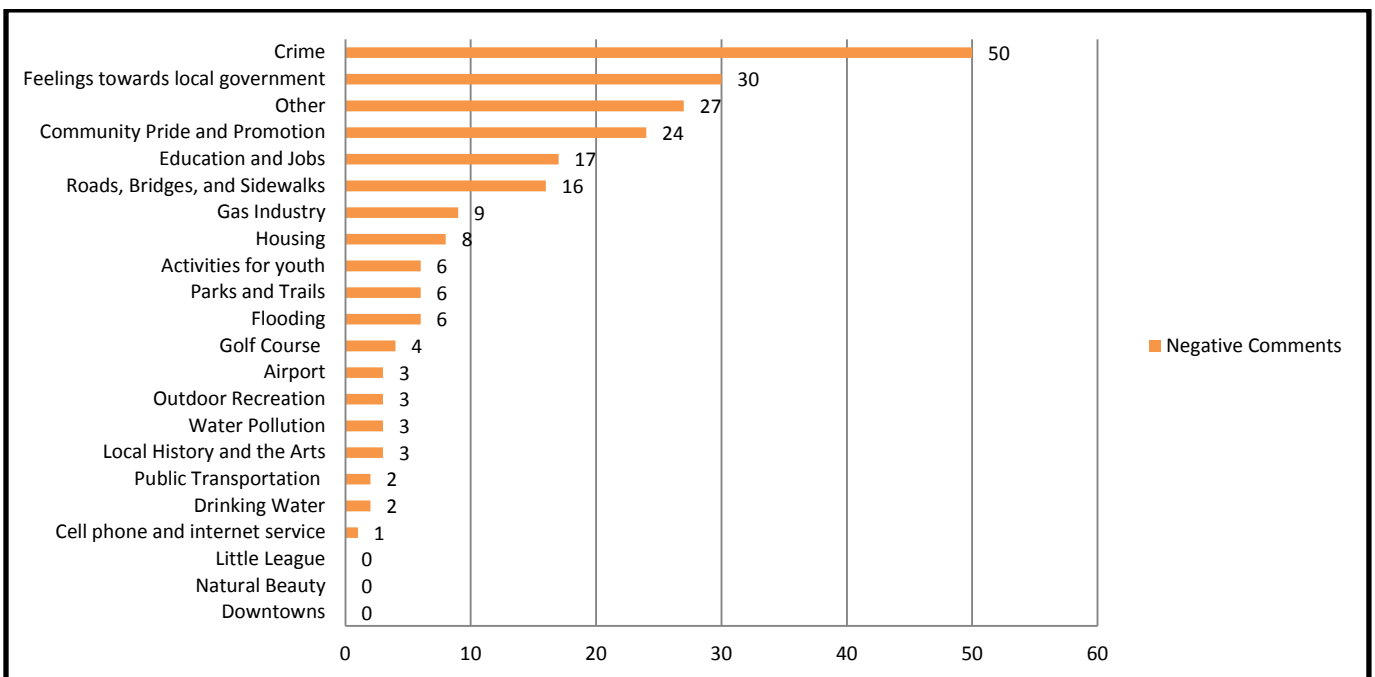
The online and intercept surveys both had open ended questions which allowed people to give their thoughts and opinions on the County. The first question asked "What do you like about Lycoming County and want to make sure lasts well into the future?" The second question was "What don't you like about Lycoming County and wish were different?" The responses from these two questions were analyzed by the department and comments were quantified into 22 separate categories (listed below). Comments which said something positive about the subject were separated from comments which said something negative about the subject. Positive numbers reflect positive comments and negative numbers reflect negative comments.



## Qualitative Analysis for 17754, 17756, and 17762 Zip Codes continued



Scenic beauty and Community Pride and Promotion were overwhelmingly the top 2 most commented on categories by citizens of the Muncy Creek planning area. These two categories are consistent with feedback received throughout the county. Many citizens believe these topics are important to their quality of life and do not want to see them negatively changed.

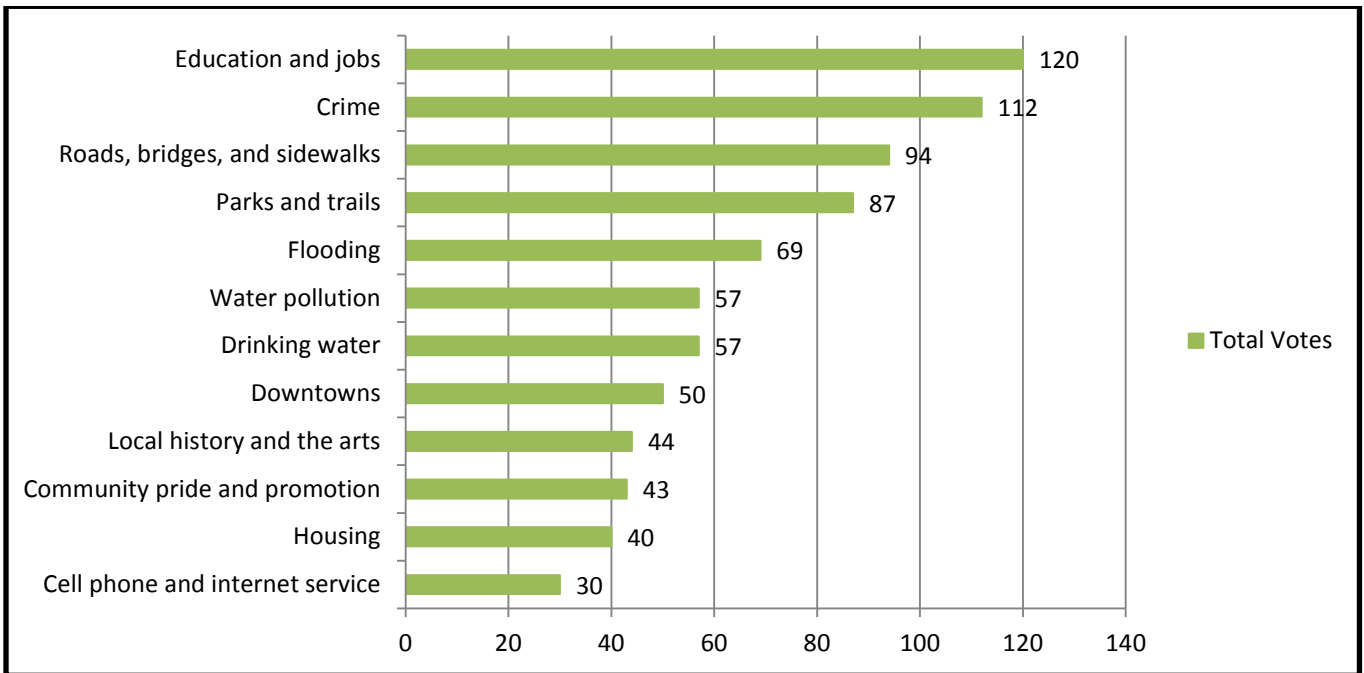


The most important topic which citizens of the Muncy Creek planning area identified as something they want to see changed was crime. Additionally, citizens are also unhappy with government with many participants who felt there was too much time and resources being spent on Williamsport and not enough on smaller municipalities. The other category was a variety of responses which covered topics including the municipal fragmentation, emergency services, and the lack of or decline of commercial businesses within the county.

## Lyco Bucks Exercise for 17754, 17756, and 17762 Zip Codes

This part of the survey allowed participants to take 5 theoretical dollars to allocate them towards their top priorities if they were in charge of making decisions. Participants could use all of the money towards one category or spread it out across up to five categories. Twelve separate categories were provided (listed in the graph below). Below is a graph showing how survey participants within the planning area responded to this portion of the exercise.

Survey participants identified education and jobs and crime as the two most important priorities. Next came roads, bridges, and sidewalks followed by parks and trails. The priority of least concern was cell phone and internet service. Housing and community pride and promotion were viewed as less important priorities as well.



