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Appendix A

Plan Process

1. Plan Process
2. 14 Thematic Issues

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 Muncy Creek 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 PAT 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

14 Thematic Issues prioritized across all PATs

These 14 Issue Statements were determined to be of importance to the six multi-municipal planning areas in Lycoming County during the 2015-2017 update process. All of these were selected by at least one PAT as a priority issue in their Comprehensive Plan.

1. 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.
2. Flooding is a threat to life, property, and communities throughout the county.
3. Communications infrastructure (especially cell phone and broadband internet) do not meet the needs of all areas of the County.
4. Significant cultural and historical resources are not adequately documented, protected, and promoted.
5. Current land use regulations and enforcement do not consistently and adequately meet community visions and respond to changing conditions.
6. Downtown and village center areas across the County are not thriving or achieving their maximum potential.
7. Fragmentation of local government in Pennsylvania is a barrier to efficient delivery of some public services.
8. Natural gas infrastructure is not adequate in all areas of the County.
9. Outdoor recreation resources are not fully developed, protected and promoted.
10. Drugs, particularly heroin, are creating significant social, economic, public health, and safety problems across the County.
11. Our multi-modal transportation system, particularly the airport, has deficiencies in safety, physical condition, and availability of facilities in some areas of the County.
12. Volunteerism and civic engagement, particularly among young people, are insufficient to sustain community institutions and services.
13. Water, sewer, and stormwater infrastructure systems are not sufficient across the County to meet all needs.
14. Water quality is vital, but is vulnerable to a multitude of threats.

Appendix B

Planning Advisory Team Meeting Summaries and Reports

1. Meeting #1 Summary
2. Meeting #1 SWOT Analysis Results
3. Meeting #2 Summary
4. Meeting #3 Summary
5. Meeting #3 Summary of Priority Issues with Strategic Actions
6. Meeting #4 Summary
7. Meeting #4 Thematic Issues & Projects List
8. Meeting #5 Summary
9. Joint Public Hearing Summary
10. Hughesville Borough Public Hearing Summary

MEETING SUMMARY

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



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

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, 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 27th 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/rivers 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



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

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.

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.

MEETING SUMMARY

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



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

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.



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



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

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 –Next 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

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 4th 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. Join 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
6:00-8:30 PM, Hughesville Library



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

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 2nd 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 20th in the 1st 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 25th to kick off the 45 day review period as required by the MPC.

MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update
Muncy Creek PAT

June 7th —Joint Public Hearing for Hughesville, Muncy, and Picture
Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf
Townships

6:00 – 6:35 p.m. Hughesville High School



Attendees:

Jenny Picciano, Lycoming County PCD
Fran McJunkin, Lycoming County PCD
Rick Mirabito, Lycoming County Commissioner
Richard Smith, Hughesville Borough*
Richard Baker, Muncy Borough*
Ed Feigles, Muncy Borough*
Elaine McAleer, Muncy Borough*
Bill Ramsey, Muncy Borough*
Linda Stein, Muncy Borough*
Bill Dorman, Picture Rocks Borough*
Kathrine Hess, Picture Rocks Borough*
Terry Miller, Picture Rocks Borough*
Jo Miller, Picture Rocks Borough
Eugene Otterbein, Picture Rocks Borough*

Christopher Smith, Picture Rocks Borough*
Steven Culver, Muncy Creek Township*
Dave Rupert, Muncy Creek Township*
Dan Whitmoyer, Muncy Creek Township*
Garry Ryder, Shrewsbury Township*
Randy White, Shrewsbury Township*
Terry Dincher, Shrewsbury Township*
Dean Barto, Wolf Township*
Charlie Hall, Wolf Township*
David Daneker, Susquehanna Health/Muncy
Valley Hospital

*Elected officials, Muncy Creek PAT Communities**

Joint public hearing opened at 6:00 PM

Agenda Item #1 – Welcome

Fran McJunkin and Jenny Picciano facilitated the meeting and began the presentation. They thanked the members of the PAT for their commitment to this update effort.

Five of the six Planning Area municipalities were represented by a quorum of elected officials at the hearing. Hughesville Borough did not have a quorum in attendance at the hearing. Hughesville Borough will therefore need to hold a separate public hearing.

Jenny and Fran then summarized the efforts undertaken to arrive at this point and that the focus of this effort is to provide an implementation strategy that builds off of the 2004 Muncy Creek Comprehensive Plan.

Agenda Item #2 – Plan Process

The following planning process items were discussed:

- **Information Gathering**
 - 4 Public Meetings held throughout the county
 - Facilitated focus group secessions

- Public surveys (on-line & in-person)
- **PAT Makeup and Responsibility**
 - Each municipality was represented on PAT, in addition to community and regional representatives
 - Responsibility was to convey current trends and experiences, prioritize issues, and recommend actions to address those issues

The draft plan contents were reviewed along with the plan adoption schedule:

- **The 2016 Plan is focused on implementation**
- **Plan Organization**
 - Community profile, Implementation Strategy, Growth Area & Future Land Use Map changes
 - Each of the six priority issues and projects that the PAT had determined to be important in the planning area were presented.
- **45 Day Public Review Period**
 - Draft plans have been distributed to both PAT & contiguous municipalities, school districts and the general public
 - The public has the opportunity to comment on the plan until July 24th
 - Minor edits will be considered during the review period; any significant changes to document will require an additional public hearing
- **July/August Adoption**
 - Barring any major edits, each Muncy Creek municipality can adopt the plan by resolution at a regularly scheduled meeting following the July 24th public comment period
 - Any requested changes will be distributed to the PAT members for review
 - Each municipality will be provided with a sample resolution

Agenda Item #3 – Question and Answer

- Shrewsbury Township Superior Terry Dincher commented that he is concerned about the condition of the streams.
 - Commissioner Mirabito suggested that there be a follow up meeting on this issue.

The joint public hearing adjourned at 6:35PM.

MEETING SUMMARY

Lycoming County 2016 Comprehensive Plan Update
Muncy Creek PAT
Public Hearing-Hughesville Borough
August 28, 2017
7-7:40 PM
Borough Building - 147 S 5th Street, Hughesville, PA



Attendees:

Gail Kocher, Borough Council Secretary
Jeffery Berger, President*
Don Breneisen*

Brenda Smith*
Jerry Daugherty*
Walter Reed, Mayor
*Borough Council members **

The public hearing began at 7:20 PM

A quorum of Hughesville Bough Council members was present for the meeting. Fran McJunkin gave reviewed the Muncy Creek Multi-Municipal Plan:

Overview

The Muncy Creek Multi-Multi Comprehensive Plan is a general policy guide for the physical, social, and economic development of the Muncy Creek Planning Area. This planning area includes Hughesville Borough, Muncy Creek Township, Muncy Borough, Picture Rocks Borough, Wolf Township, and Shrewsbury Township. It is not a regulatory document; it is a guidance document that serves as playbook of policy considerations for each municipality that adopts it. It also creates a blueprint for the land use patterns of tomorrow.

To view a copy of this multi-municipal comprehensive plan visit www.lyco.org/CompPlan, your local municipality, or the Lycoming County Department of Planning and Community Development. Questions or written comments are due by October 12, 2017 and can be sent to jpicciano@lyco.org or the following address: 48 W. 3rd Street, Williamsport, PA 17701.

Plan Summary

It is important to note that the new plan and supplemental updates to multi-municipal comprehensive plans are required every 10 years. This is an update not a full re-write. The 2004 Muncy Creek Comp Plan is still in effect and serves as the foundation to this update. The below issues and projects were identified by representatives of local government and organizations from the Muncy Creek Planning Area.

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

Top Viable Project: Source Water Protection Program

This project will develop and implement a multi-faceted source water protection program. This includes: 1) identification of source water protection needs in the Muncy Creek Planning Area 2) appropriate land use polices and best management practices to protect source water, and 3) source water protection public education programming.

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

Top Viable Project: Greater Muncy Area Resilience 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.

Priority Issue 3: Our multi-modal transportation system has deficiencies in safety, physical condition, and availability of facilities in some areas of the County.

First Top Viable Project: Muncy & 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.

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

First Top Viable Project: East Lycoming Emergency Services Cooperative

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.

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.

Top Viable Project: 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 2004 Muncy Creek Multi Municipal Plan. The Muncy Creek PAT members will implement a multifaceted approach involving three main initiatives for achieving downtown revitalization. This includes:

- Promote East Lycoming communities as destinations
- Downtown Improvements
- Develop and adopt land use polices to implement downtown revitalization

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

Top Viable Project: Review and Update Land Use Regulations

This project will assist municipalities in confronting land use changes to the area due to outside influences. 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.

The public hearing adjourned at 7:40 PM.

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

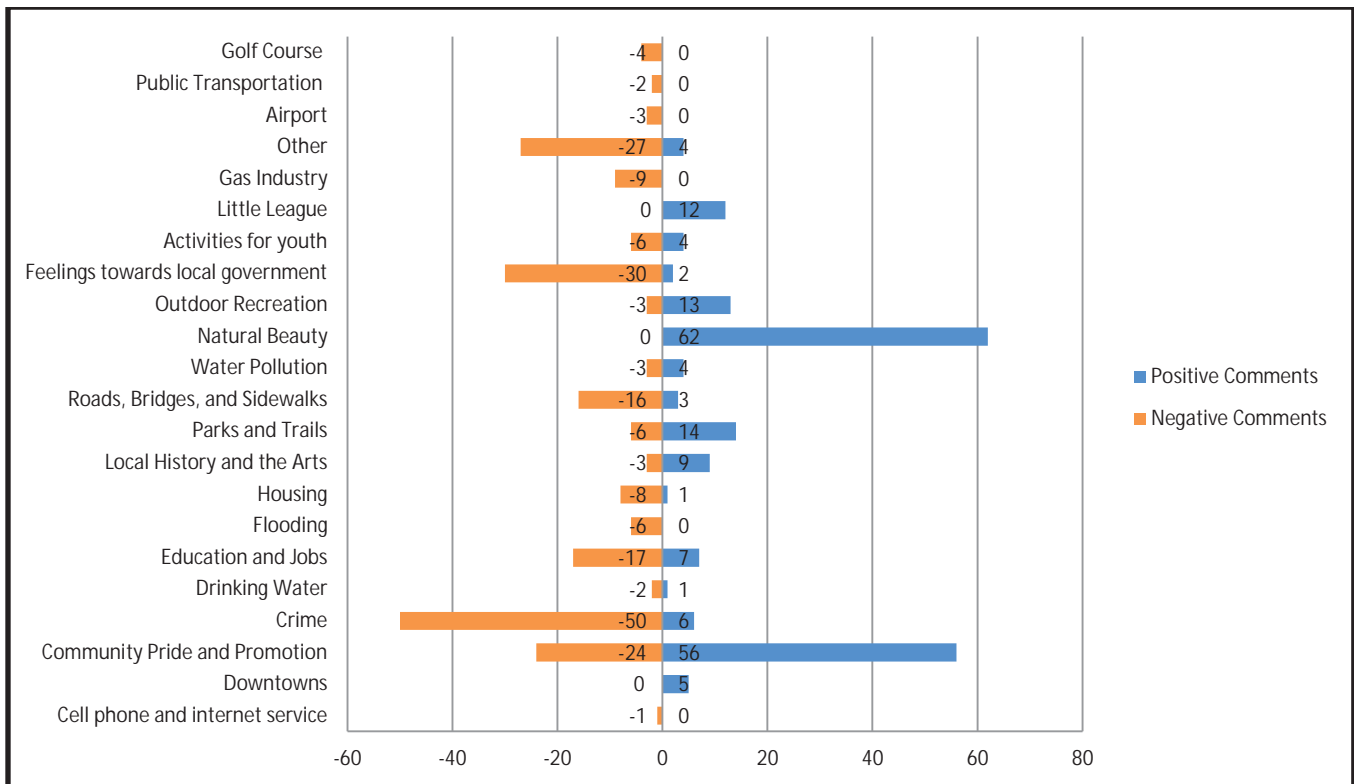
Quantitative Analysis of the Lycoming County Comprehensive Plan Public Outreach Efforts

Planning Area Specific Analysis for the Muncy Creek Planning Area

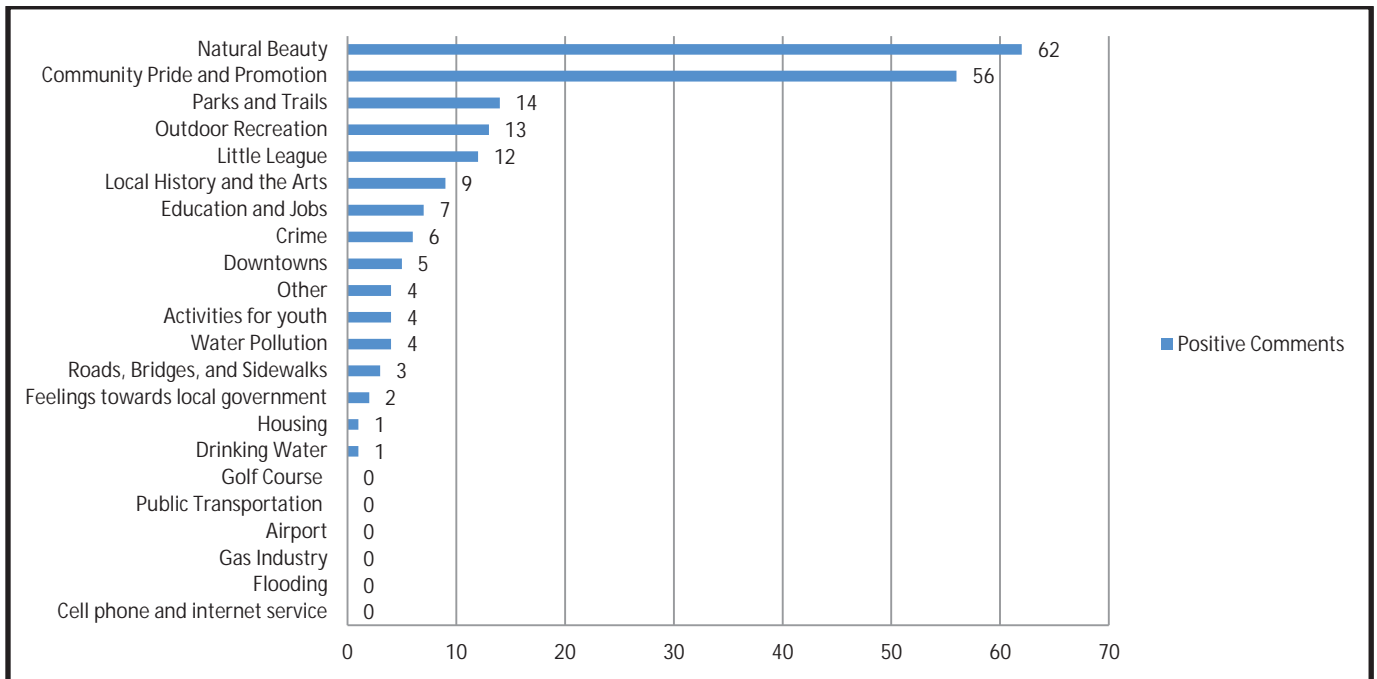
In the summer of 2016, the Lycoming County Department of Planning and Community Development (PCD) conducted several public outreach efforts where they collected data to determine which topics were most important to members of the public and what they liked and didn't like about Lycoming County. These 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

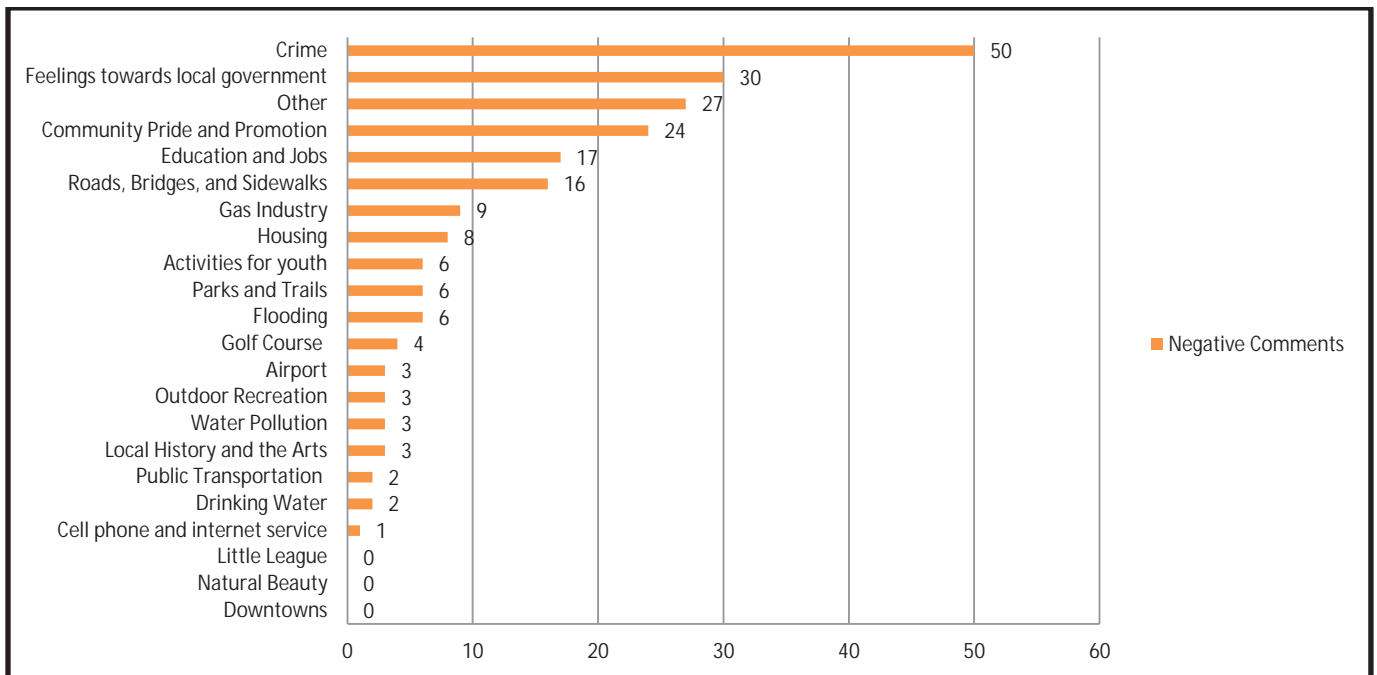
The online and intercept surveys both had open ended questions which allowed people to give their thoughts and opinions on the County. The first question asked "What do you like about Lycoming County and want to make sure lasts well into the future?" The second question was "What don't you like about 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.

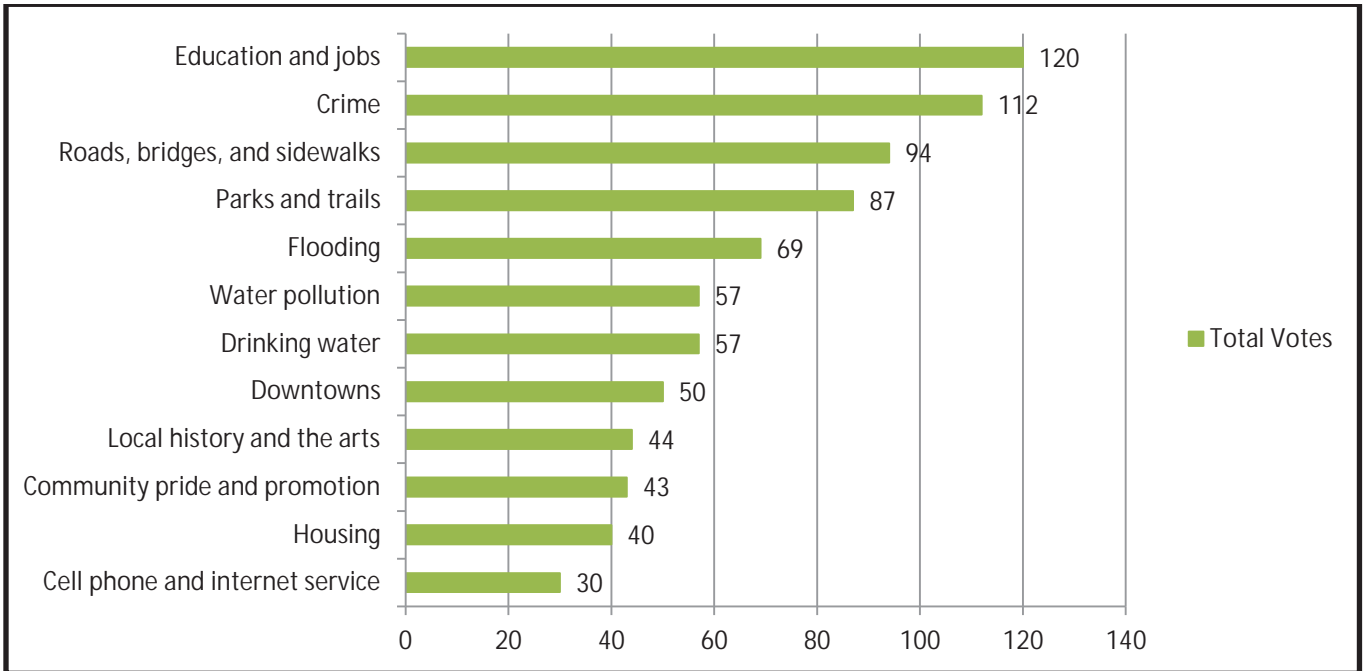


The most important topic which citizens of the Muncy Creek planning area identified as something they want to see changed was crime. Additionally, citizens are also unhappy with government with many participants who felt there was too much time and resources being spent on Williamsport and not enough 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.