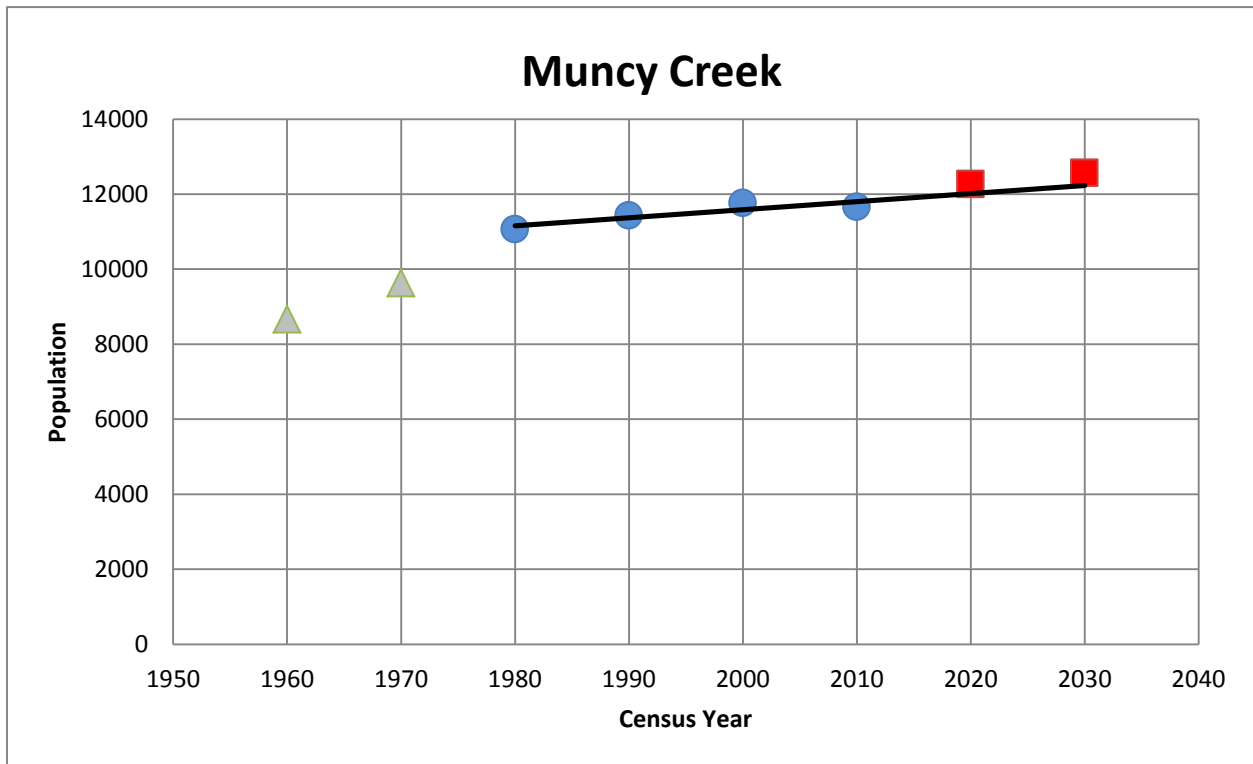




Muncy Creek Planning Area Profile

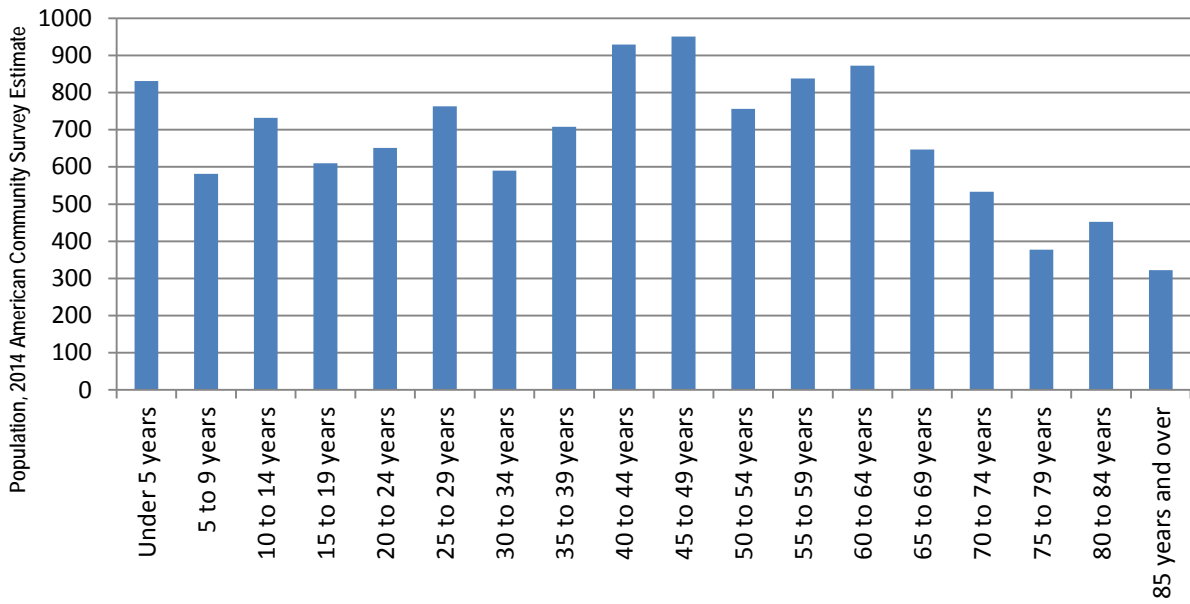
# Population change and projections

- Census Count of Population Used to Calculate Population Change Projection
- ▲ Census Count of Population Excluded From Calculations
- Projected Future Population Count
- Best Fit Population Change Trend Based on 30-50 Years of Census Population Counts



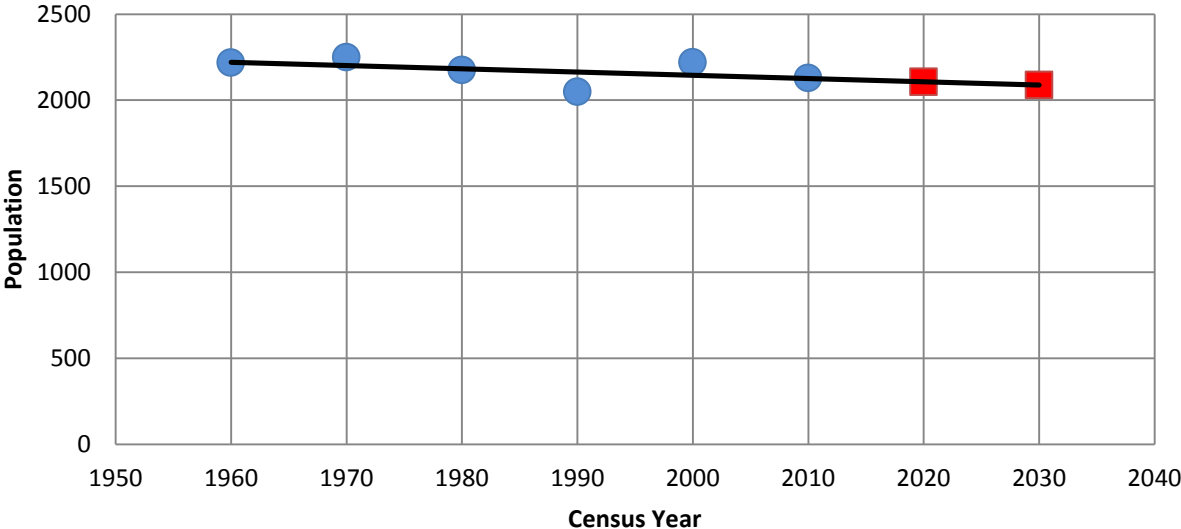
	1960	1970	1980	1990	2000	2010	2020	2030
Hughesville	2218	2249	2174	2049	2220	2128	2107	2088
Muncy Boro	2830	2872	2700	2702	2663	2477	2468	2400
Muncy Creek	2070	2473	3427	3401	3487	3474	3504	3527
Picture Rocks	594	570	615	660	693	678	665	629
Wolf	957	1473	2147	2617	2707	2907	3527	3925
<b>TOTAL</b>	<b>8669</b>	<b>9637</b>	<b>11063</b>	<b>11429</b>	<b>11770</b>	<b>11664</b>	<b>12271</b>	<b>12568</b>

## Population by Age Group, 2014

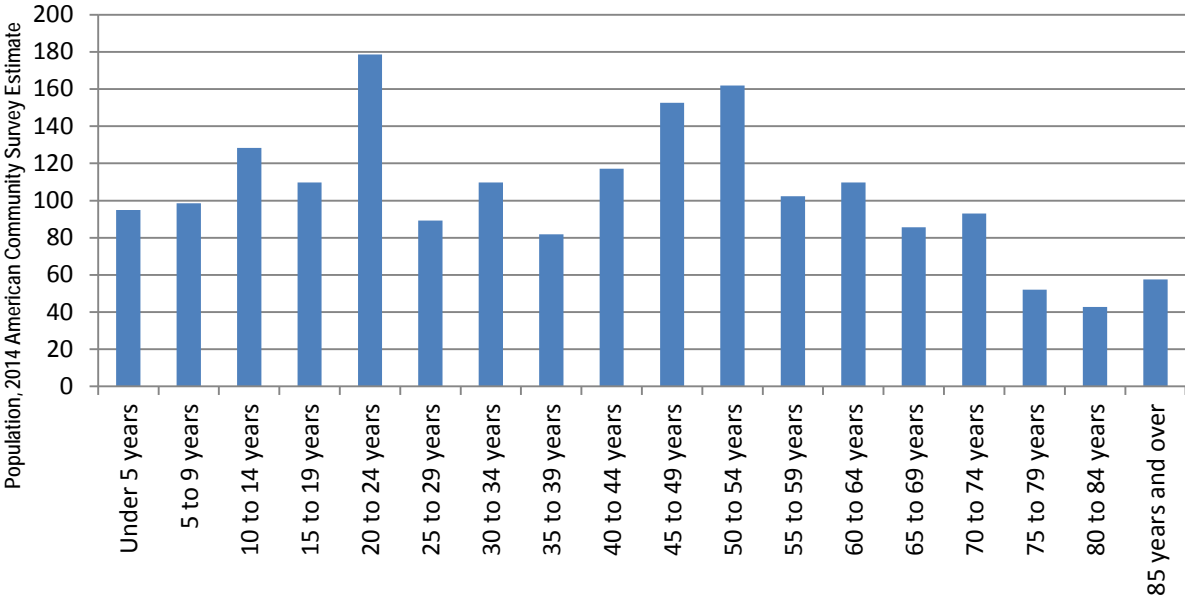


	Median age
BOROUGH OF HUGHESVILLE	42.5
BOROUGH OF MUNCY	41.2
TOWNSHIP OF MUNCY CREEK	46.7
BOROUGH OF PICTURE ROCKS	40.5
TOWNSHIP OF SHREWSBURY	42.7
TOWNSHIP OF WOLF	41.9

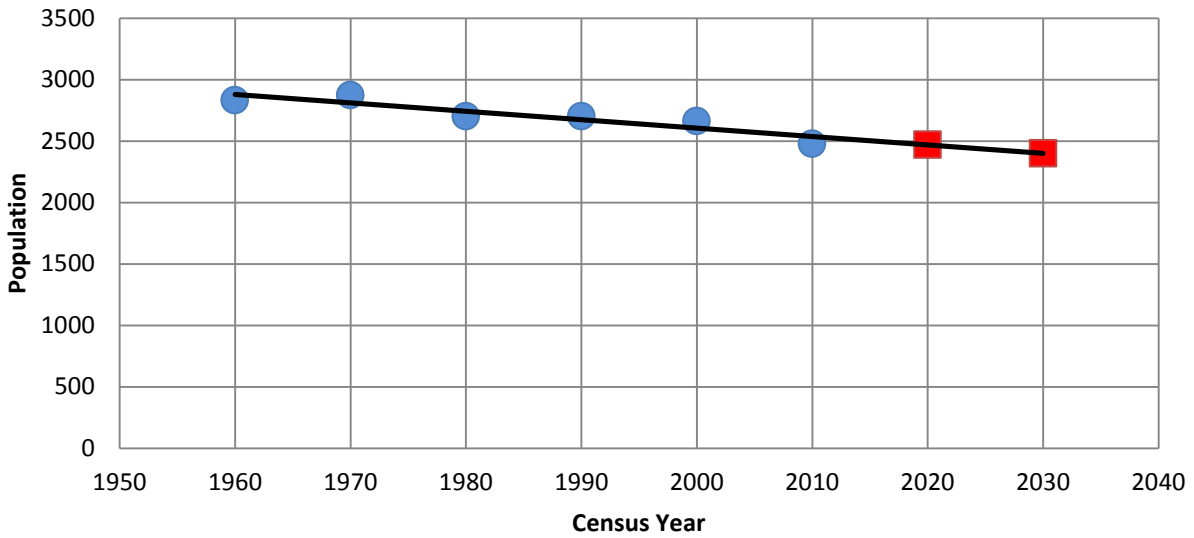
### Hughesville Borough



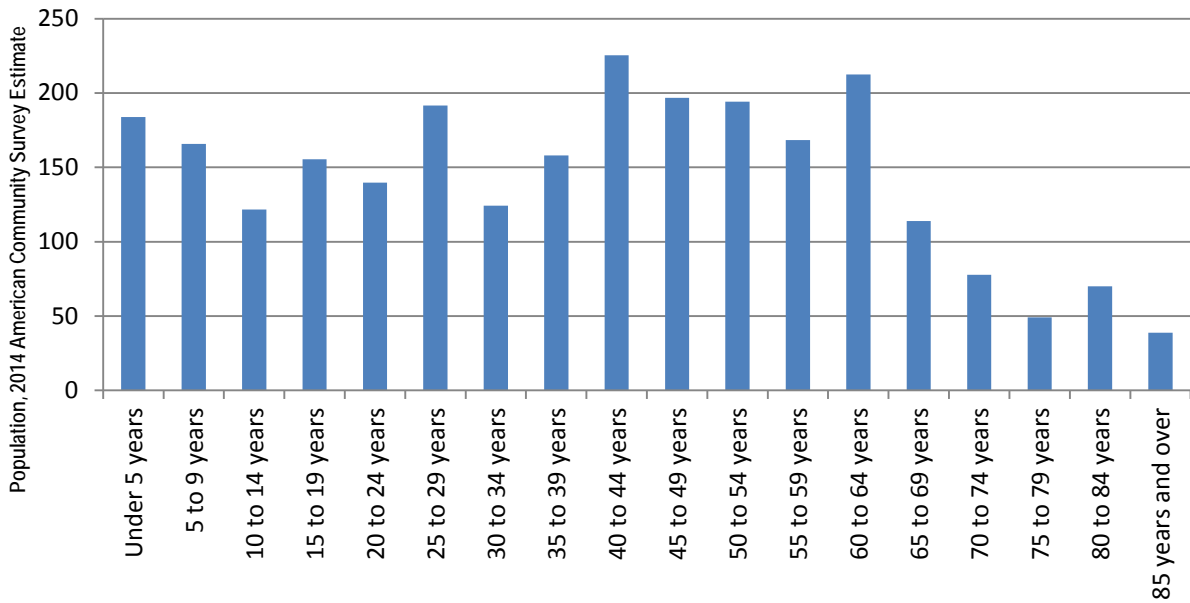
### Population by Age Group, 2014



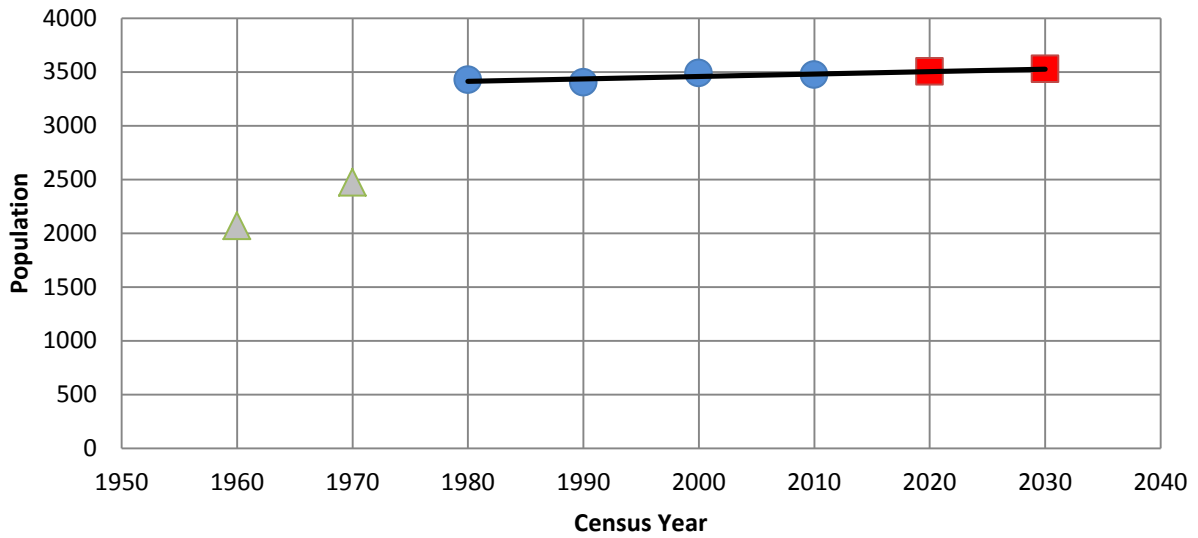
## Muncy Borough



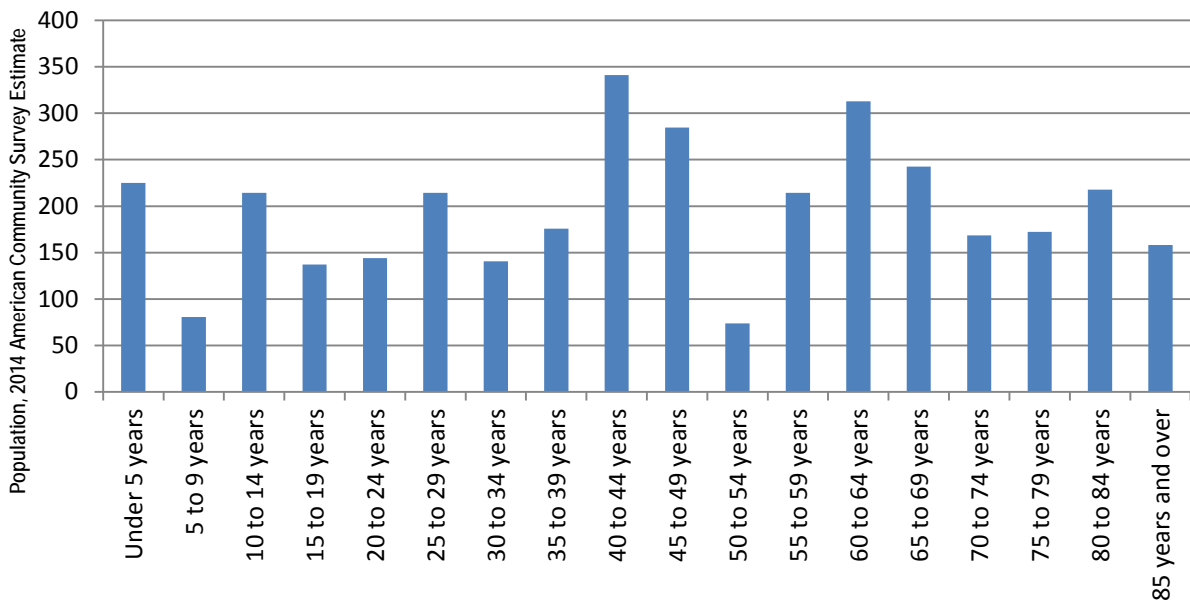
## Population by Age Group, 2014



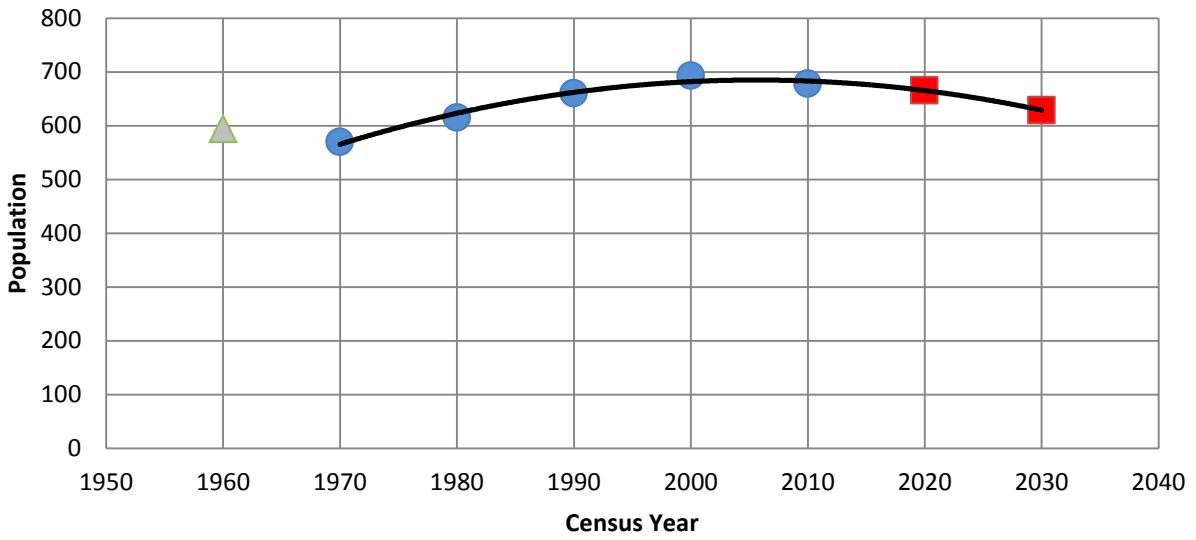