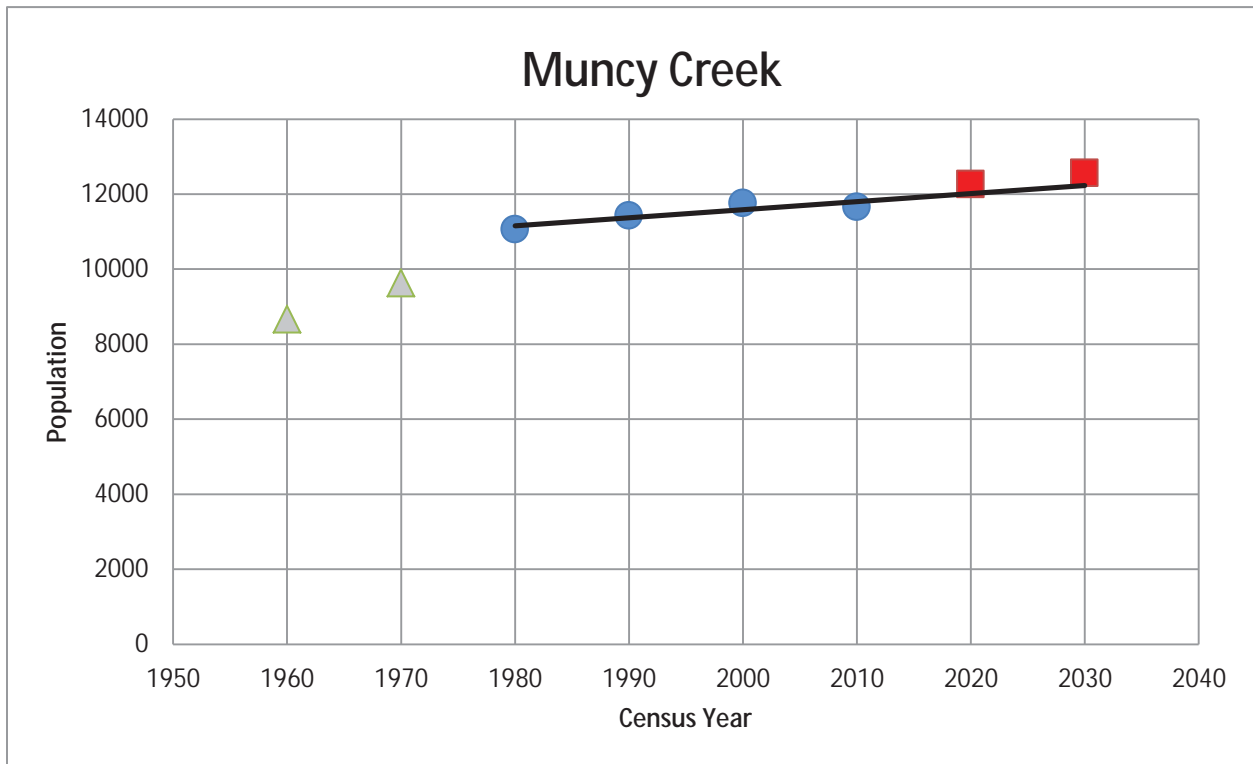




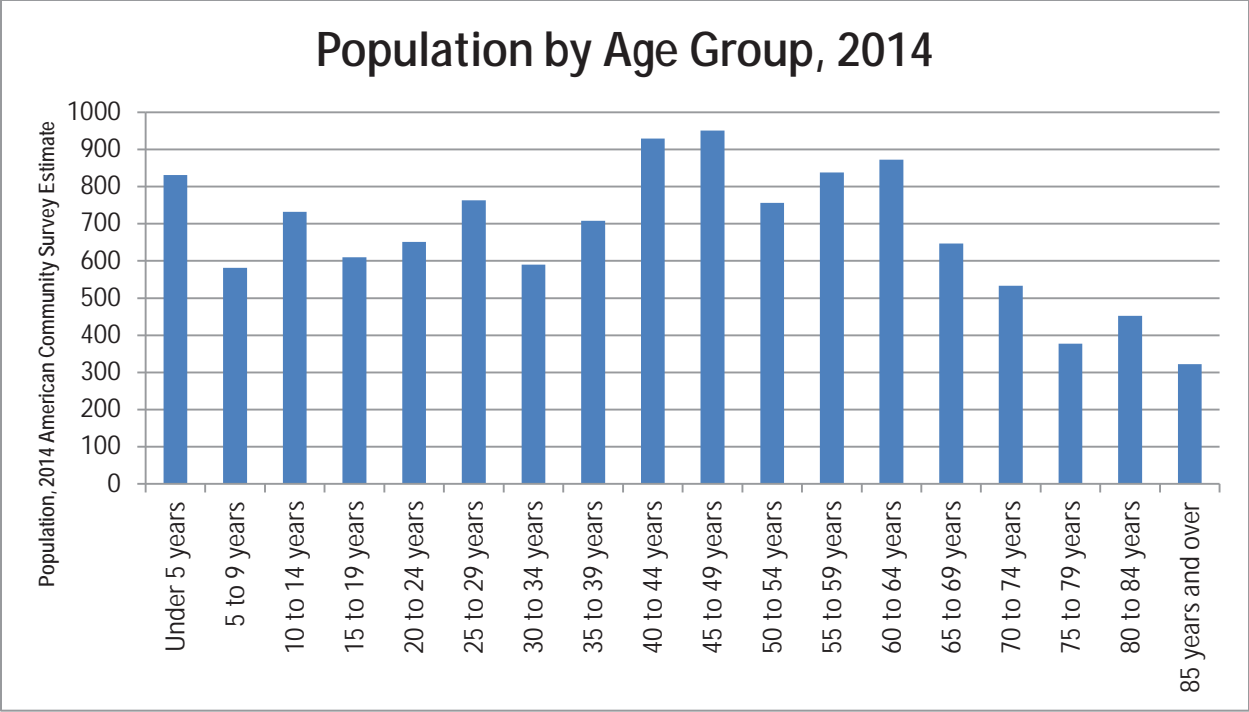
Muncy Creek Planning Area Profile

Population change and projections

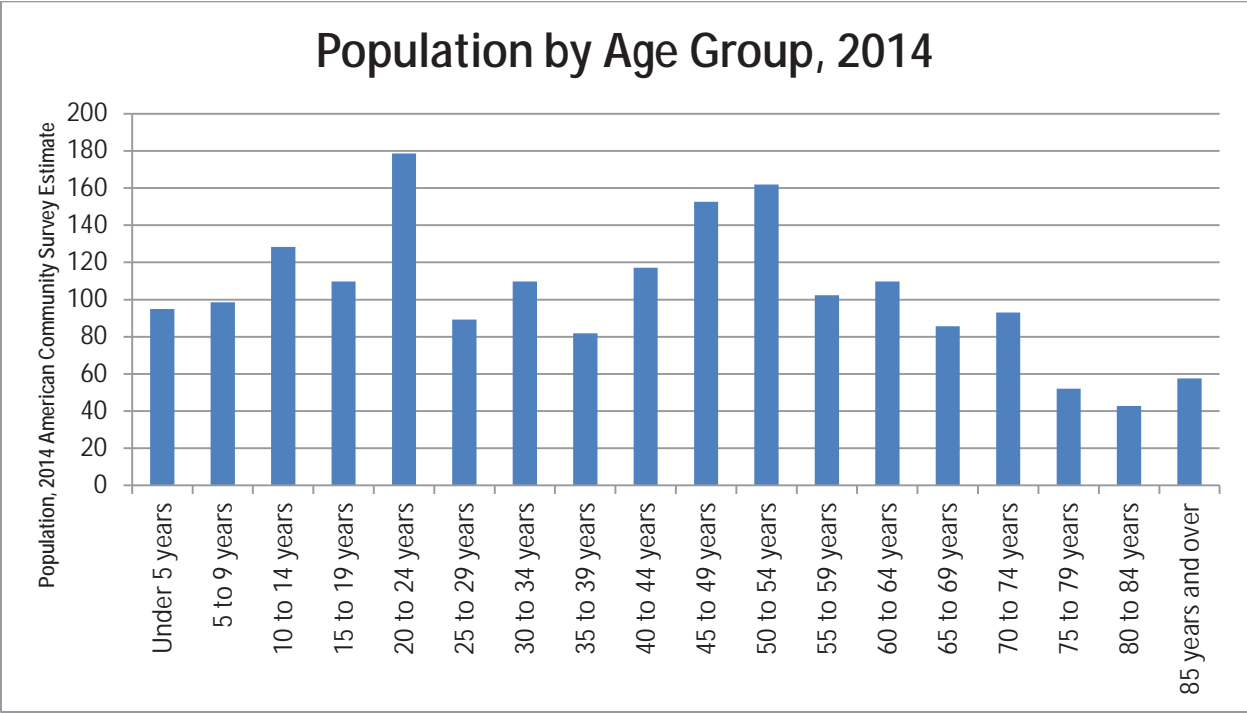
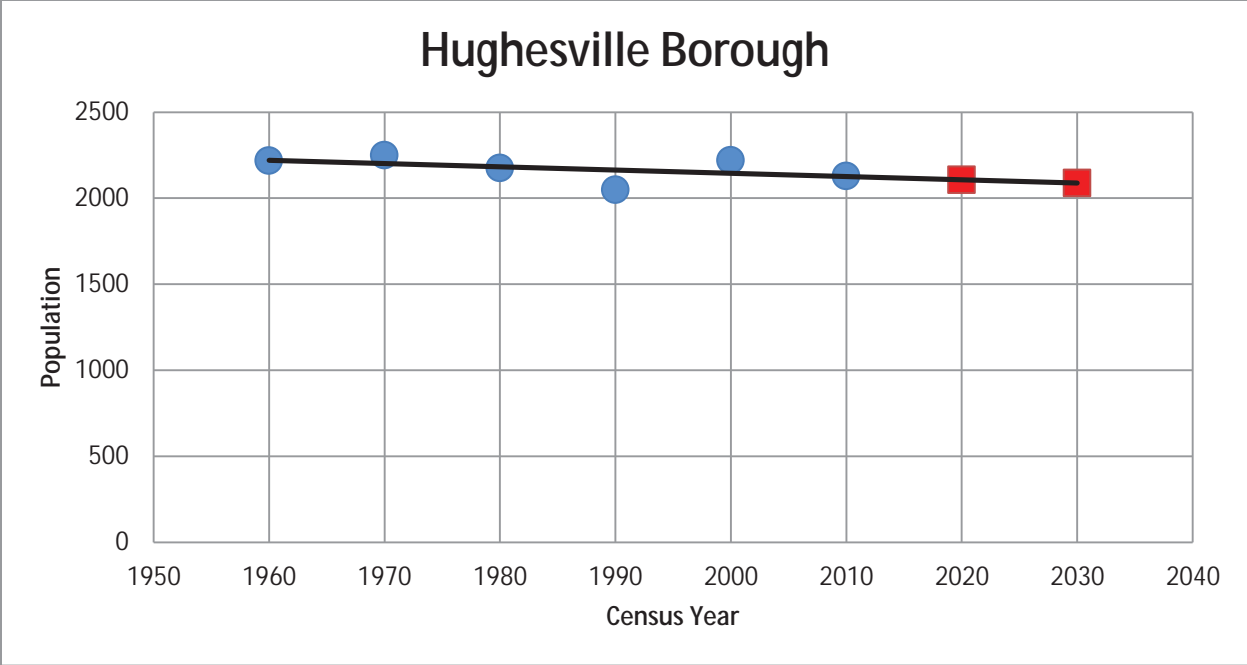
- Census Count of Population Used to Calculate Population Change Projection
- ▲ Census Count of Population Excluded From Calculations
- Projected Future Population Count
- Best Fit Population Change Trend Based on 30-50 Years of Census Population Counts

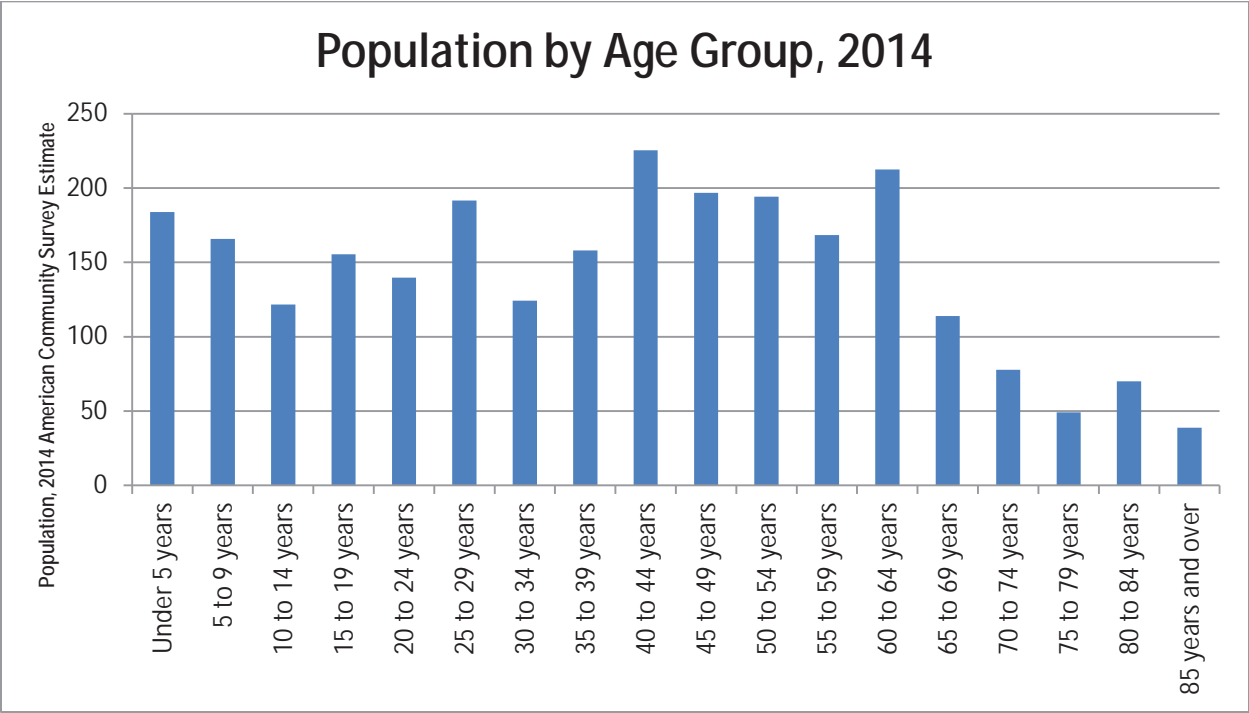
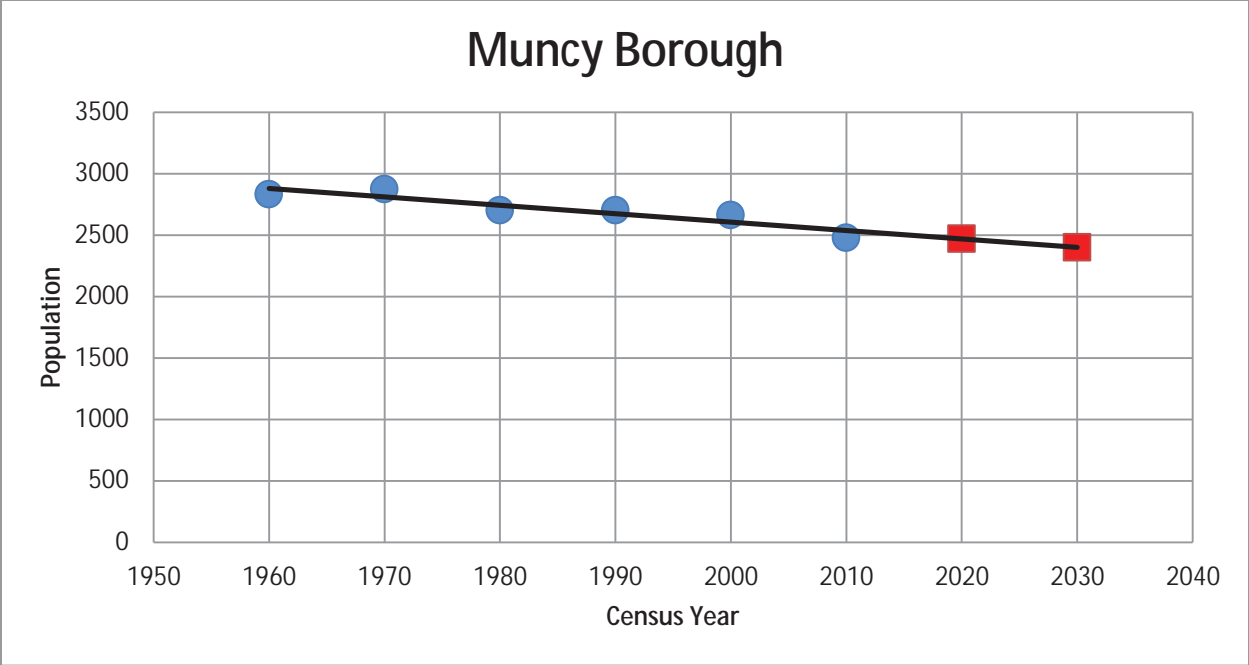