## Muncy Creek Township



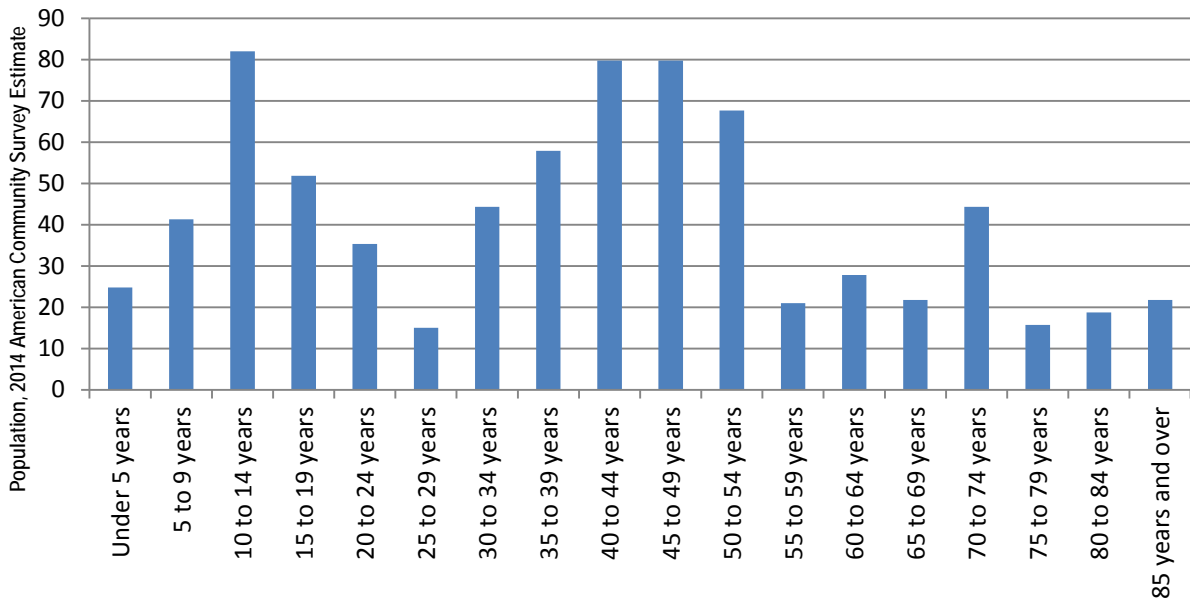
## Population by Age Group, 2014



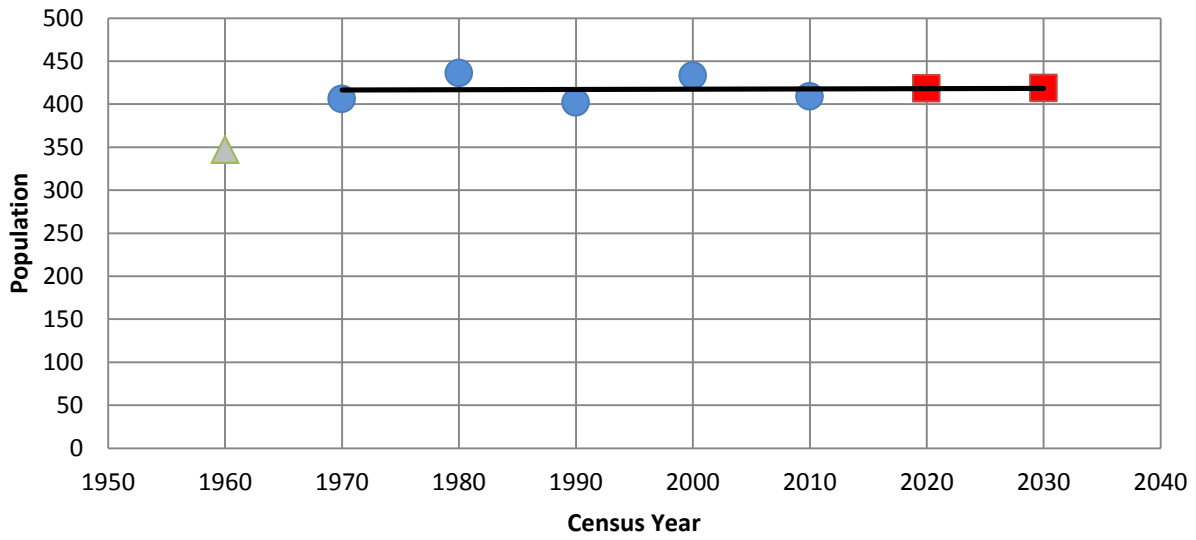
## Picture Rocks Borough



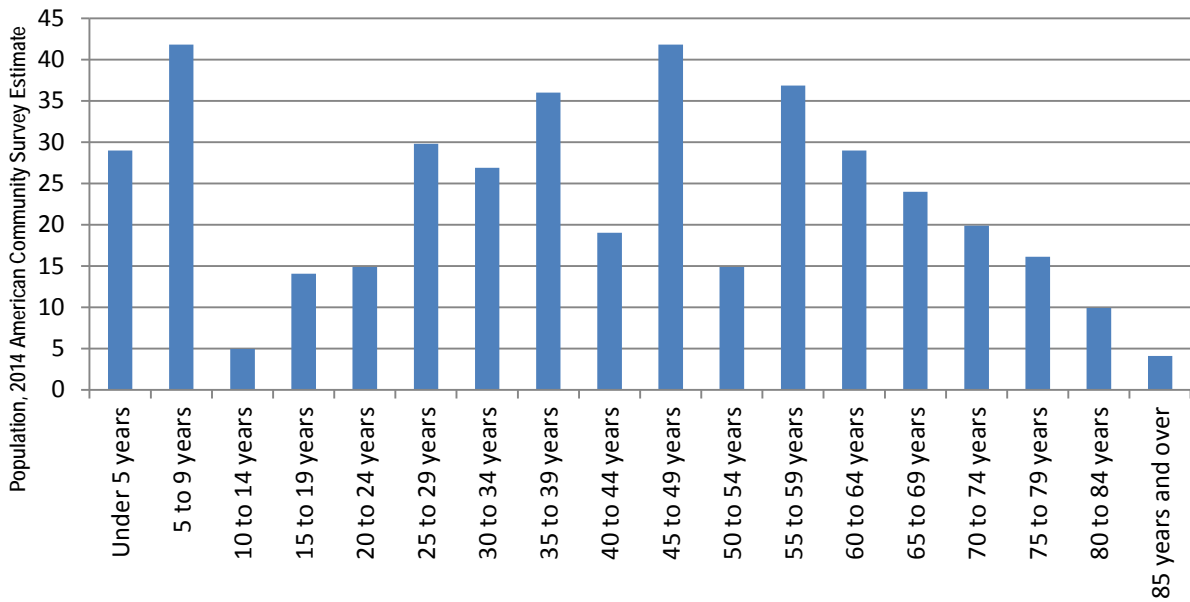
## Population by Age Group, 2014



## Shrewsbury Township

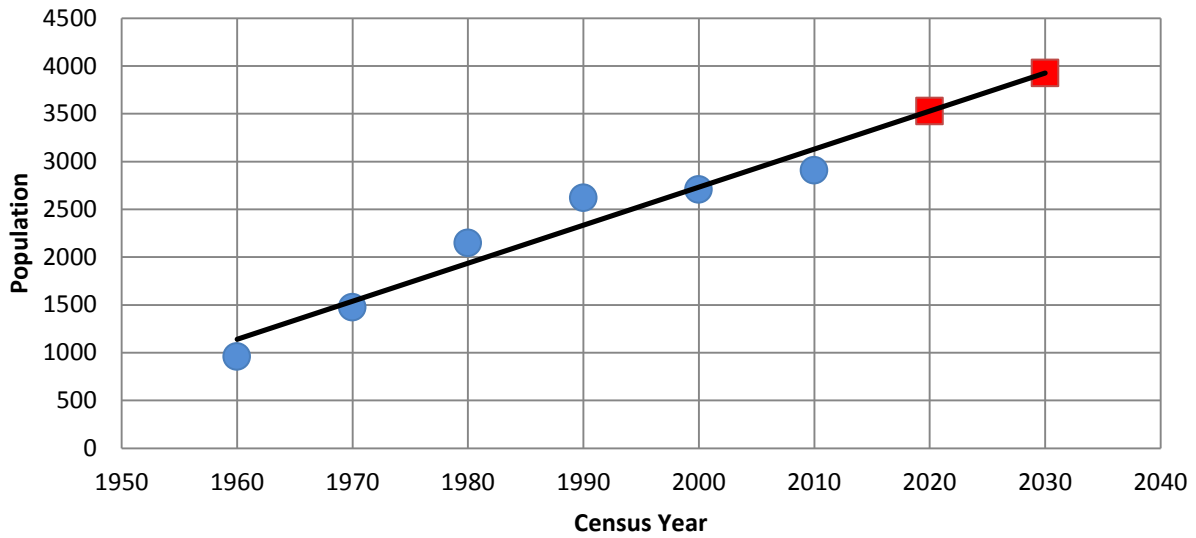