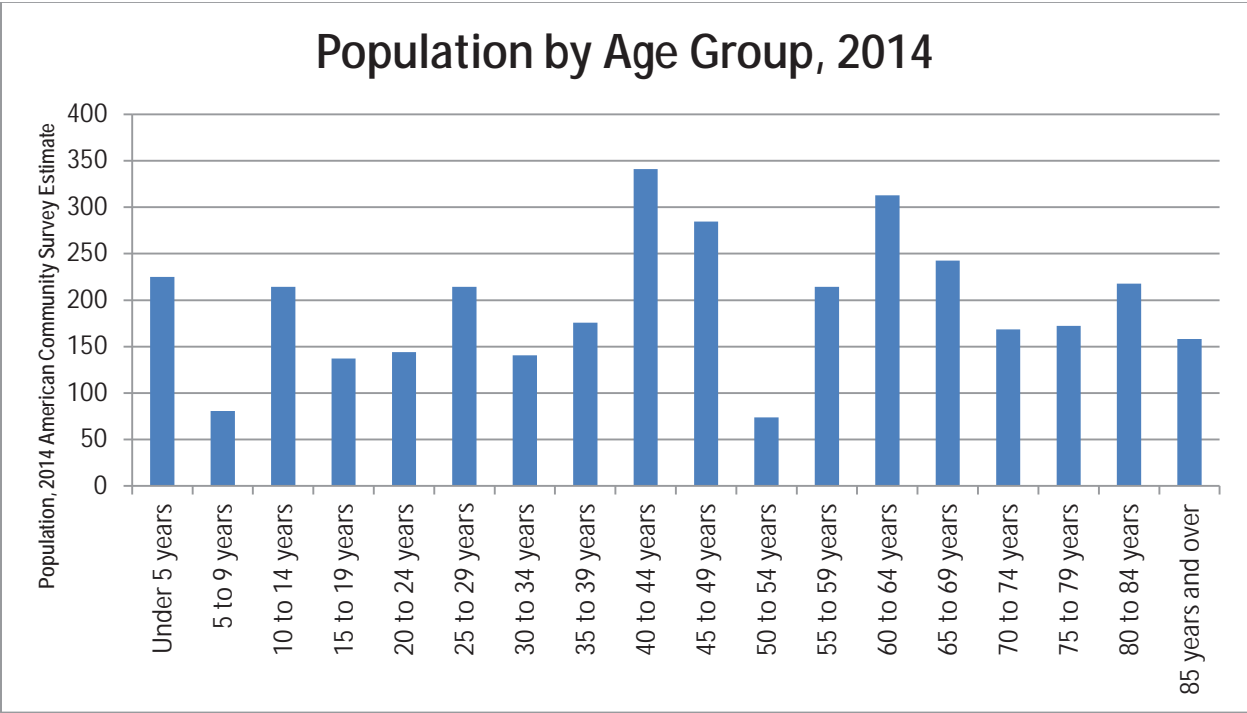
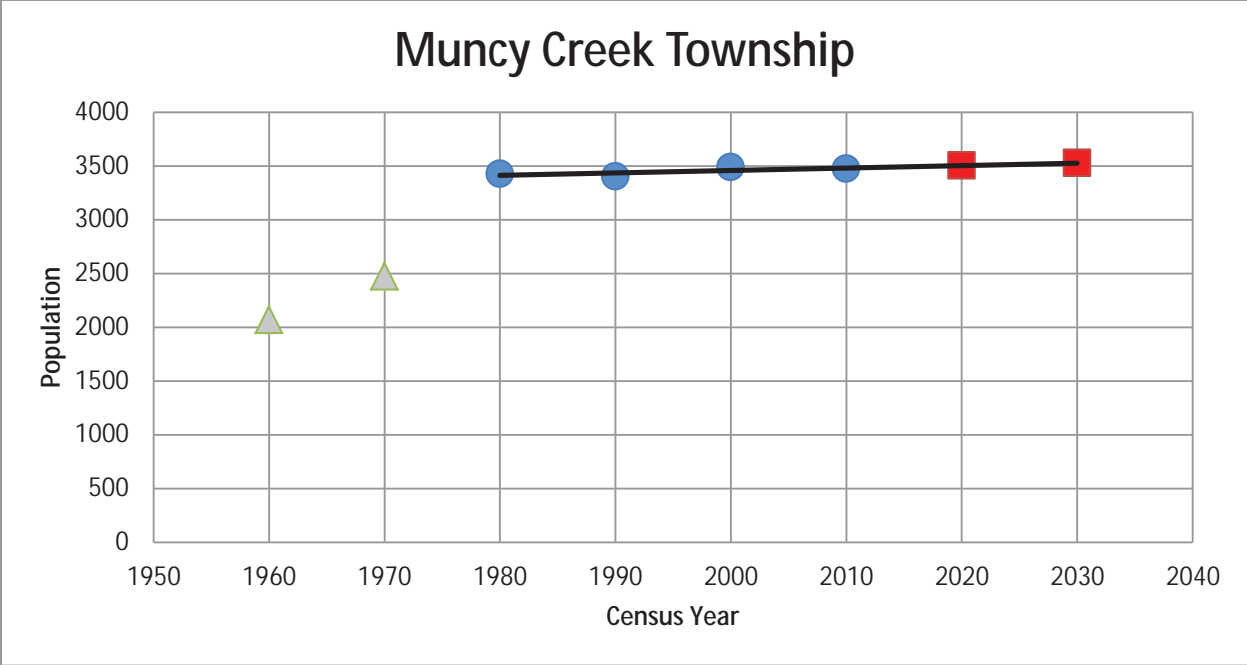
	1960	1970	1980	1990	2000	2010	2020	2030
Hughesville	2218	2249	2174	2049	2220	2128	2107	2088
Muncy Boro	2830	2872	2700	2702	2663	2477	2468	2400
Muncy Creek	2070	2473	3427	3401	3487	3474	3504	3527
Picture Rocks	594	570	615	660	693	678	665	629
Wolf	957	1473	2147	2617	2707	2907	3527	3925
TOTAL	8669	9637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

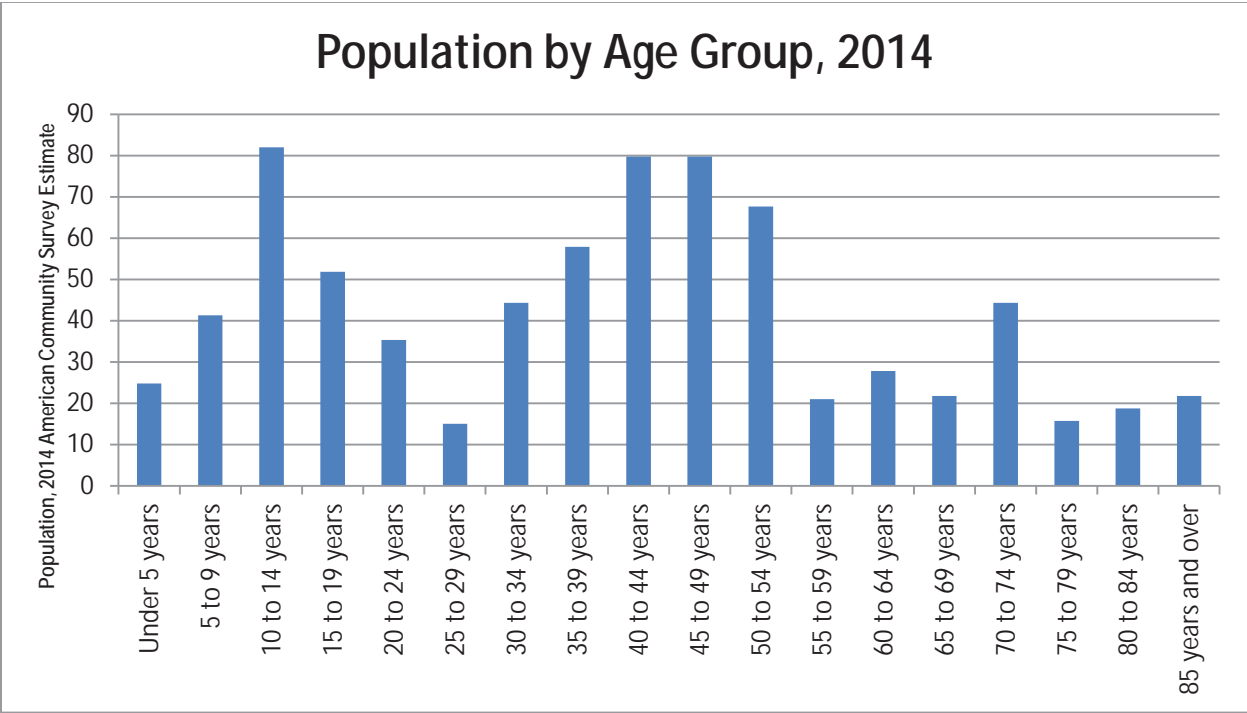
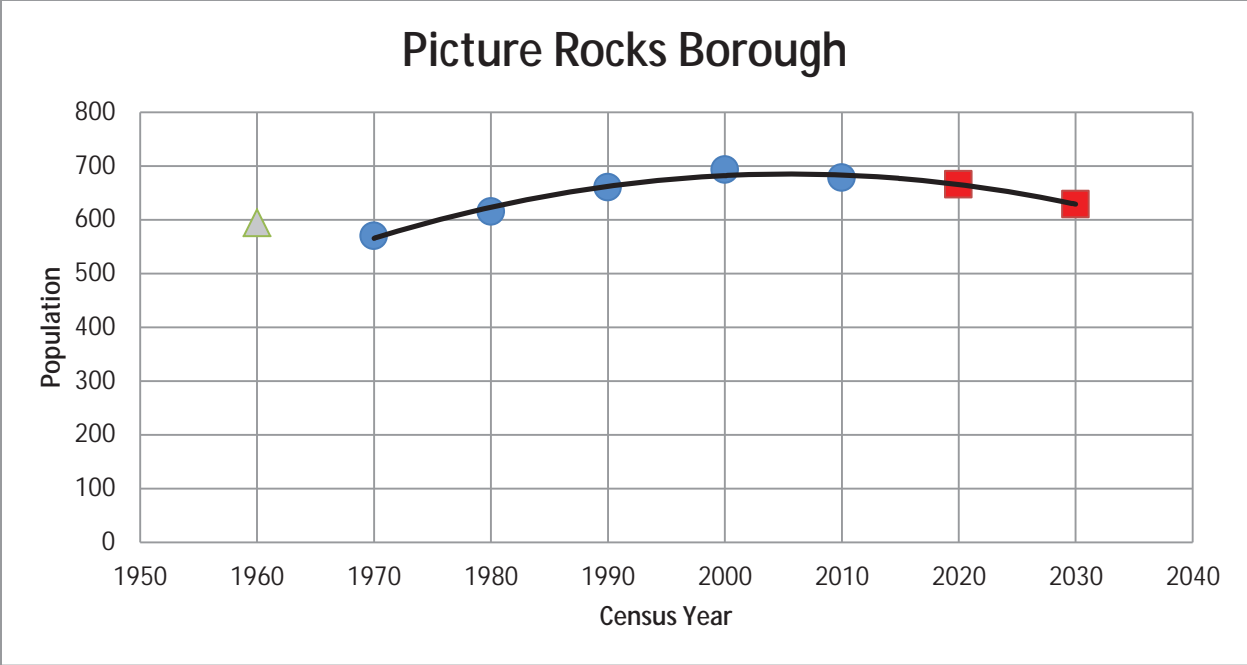