## Population by Age Group, 2014

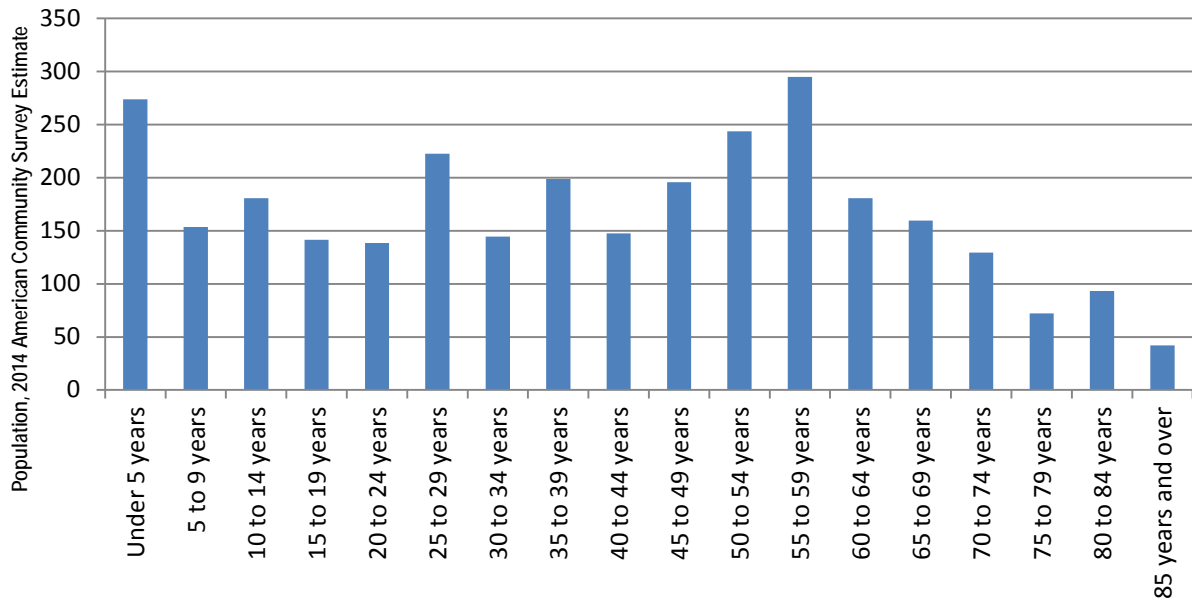




## Wolf Township



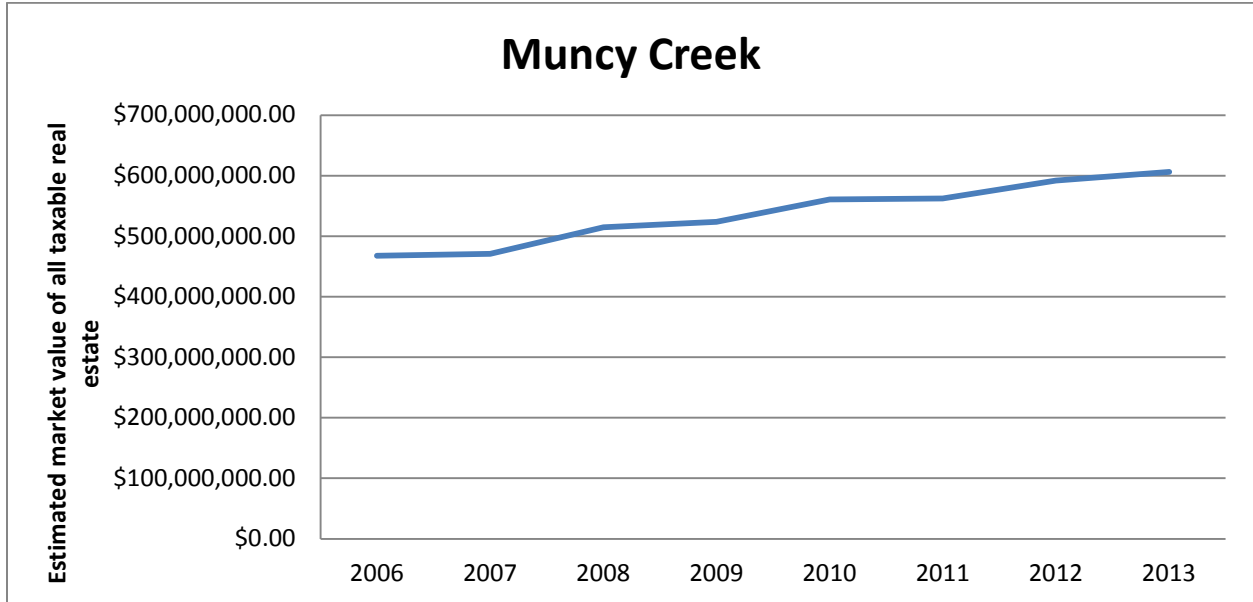
## Population by Age Group, 2014



# Housing

## Taxable real estate market value

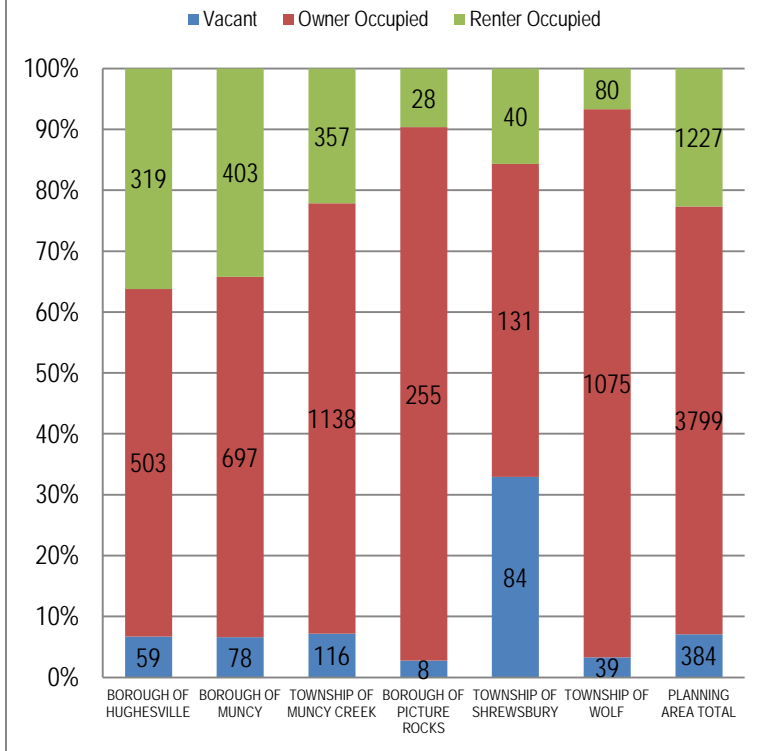
Data source: State Tax Equalization Board



	2006	2007	2008	2009	2010	2011	2012	2013
Hughesville Borough	\$64,856,200.00	\$64,933,892.64	\$70,051,033.34	\$70,218,634.74	\$75,259,478.68	\$75,188,519.95	\$80,550,464.45	\$80,632,957.27
Muncy Borough	\$90,481,100.00	\$90,744,893.77	\$98,208,025.04	\$98,313,506.76	\$102,724,766.14	\$101,423,186.57	\$104,262,805.96	\$105,081,022.57
Muncy Creek Township	\$156,651,800.00	\$156,969,306.07	\$176,136,212.67	\$181,400,883.79	\$186,446,753.25	\$186,923,602.97	\$192,099,671.33	\$198,675,464.16
Picture Rocks Borough	\$24,294,500.00	\$24,277,303.20	\$26,207,915.18	\$26,457,243.35	\$27,582,724.62	\$27,618,564.38	\$28,839,183.12	\$28,873,085.26
Shrewsbury Township	\$22,444,800.00	\$22,382,597.39	\$23,266,223.18	\$23,667,742.11	\$24,868,539.74	\$24,821,335.44	\$24,643,771.23	\$24,877,993.14
Wolf Township	\$109,192,200.00	\$111,347,044.94	\$120,891,674.03	\$123,528,723.13	\$143,830,977.11	\$146,521,425.54	\$161,441,822.64	\$168,085,404.05
<b>Muncy Creek TOTAL</b>	<b>\$467,920,600.00</b>	<b>\$470,655,038.01</b>	<b>\$514,761,083.44</b>	<b>\$523,586,733.88</b>	<b>\$560,713,239.54</b>	<b>\$562,496,634.85</b>	<b>\$591,837,718.73</b>	<b>\$606,225,926.45</b>

	Percent change, 2006-2013	Dollar change, 2006-2013
Hughesville Borough	24%	\$15,776,757.27
Muncy Borough	16%	\$14,599,922.57
Muncy Creek Township	27%	\$42,023,664.16
Picture Rocks Borough	19%	\$4,578,585.26
Shrewsbury Township	11%	\$2,433,193.14
Wolf Township	54%	\$58,893,204.05
<b>Muncy Creek TOTAL</b>	<b>30%</b>	<b>\$138,305,326.45</b>

# Housing Occupancy, 2014 American Community Survey Estimates



Note: "Vacant" housing units include the following

- For rent
- Rented but not yet occupied
- For sale
- Sold but not yet occupied
- Seasonal, recreational or occasional use

	Median Household Income	Median Annual Housing Costs for Homeowner with Mortgage, 2014	Annual Housing Costs for Homeowner with Mortgage as Percentage of Median Family Income	Median Annual Housing Rental Costs, 2014	Annual Housing Rental Costs as Percentage of Median Family Income
BOROUGH OF HUGHESVILLE	\$45,893.00	\$14,076.00	30.7%	\$7,008.00	15.3%
BOROUGH OF MUNCY	\$51,193.00	\$12,792.00	25.0%	\$7,536.00	14.7%
TOWNSHIP OF MUNCY CREEK	\$48,403.00	\$13,656.00	28.2%	\$7,248.00	15.0%
BOROUGH OF PICTURE ROCKS	\$68,375.00	\$16,128.00	23.6%	\$10,020.00	14.7%
TOWNSHIP OF SHREWSBURY	\$45,313.00	\$14,184.00	31.3%	\$6,900.00	15.2%
TOWNSHIP OF WOLF	\$57,049.00	\$15,288.00	26.8%	\$7,800.00	13.7%

2014 American Community Survey Estimates

	2014 American Community Survey Estimate, Household Median Income
Lycoming County	\$45,877.00
Pennsylvania	\$53,115.00

2014 American Community Survey Estimates

	Median Year of Construction of Housing Units
BOROUGH OF HUGHESVILLE	1939 or Earlier
BOROUGH OF MUNCY	1939 or Earlier
TOWNSHIP OF MUNCY CREEK	1974
BOROUGH OF PICTURE ROCKS	1953
TOWNSHIP OF SHREWSBURY	1954
TOWNSHIP OF WOLF	1979

2014 American Community Survey Estimates

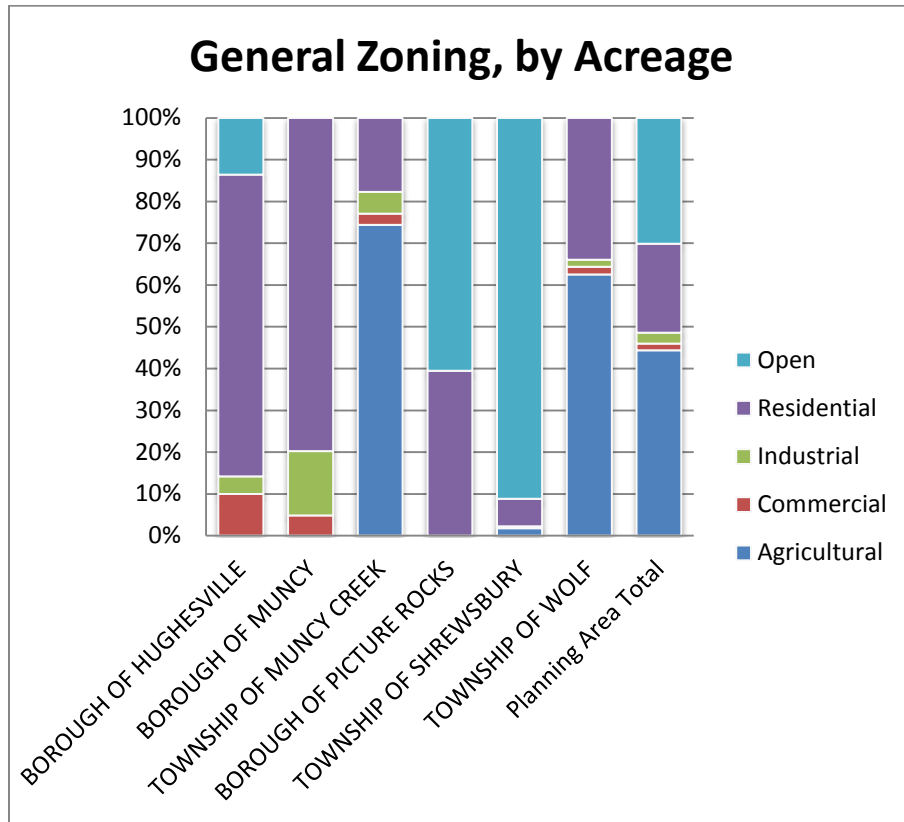
# Floodplain and Flood Insurance

Data Sources: FEMA National Flood Insurance Program Policy and Claim Statistics and Lycoming County

	Policies	Insured Amount	Total Premiums	Total Claims	Total Payments	Total Number of Tax parcels	Parcels Containing Regulatory Floodplain	Percent Containing Floodplain
BOROUGH OF HUGHESVILLE	13	\$2,949,100.00	\$8,087.00	10	\$58,998.88	806	16	2.0%
TOWNSHIP OF MUNCY CREEK	95	\$13,671,700.00	\$116,200.00	22	\$3,399,012.89	1438	496	34.5%
BOROUGH OF MUNCY	190	\$21,758,900.00	\$243,616.00	475	\$5,545,457.61	1056	443	42.0%
BOROUGH OF PICTURE ROCKS	9	\$860,600.00	\$3,379.00	0	\$72,222.21	295	63	21.4%
TOWNSHIP OF SHREWSBURY	12	\$1,619,600.00	\$9,567.00	10	\$149,442.24	359	92	25.6%
TOWNSHIP OF WOLF	22	\$3,046,300.00	\$14,097.00	18	\$306,908.02	1258	186	14.8%
PLANNING AREA TOTAL	341	\$43,906,200.00	\$394,946.00	535	\$9,532,041.85	5212	1296	24.9%