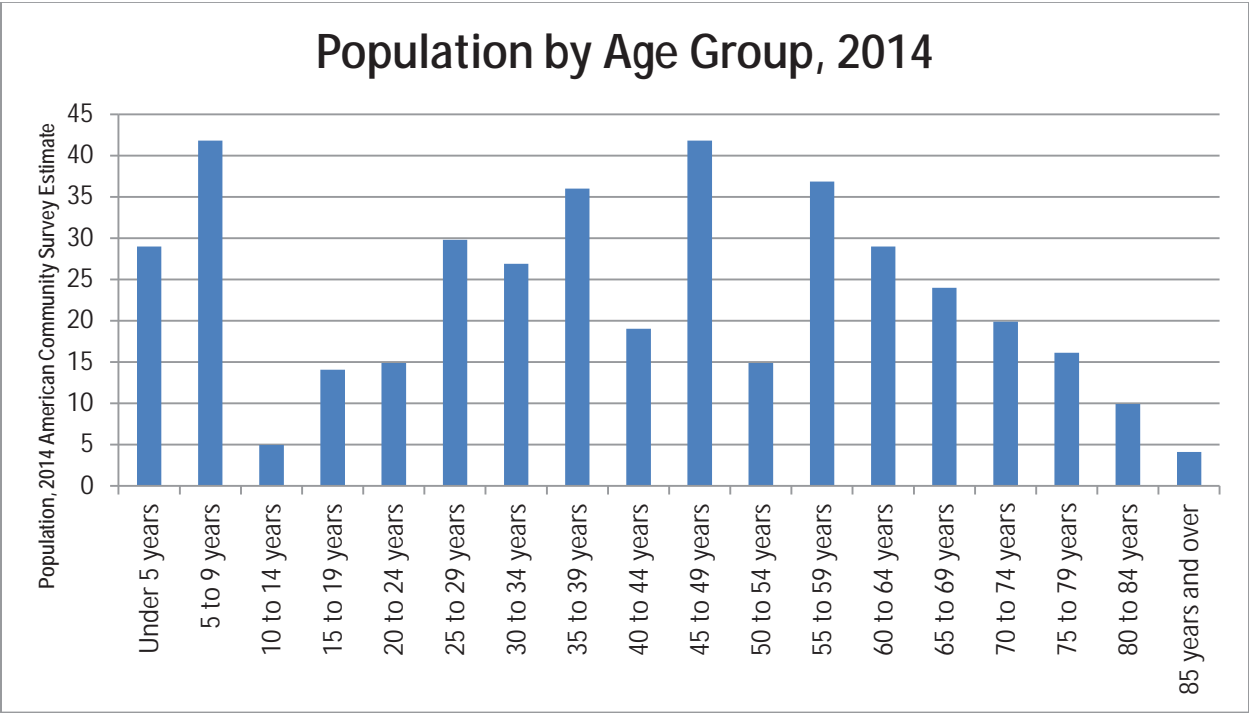
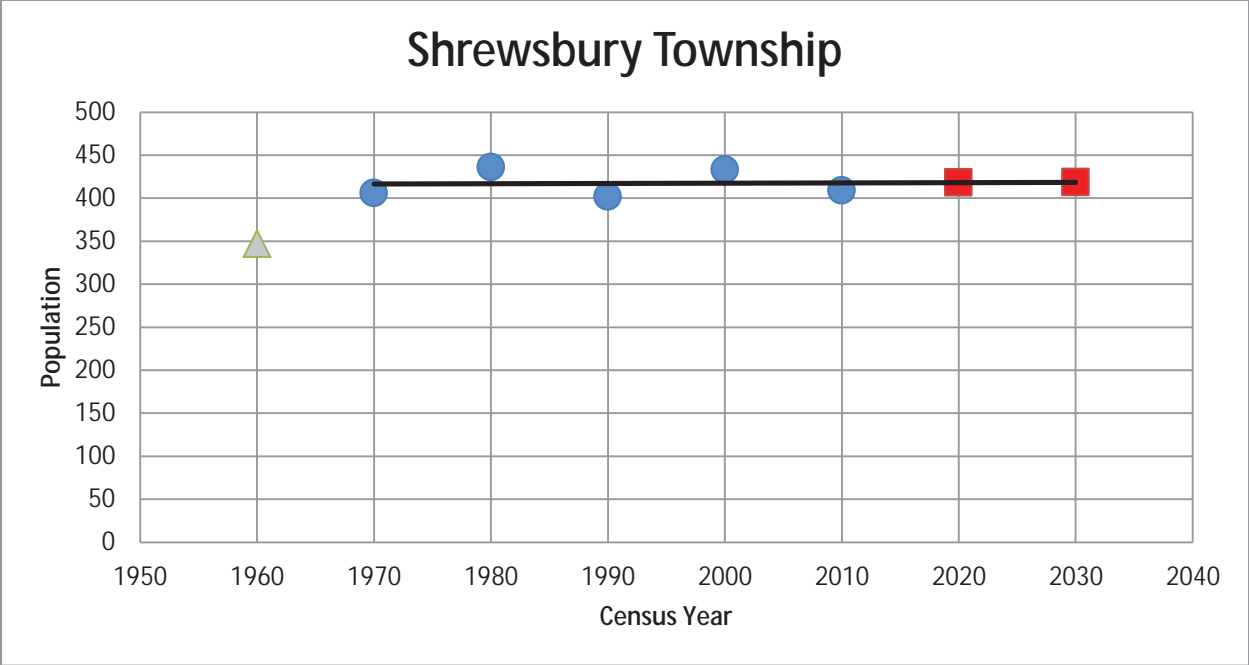
	Median age
BOROUGH OF HUGHESVILLE	42.5
BOROUGH OF MUNCY	41.2
TOWNSHIP OF MUNCY CREEK	46.7
BOROUGH OF PICTURE ROCKS	40.5
TOWNSHIP OF SHREWSBURY	42.7
TOWNSHIP OF WOLF	41.9