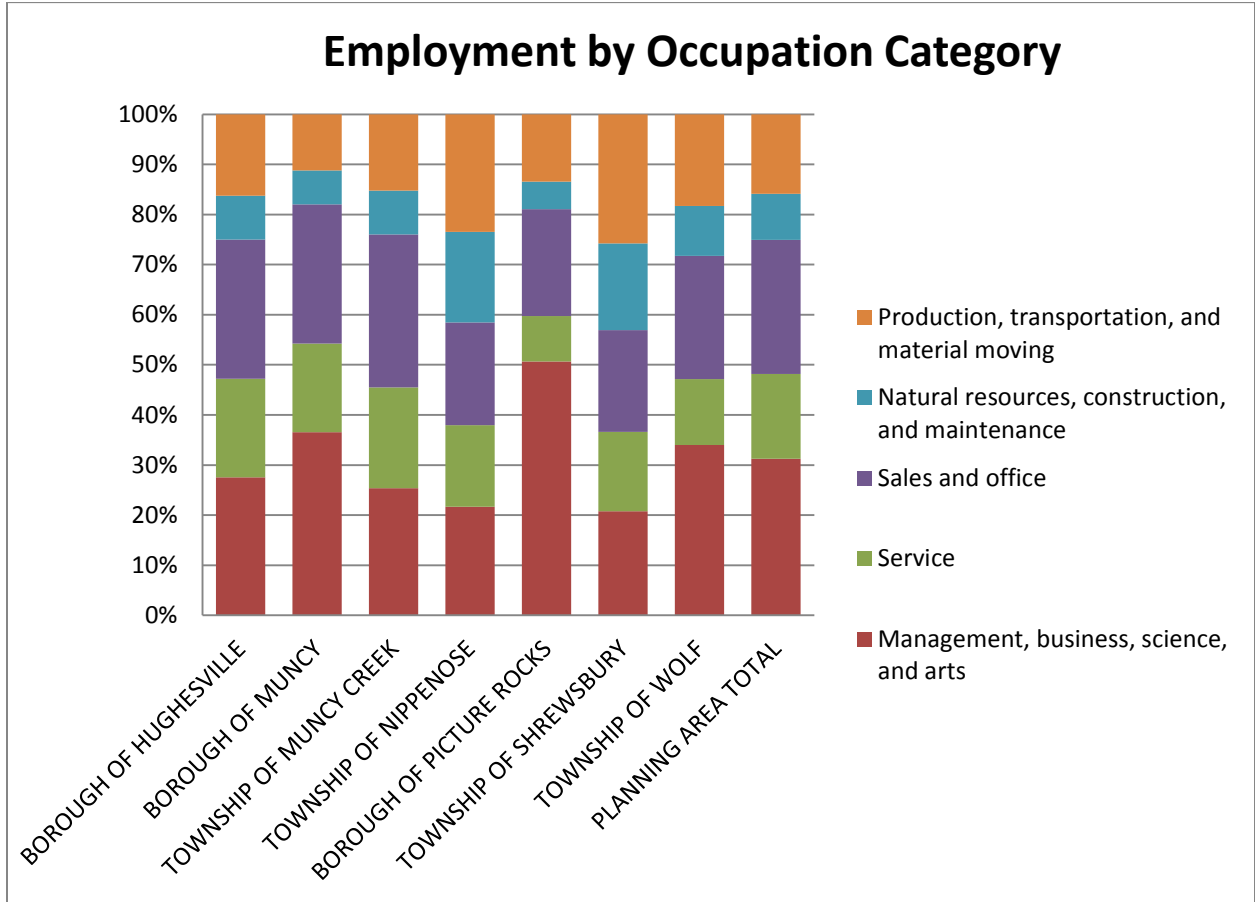
# Current Zoning

Data Source: Lycoming County



	Vacant Land (Acres)	
	Zoned Commercial	Zoned Industrial
BOROUGH OF HUGHESVILLE		0.53
BOROUGH OF MUNCY	0.33	27.01
TOWNSHIP OF MUNCY CREEK	27.15	147.92
TOWNSHIP OF SHREWSBURY		2.05
TOWNSHIP OF WOLF	19.47	66.27
<b>TOTAL</b>	<b>46.95</b>	<b>243.78</b>

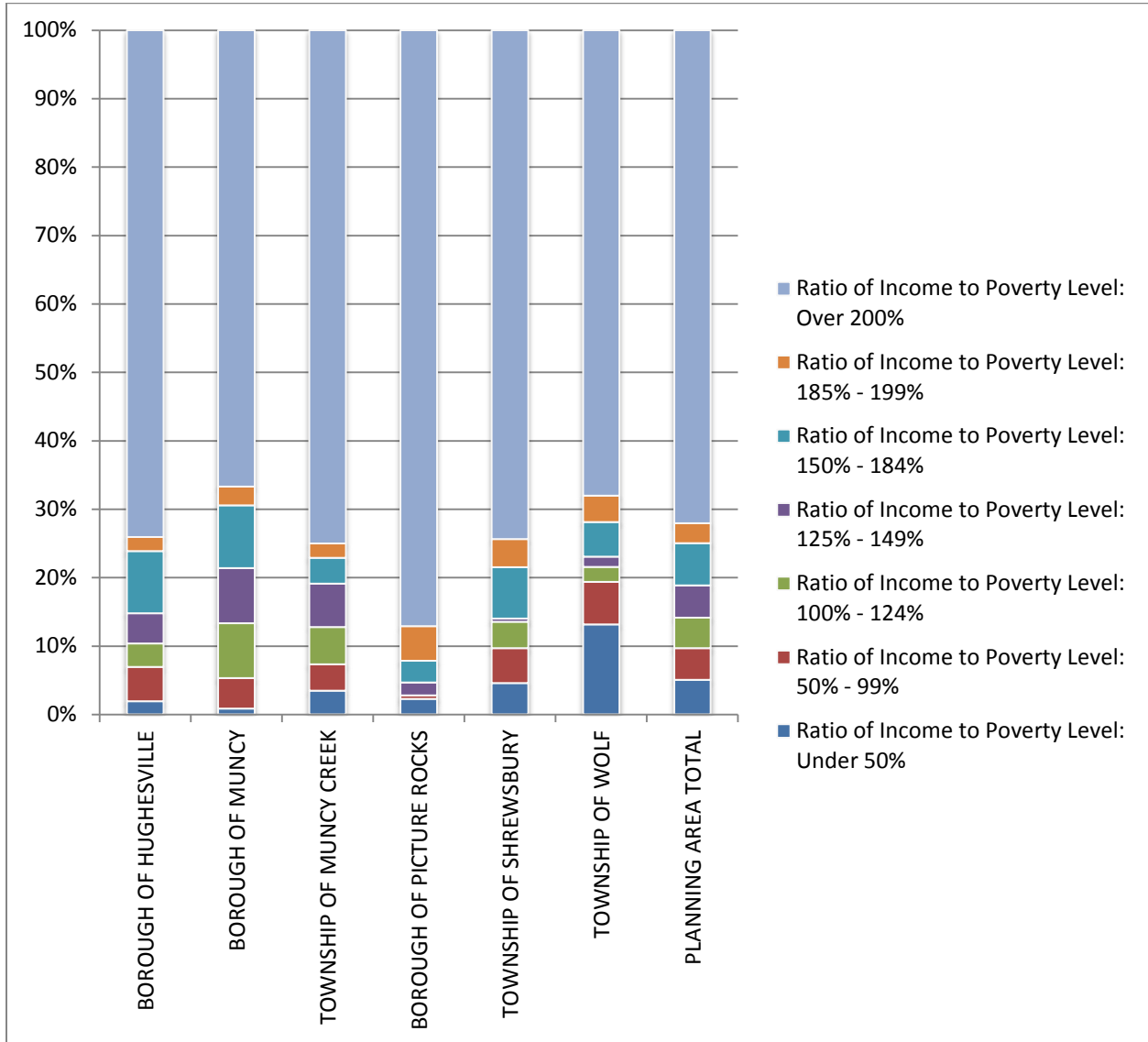
# Employment



# Poverty

2014 American Community Survey Estimates

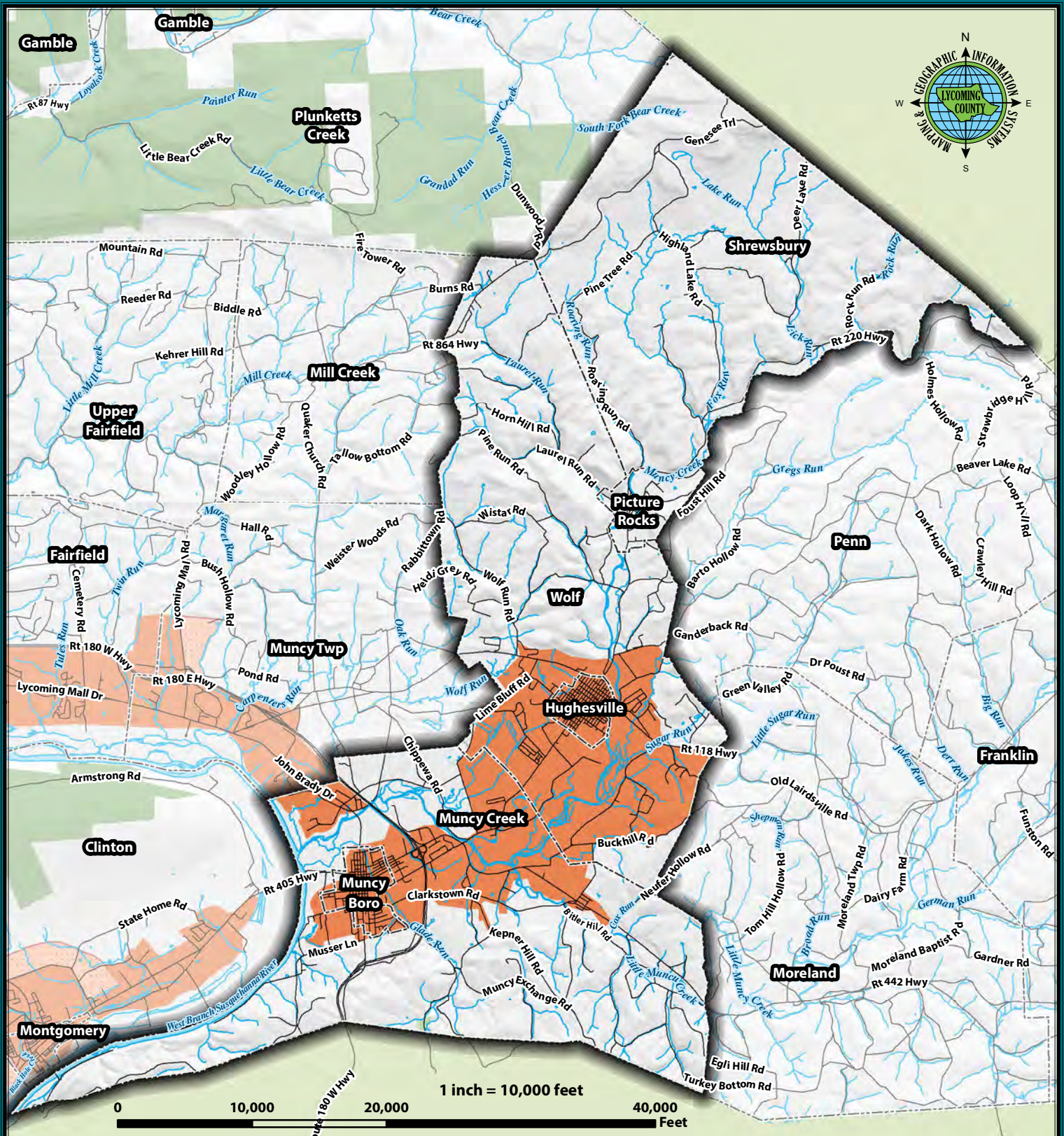
Federal Poverty Level for Individuals in 2014: \$11,670