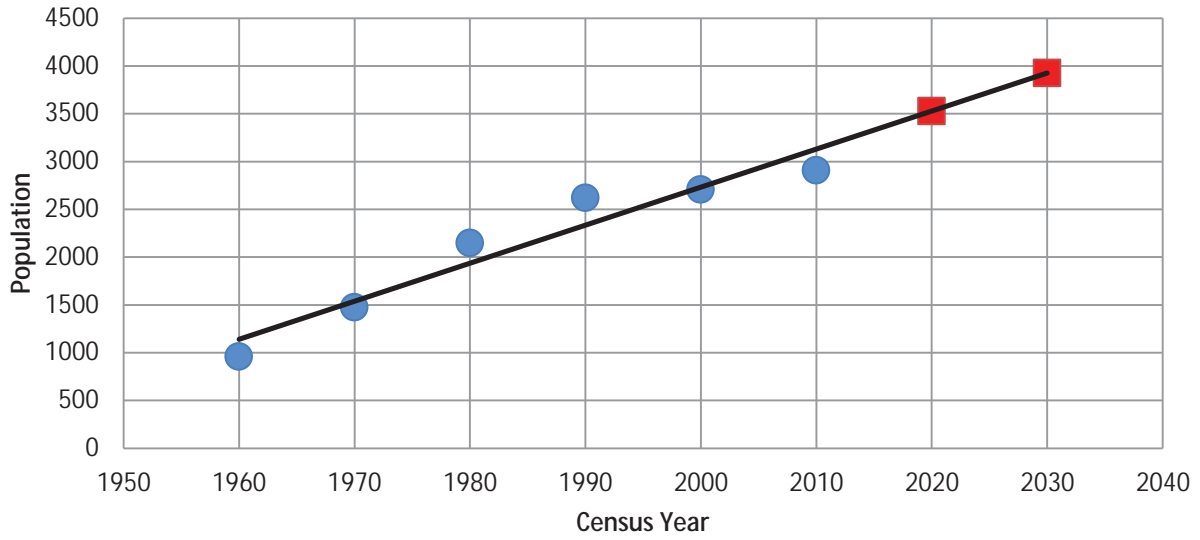




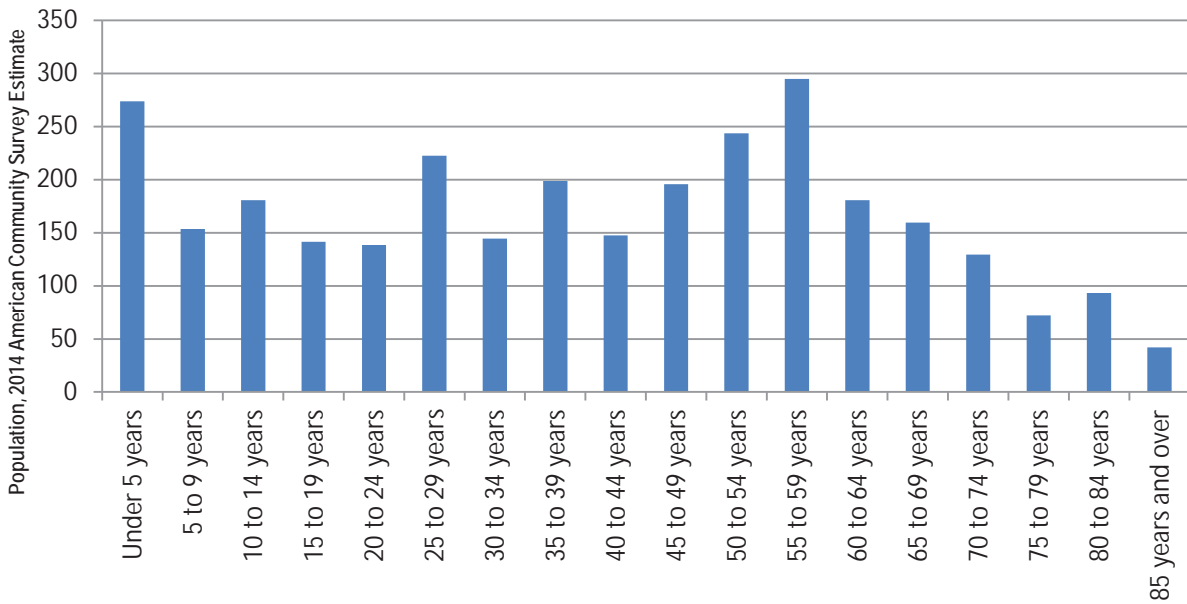




Wolf Township



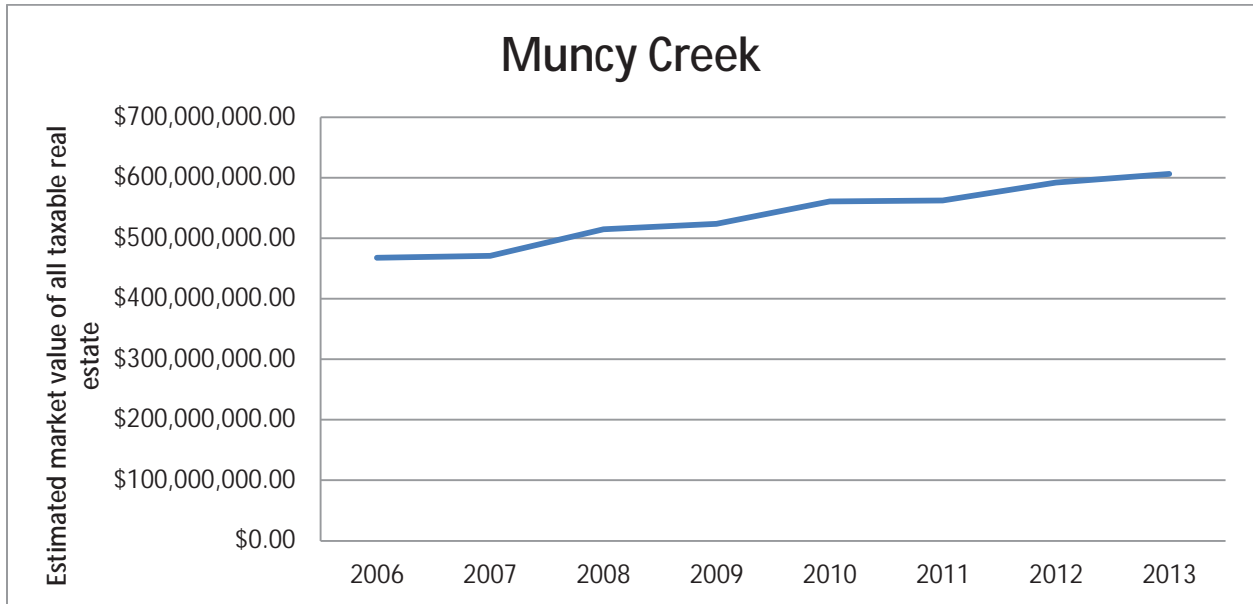
Population by Age Group, 2014



Housing

Taxable real estate market value

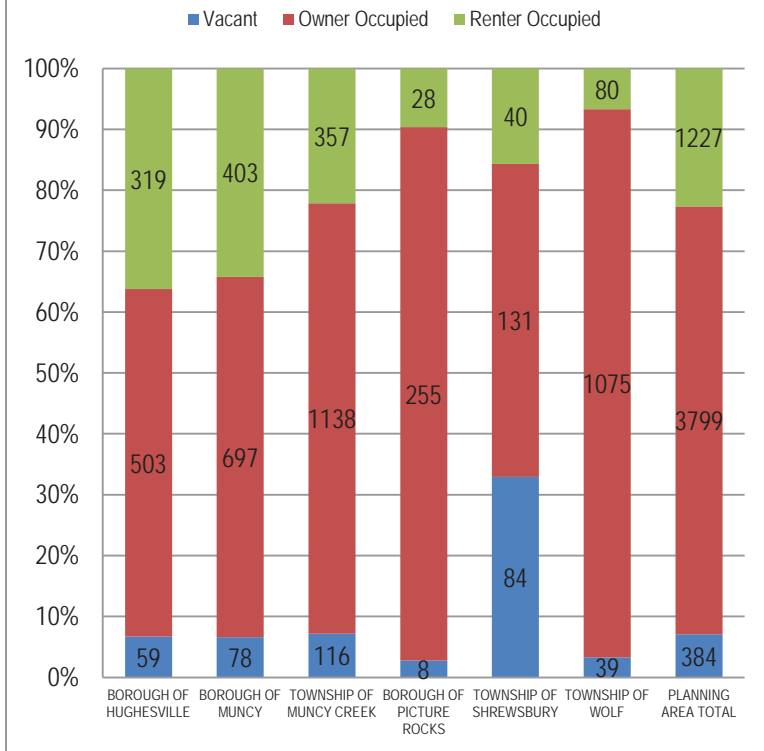
Data source: State Tax Equalization Board



	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
Muncy Creek TOTAL	\$467,920,600.00	\$470,655,038.01	\$514,761,083.44	\$523,586,733.88	\$560,713,239.54	\$562,496,634.85	\$591,837,718.73	\$606,225,926.45

	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
Muncy Creek TOTAL	30%	\$138,305,326.45