## **Appendix D**

### **Reference Maps**



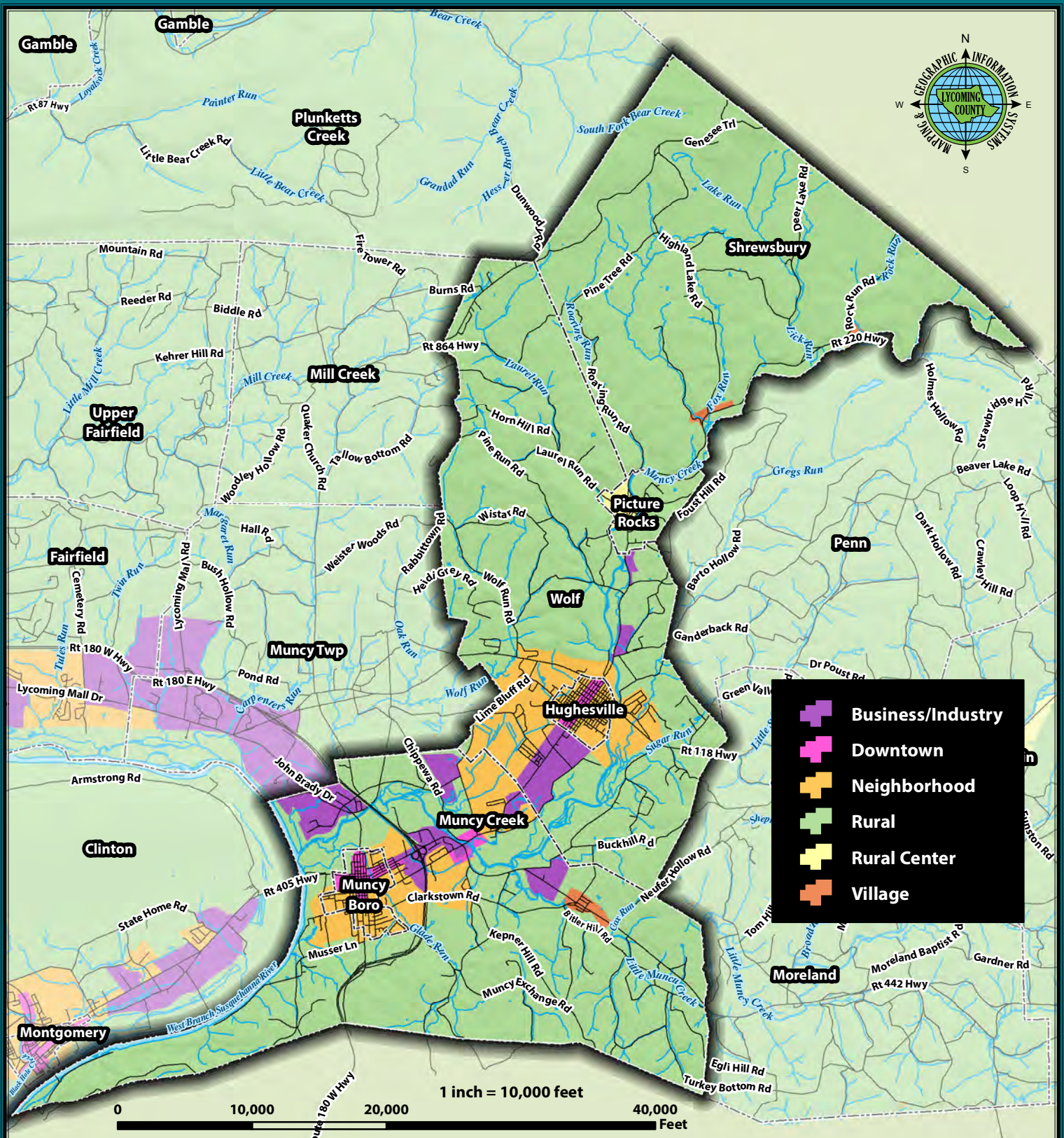
# 2006 Designated Growth Area

## Muncy Creek Planning Area



-  Designated Growth Area
-  Future Growth Area





# 2006 Future Land Use

## Muncy Creek Planning Area



## **Appendix E**

### **Plan Consistency & Plan References**

The 2004 Muncy Creek Multi-municipal Comprehensive Plan describes the Relationship and Consistency with County Functional Plans and Consistency with Regional Planning in Chapters 7 and 8 respectively. These sections are still relevant today with the exception of the following updates:

#### **Lycoming County 2013-2033 Long Range Transportation Plan (2013)**

The Lycoming County 2013-2033 Long Range Transportation Plan was adopted in 2013 and prepared by the Lycoming County Department of Planning and Community Development. The Transportation Plan was created to comply with state policies and federal regulations which state that air quality attainment areas, such as Lycoming County, must update their plans every five years. The Plan identifies transportation issues and needs by evaluation of physical condition and operational assets of all modes of transportation in Lycoming County. The WATS committee conducted public meetings, trend analysis, and inventory review. Recommendations include many bridge replacements and rehabs and road improvements such as resurfacing, reconstruction, and intersection improvement.

#### **Lycoming County Hazard Mitigation Plan (2010 & 2015)**

The Lycoming County Hazard Mitigation Plan was adopted in 2010 and a new plan was adopted in 2015. Both plans were prepared by Michael Baker, Jr., Inc. of Philadelphia. Due to suffering floods, winter storms, tornadoes, Lycoming County recognized the need for a long-term plan addressing such hazards. Public participation included written surveys, public meetings, and the opportunity to review and comment on the existing Plan. Recommendations include improvement of public awareness/ education programs, natural resource protection, and structural projects such as relocation or elevation of possible at-risk structures.

#### **County Recreation, Parks, & Open Space/Greenway Plan (2006)**

Adopted in 2006 and prepared by the Lycoming County Planning Commission, the Lycoming County Recreation, Parks, & Open Space/Greenway Plan is a continuation of the original 1974 County Recreation Plan which aimed to incorporate recreational values into everyday life with the mission of improving the quality of life through health, individual happiness, creativity and community vigor. The Planning Commission utilized both a county wide survey as well as public meetings to help determine the primary visions and goals of the public, as well as implementation strategies for the Comprehensive Plan. Resulting from the Recreational Survey, most participants felt that the County government should be more involved with local Municipalities in developing recreational services, and were mostly interested in recreational trails, ice skating, environmental education that involves the preservation of nature, and youth-focused activities. The plan proposed the creation of the Lycoming County Recreation Council, the expansion of recreation programs throughout the municipalities, and selecting Greenway implementation projects like connecting the Susquehanna Trail and Greenway from Pine Creek to Union County and expanding the Lycoming Creek Bikeway past Trout Run.

#### **5-County Solid Waste Plan (2013)**

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## **Lycoming 2030: Plan the Possible**

The County Commissioners of the Five-County Region encompassing Columbia, Montour, Lycoming, Union and Snyder Counties underwent a comprehensive, multi-year effort to create a Regional Solid Waste Plan. Lycoming County acted as the lead agency for much of the development of the Plan. The process involved extensive stakeholder and public involvement. The Plan was to meet the collective waste capacity needs of the region for a ten year period, as required by Pennsylvania law. It achieved this objective through a “modified flow control” approach that allows waste haulers to transport to any landfill or transfer station facility that responded to a Solicitation of Interest, met the requirements of the plan, and entered into a waste capacity disposal agreement with the Region. The Regional Plan, accepted by DEP on February 26, 2013, complies with the requirements of Act 101 (the Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act of 1988), and appropriate amendments to that Act. A one-year implementation period followed the official DEP acceptance of the plan, which occurred on February 26, 2013. The five counties formed a Regional Steering Committee to carry out implementation of the plan.

#### **Muncy Area Corridor Access Management Plan (2015)**

The Muncy Area Corridor Access Management Plan (Muncy Area CAMP) was adopted December 17, 2015. The purpose of the plan was to evaluate transportation improvement needs in a study area consisting of Hughesville, Muncy Borough, Muncy Creek Township, Muncy Township, and Wolf Township. Existing land use was inventoried and mapped along with future land use and growth assumptions allowed under county and local land use ordinances. The study showed that, based on forecasted growth over 20 years, 20 study area intersections would be deficient in terms of level of service and would need upgrades to meet future traffic needs. These improvements are listed in the plan shown as Table 7 (pages 18-19). Access management recommendations were also provided to limit the number of driveways onto main roads to improve safety and traffic flows.

*M:\Comp Plan Update - 2016\Final Products\Appendices\Referenced Plans*

Please visit [www.lyco.org](http://www.lyco.org) to view the full versions of these plans.