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

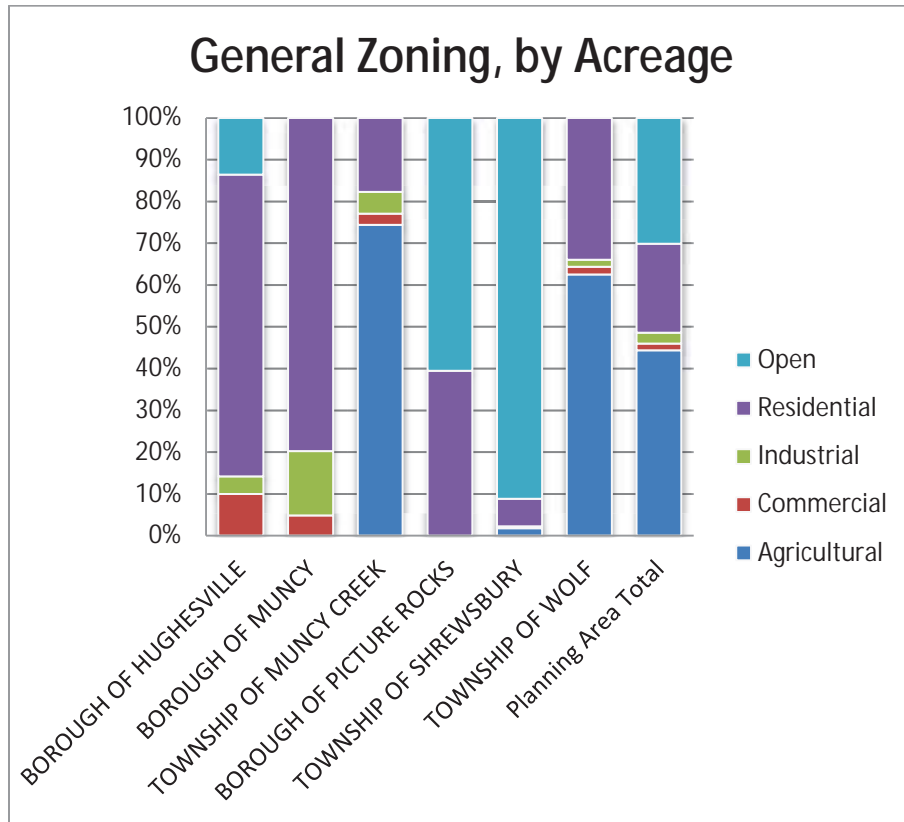
Floodplain and Flood Insurance

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%

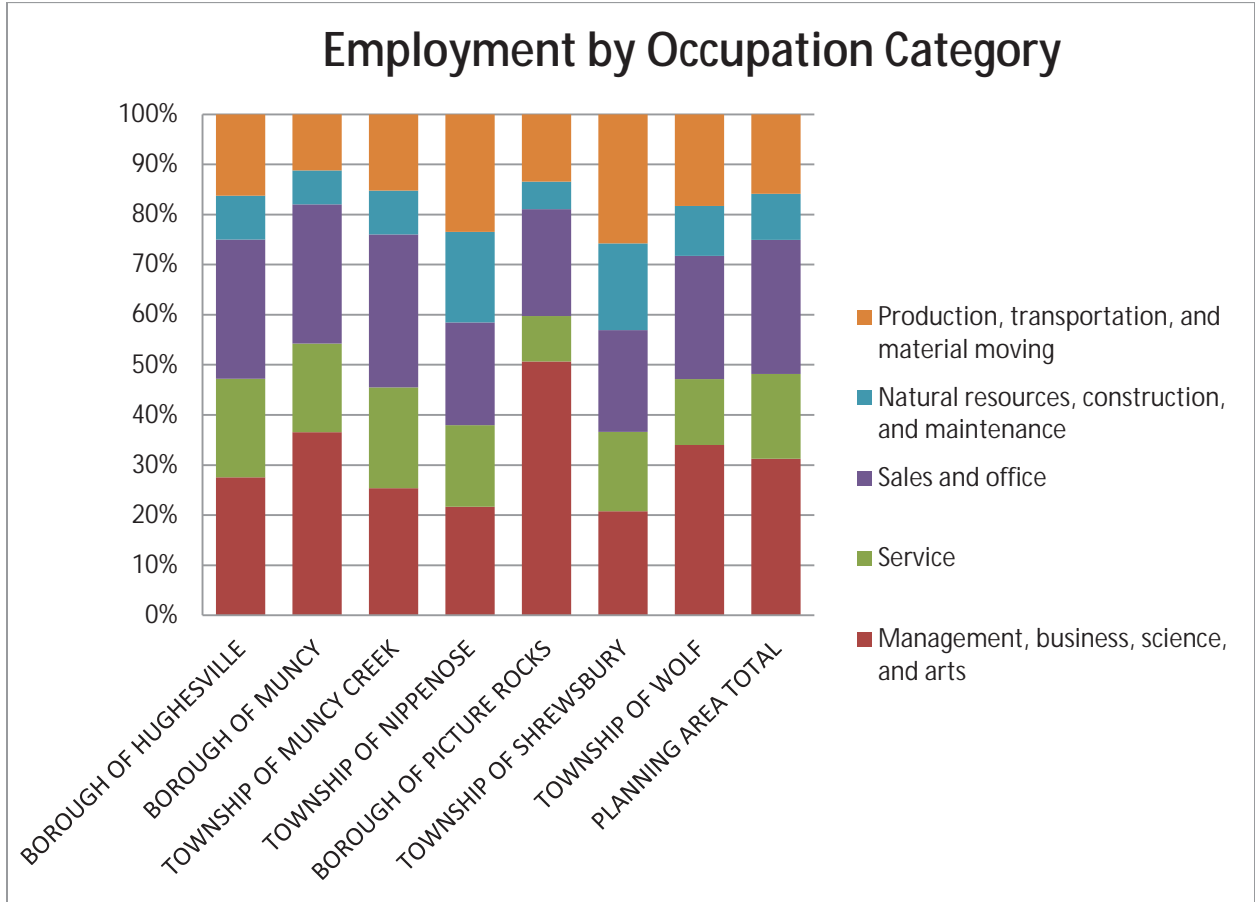
Current Zoning

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
TOTAL	46.95	243.78

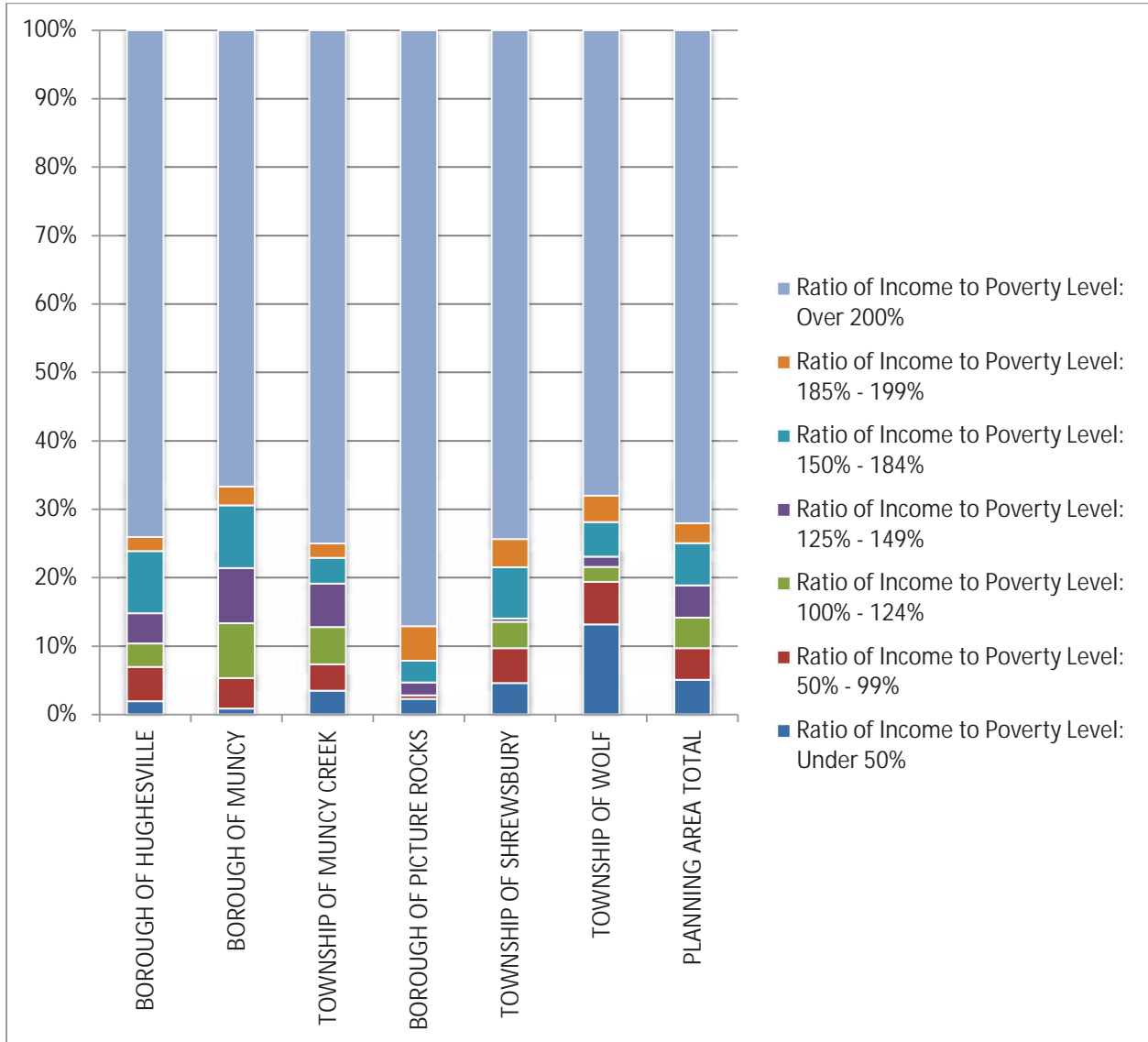
Employment



Poverty

2014 American Community Survey Estimates

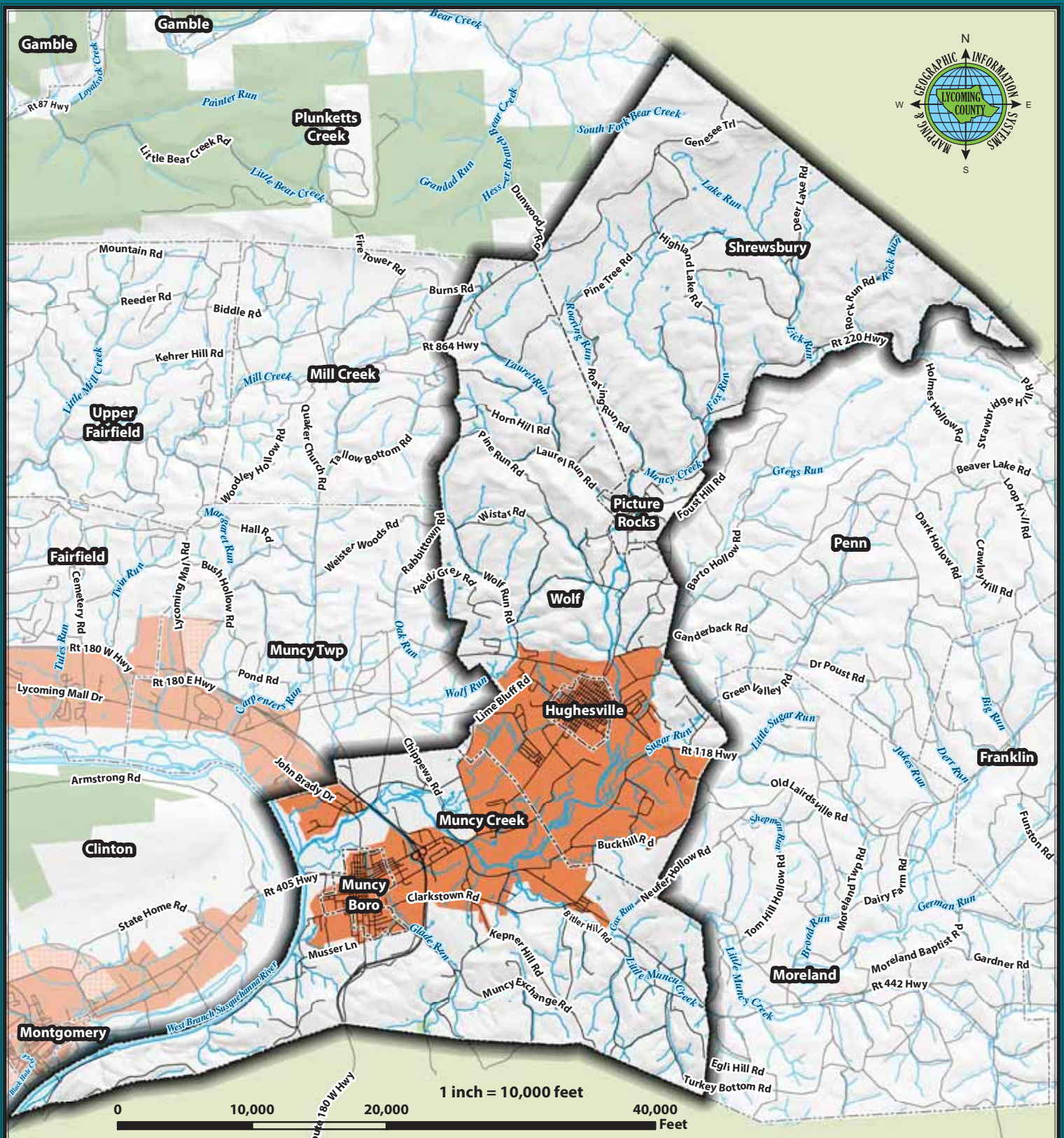
Federal Poverty Level for Individuals in 2014: \$11,670



Appendix D

Reference Maps

1. 2006 Designated Growth Area Map
2. 2006 Future Land Use Map

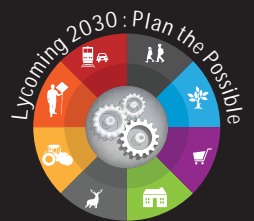


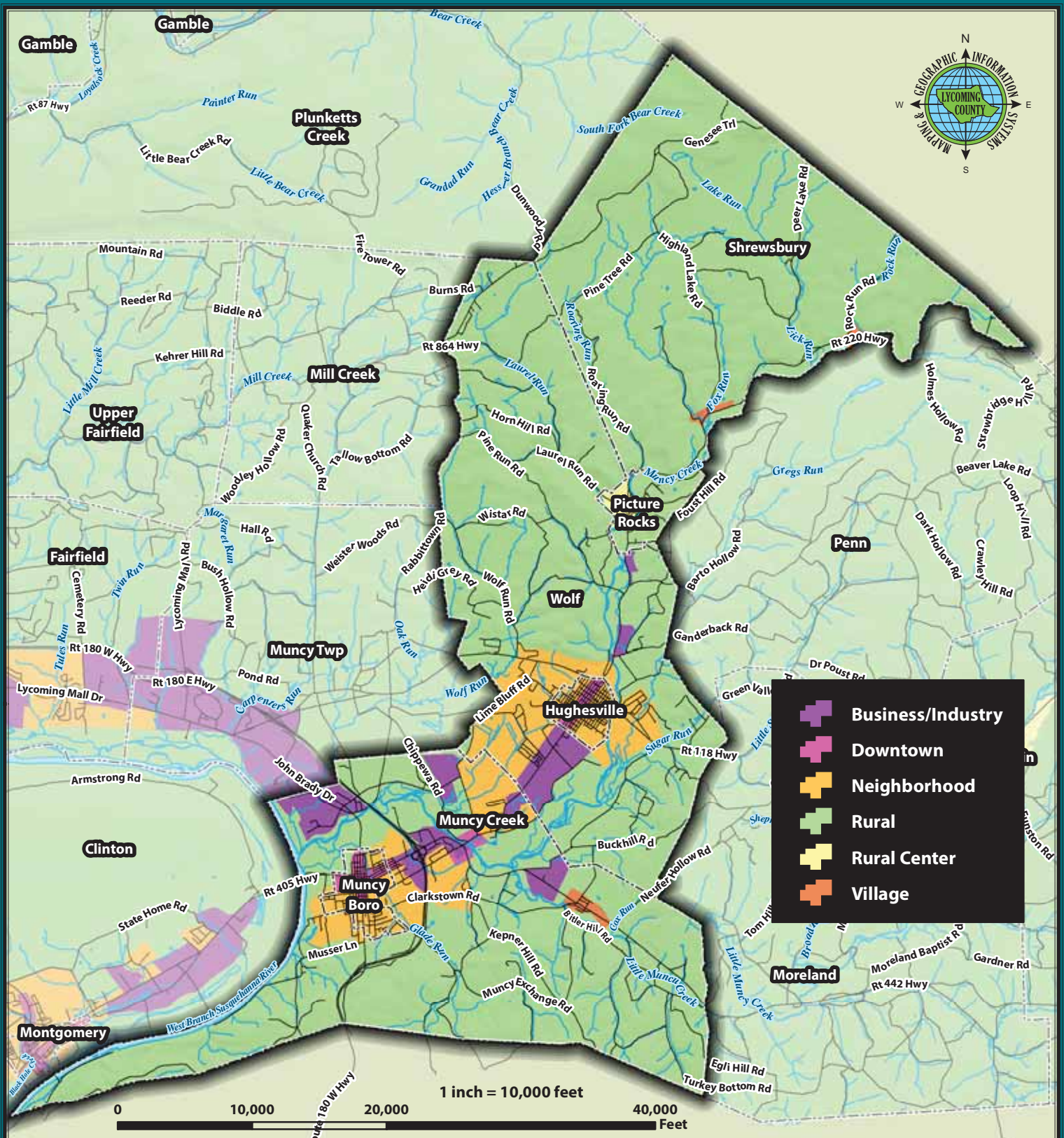
2006 Designated Growth Area

Muncy Creek Planning Area



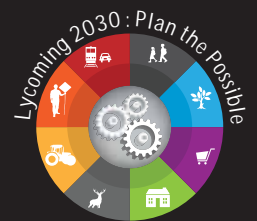
-  Designated Growth Area
-  Future Growth Area





2006 Future Land Use

Muncy Creek Planning Area



Appendix E

Plan Consistency & Plan References

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)

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.

Lycoming County Act 167 Stormwater Management Plan (2010)

The Lycoming Creek Stormwater Plan was adopted in 2010 and prepared by K & W Engineers of Harrisburg, Pennsylvania, and was created to recognize and address the growing concern of extensive damage caused by stormwater runoff covering all areas of Lycoming County except where watershed specific stormwater plans have been adopted: Lycoming Creek, Grafius Run, Millers Run, & McClures Run Watersheds. It was enacted in compliance with Pennsylvania Stormwater Management Act (Act 167) which establishes a comprehensive systematic program for counties to develop comprehensive watershed-based stormwater management plans that provide control measures for development and activities that affect stormwater runoff, including quality, quantity, and groundwater recharge. Surveys were performed to monitor runoff activity and to assess existing characteristics like significant obstructions and drainage problems. Projected and alternative land development patterns and alternative runoff control techniques were assessed as well. Ultimately, the plan seeks to prevent future problems resulting from uncontrolled runoff with each Lycoming County municipality adopting a stormwater management ordinance that is consistent with the Lycoming County Act 167 Stormwater Management Plan.

Lycoming County Energy Plan (2011)

The Lycoming County Energy Plan was adopted in 2011 and prepared by the Lycoming County Department of Planning and Community Development in conjunction with consultants Delta Development Group Inc., and Vernon Land Use, LLC. The County wide Energy Plan was created to address the growing impact of Shale gas within the county as well as address reducing energy consumption, rising fuel costs, and to meet Pennsylvania's Municipalities Planning Code (MPC). Workshops and CNG Focus groups were conducted along with the installation of a CNG fueling station. Several implementation measures are to foster county-derived renewable energy generation, Install more CNG fueling stations throughout the county, and promote energy efficiency while demanding energy reduction.

Marcellus Shale Water Study (2012)

The Marcellus Shale Water Study was published in 2012 and prepared by the Lycoming County Department of Planning and Community Development in conjunction with Delta Development Group, Inc. The subject of the Study was "water, sewer, stormwater, and wastewater treatment resources needed to support industry (gas and non-gas), population growth, and related economic development". For the study key participants were interviewed, focus groups with local stakeholders were held, data was collected and analysis was completed. Recommendations include aggressively pursue funding, expand water infrastructure, and closely monitor potential game changers and current happenings with the Marcellus Shale Industry and its use of water and sewage.

The Marcellus Shale Housing Study (2012)

The Marcellus Shale Housing Study was published in 2012 and prepared by the Lycoming County Department of Planning and Community Development in conjunction with Delta Development Group, Inc. The study was

conducted to gauge the impact of housing for the Marcellus Shale industry in a market where a shortage of housing was already occurring. The Study was completed in accordance with Pennsylvania Act 13 (Oil & Gas Act of 2012) and to fulfill the requirements of Pennsylvania Housing Funding Agency to be considered for Act 13 funding. Interviews, focus groups and statistical analysis were used to gather information for the study. Several key findings included the lack of adequate housing for the Marcellus industry, the lack of up to date and move in ready properties in the area, and the increasing rental rates causing a strain on subsidized renters. Some recommendations include providing developer incentives, provide grants to existing housing programs and properties, develop affordable independent living apartments for seniors in downtown Williamsport.

Lycoming County Growth Area Land Use and Transportation Plan (2012)

The purpose of the Lycoming County Growth Area Land-Use and Transportation Plan is to first forecast future land-use within the Lycoming County growth areas given the increased demand pressures created by the Marcellus Shale industry, and secondly to assess the transportation impacts of this future land development on the roadway infrastructure of Lycoming County and identify transportation improvements to alleviate these impacts. The findings of this plan are intended to provide guidance for identifying potential future projects for the Long Range Transportation Plan (LRTP) and the Transportation Improvement Plan (TIP), following further study, environmental screening, project scoping, and cost estimations.

Lycoming County Small Bridge Pilot Program Executive Summary (2010)

The Lycoming County Planning Commission working in partnership with the PennDOT Small Bridge Inventory Task Force completed a comprehensive inventory of locally owned bridges in Lycoming County with span lengths between 8 feet and 20 feet for purposes of developing a systematic inspection program on these types of smaller bridge structures. This special initiative was funded by Local Technical Assistance Program (LTAP) supplemental planning funds provided to the Williamsport Area Metropolitan Planning Organization as part of participation in LTAP planning and outreach activities for Lycoming County.

Multi-Modal Freight Transfer Feasibility Study (2006)

The Lycoming County Planning Commission, in cooperation with the Pennsylvania Department of Transportation, SEDA-Council of Governments and several other cooperating agencies and interests, sponsored a study of the feasibility of developing a transfer center where freight traffic moving to or from companies within the study area could be transferred between railroad cars and trucks. The study included a market analysis that was based on a telephone survey of 111 companies involved in manufacturing and wholesale trade within a 12-county area in Northcentral Pennsylvania. It found a substantial interest in intermodal transportation service, and identified that annually more than 80,000 units (truckloads and container-loads) could comprise a market base for a transfer facility in the area.

Coordinated Public Transit Plan (2014)

This plan updates and amends the Coordinated Public Transit-Human Services Transportation Plan of the SEDA-COG Metropolitan Planning Organization (MPO) and its local stakeholders with an interest in human service transportation programs. The SEDA-COG MPO closely coordinates transportation planning activities with neighboring Lycoming County which is served by the Williamsport Area Transportation Study (WATS) MPO. Consequently for this update, it was determined that the SEDA-COG MPO and WATS MPO would develop a joint Coordinated Plan to satisfy the requirements and use resources more efficiently. While this joint Coordinated

Plan update considers all human service transportation needs, an emphasis is placed on transportation needs of low-income populations, seniors, and persons with disabilities.

The I-180 Corridor Plan (City of Williamsport) (2012)

The I-180 Corridor Plan was adopted in 2012 and prepared by the Lycoming County Department of Planning and Community Development in conjunction with Mackin Engineering, MACTEC Engineering, Larson Design Group, Williamsport-Lycoming Chamber of Commerce, SEDA-COG, the City of Williamsport, and the US Environmental Protection Agency. The Plan was created to identify possible redevelopment of sites along the corridor. A feasibility study was completed along with market analysis, public meetings, charrettes, focus groups, and Stakeholder surveys. The implementation of the Plan will result in the area being reused as a hub for Marcellus Shale Servicing Companies and the transformation of the Montgomery Mill Office Building into a historical and community center.

Montoursville to Muncy Feasibility Study (2009)

The Lycoming County Planning Commission hired Larson Design Group (LDG) to study the feasibility of developing a family friendly trail that connects the Boroughs of Montoursville and Muncy. The trail would be multi-functional, and would be utilized for both transportation and recreational purposes, and serve multiple users including pedestrians, joggers, bicyclists, among others. Alternatives for a corridor alignment were identified based on the recommendations of the Lycoming County Planning staff and consultants, aerial mapping / photography, and field views. The field views helped to identify geographical features, area property uses, environmental issues and other factors that would affect construction. The trail was planned to utilize a combination of four types of bicycle facilities: Share the Road, Bicycle Lane, Shared-Use Path, and Rails-With-Trails. Several challenges facing construction of such a shared-use path included topography, lack of collector roadways, and right-of-ways. The Trail was divided into three segments determined by the physical terrain features and probable entrance and exit facilities. A programming cost estimate was developed to aid the county in applying for grant applications and planning.

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.

Please visit www.lyco.org to view the full versions of these plans.

Appendix F

Acronyms

Acronyms

ADA: Americans with Disabilities Act

BMP: Best Management Practices

CDBG: Community Development Block Grant

COG: Council of Governments

DCED: Pennsylvania Department of Community and Economic Development

DEP/PADEP: Pennsylvania Department of Environmental Protection

DPS: Lycoming County Department of Public Safety

ELAA: Eastern Lycoming Ambulance Association

EMS: Emergency Medical Services

EPA: United States Environmental Protection Agency

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Maps

FHWA: Federal Highway Administration

HMGP: Hazard Mitigation Grant Program

HMP: Hazard Mitigation Plan

LCWSA: Lycoming County Water and Sewer Authority

MBMA: Muncy Borough Municipal Authority

MPC: Pennsylvania Municipalities Planning Code

MPO: Metropolitan Planning Organization

MS4: Municipal Separate Storm Sewer System

NFIP: National Flood Insurance Program

NCSWPA: North Central Source Water Protection Alliance

PAT: Planning Advisory Team

PCD/LPCD: Lycoming County Department of Planning and Community Development

PDT: Project Delivery Team

PEMA: Pennsylvania Emergency Management Agency

PennDOT: Pennsylvania Department of Transportation

PENNVEST: Pennsylvania Infrastructure Investment Authority

SEDA-COG: Susquehanna Economic Development Association – Council of Government

SWP: Source Water Protection

TIP: Transportation Improvement Program

UPMC: University of Pittsburgh Medical Center

USACE: U.S. Army of Engineers

VFC: Volunteer Fire Company

WATS: Williamsport Area Transportation Study

WBRA: West Branch Regional Authority

WREN: Water Resources Education Network Program

Appendix G

Adopted Municipal Resolutions

RESOLUTION NO. 2017 - 3

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF HUGHESVILLE
IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING FOR THE
MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Hughesville Borough Planning Commission serves as the official planning agency for the Borough of Hughesville; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Borough Council, and the Borough Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Planning; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Hughesville Borough Council, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Hughesville Borough Council recognizes the Borough Planning Commission as the official planning commission for the **Borough of Hughesville** and that such agency promote public interest in, and understand of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Hughesville Borough Council

ADOPTED THIS 23 DAY OF October

Borough Council
Hughesville Borough



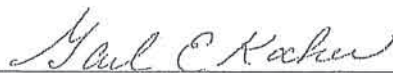
Jeffery Berger, Council President

(SEAL)



Walter Reed, Mayor

ATTEST:



Gail Kocher, Secretary



Ryan Tira, Solicitor

RESOLUTION NO. 2017-009

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF MUNCY IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING FOR THE MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Muncy Borough Planning Commission serves as the official planning agency for the Borough of Muncy; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Borough Council, and the Borough Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Planning; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Muncy Borough Council, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Muncy Borough Council recognizes the Borough Planning Commission as the official planning commission for the **Borough of Muncy** and that such agency promote public interest in, and understand of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Muncy Borough Council

ADOPTED THIS 17 DAY OF August, 2017


Borough Council
Muncy Borough


Name, Title


Name, Title

(SEAL)

ATTEST:


Name, Secretary

Name, Title


Name, Solicitor

RESOLUTION NO. 9-5-17

A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF PICTURE ROCKS IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING FOR THE MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Picture Rocks Planning Commission serves as the official planning agency for the Borough of Picture Rocks; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Borough Council, and the Borough Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Planning; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Picture Rocks Borough Council, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Picture Rocks Borough Council recognizes the Borough Planning Commission as the official planning commission for the **Borough of Picture Rocks** and that such agency promote public interest in, and understand of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Picture Rocks Borough Council


ADOPTED THIS 9th DAY OF Sept 2017

Borough Council
Picture Rocks Borough


Eugene Otterbein, Sr., President

(SEAL)

ATTEST:


William Dorman, Secretary

RESOLUTION NO. 17-157

A RESOLUTION OF THE SUPERVISORS OF THE TOWNSHIP OF MUNCY CREEK IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Muncy Creek Township Planning Commission serves as the official planning agency for Muncy Creek Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors, and the Township Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Muncy Creek Township Board of Supervisors, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Muncy Creek Township Board of Supervisors recognizes the Township Planning Commission as the official planning commission for the Township of Muncy Creek and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Muncy Creek Township Board of Supervisors

ADOPTED THIS 21st DAY OF August, 2017

Board of Supervisors
Muncy Creek Township


Name, Title

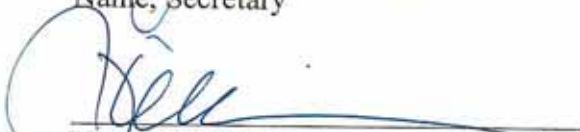
(SEAL)


Name, Title

ATTEST:


Name, Secretary

 - SUPV
Name, Title


Name, Solicitor

RESOLUTION NO. 2017-3

A RESOLUTION OF THE SUPERVISORS OF THE TOWNSHIP OF SHREWSBURY IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Shrewsbury Township Planning Commission serves as the official planning agency for Shrewsbury Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors, and the Township Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and


WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Shrewsbury Township Board of Supervisors, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Shrewsbury Township Board of Supervisors recognizes the Township Planning Commission as the official planning commission for Shrewsbury Township and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Shrewsbury Township Board of Supervisors

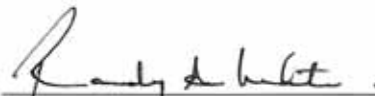
ADOPTED THIS 12th DAY OF September 2017.

Board of Supervisors
Shrewsbury Township



Name, Title

(SEAL)



Name, Title

ATTEST:



Name, Secretary



Name, Title

Name, Solicitor

RESOLUTION NO. 2017-03
A RESOLUTION OF THE SUPERVISORS OF THE TOWNSHIP OF WOLF IN
THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE
MUNCY-CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, The Wolf Township Planning Commission serves as the official planning agency for Wolf Township; and

WHEREAS, The Lycoming County Planning Commission serves as the official planning agency for Lycoming County; and

WHEREAS, Pennsylvania Municipalities Planning Code (MPC; Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the Lycoming County Planning Commission, the Board of Supervisors, and the Township Planning Commission wanted to encourage maximum community input and thereby appointed the Muncy-Creek Planning Advisory Team composed of elected officials, planning commission members, as well as representatives from municipalities, school districts, authorities, and public and private sector interests; and

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy-Creek Multi-municipal Comprehensive Plan consisting of Hughesville, Muncy, and Picture Rocks Boroughs and Muncy Creek, Shrewsbury, and Wolf Townships; and

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Planning Advisory Team has conducted five (5) meetings to develop the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission undertook a public involvement process by conducting a Focus Group Meetings to gain insights on existing conditions and issues concerning the functional planning areas of Community Development; Community Facilities & Infrastructure; Transportation and Mobility; Economic Development; Natural Resources; Public Safety; Agriculture & Forestry; Heritage, Culture, & the Arts; and Youth Engagement; and

WHEREAS, the Lycoming County Planning Commission conducted in-person and on-line public surveys which have compiled over 1,100 responses in order to confirm that the Comprehensive Plan reflects the needs and opinions of the general public; and

WHEREAS, the Multi-municipal Plan addresses many critical issues facing the Muncy-Creek Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

NOW, THEREFORE, BE IT RESOLVED by the Wolf Township Board of Supervisors, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

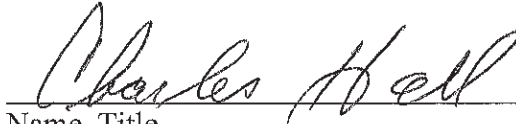
1. That the Wolf Township Board of Supervisors recognizes the Township Planning Commission as the official planning commission for Wolf Township and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal Plan submitted by the Planning Commission is hereby adopted by the Wolf Township Board of Supervisors

ADOPTED THIS 14th DAY OF August
Board of Supervisors
Wolf Township



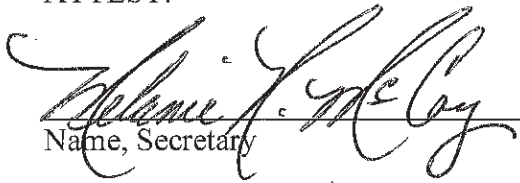
Name, Title

(SEAL)

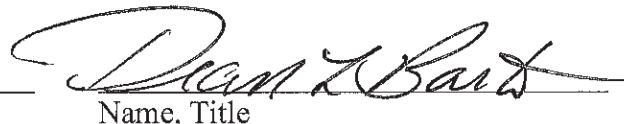


Name, Title

ATTEST:



Name, Secretary



Name, Title

Name, Solicitor