



LYCOMING COUNTY PLANNING COMMISSION

2007 ANNUAL REPORT

A Year of Change and Rededication

DIRECTOR'S MESSAGE

2007 was a time of change and rededication for the Department. On September 1st, I accepted the position of Planning Director. One of my first priorities was to re-organize the Department by decentralizing the management structure. The day to day supervision within the Department has been placed largely in the hands of the supervisors. The supervisors have assumed more authority and more responsibility for the day to day management of the Department while the newly created management team establishes the direction and goals for the Department within the framework established by the Commissioners and the Planning Commission. The management team consists of the Director, Deputy Director, and Department Supervisors .

Decentralization of the management structure within the Department has allowed for decisions to be made at a level closer to our clients. This has already resulted in better and faster service to our clients. While there is always room for improvement, the change in management structure has helped to improve the Department's reputation with community organizations and the public.

Our top priority during 2007 has been to rebuild and improve community partnerships while improving our reputation in the community. Things have been going very well in this respect. Our working relationship with the business community in general and the Williamsport-Lycoming Chamber of Commerce in particular is very good. We have very good working relationships with State and Federal agencies and have cultivated excellent working relationships with our communities. Our communities understand that we are not here to tell them what to do, but to offer professional planning advice as requested. The Planning Department is getting more and more requests for assistance.

I look forward to the day when all of our communities feel comfortable in requesting our assistance with no strings attached. I believe that we are on the right track. You can feel a new sense of enthusiasm within the Department. I am honored to be the new Director.

A handwritten signature in blue ink that reads "Kurt Hausammann, Jr." with a stylized flourish at the end.

Kurt Hausammann, Jr., AICP

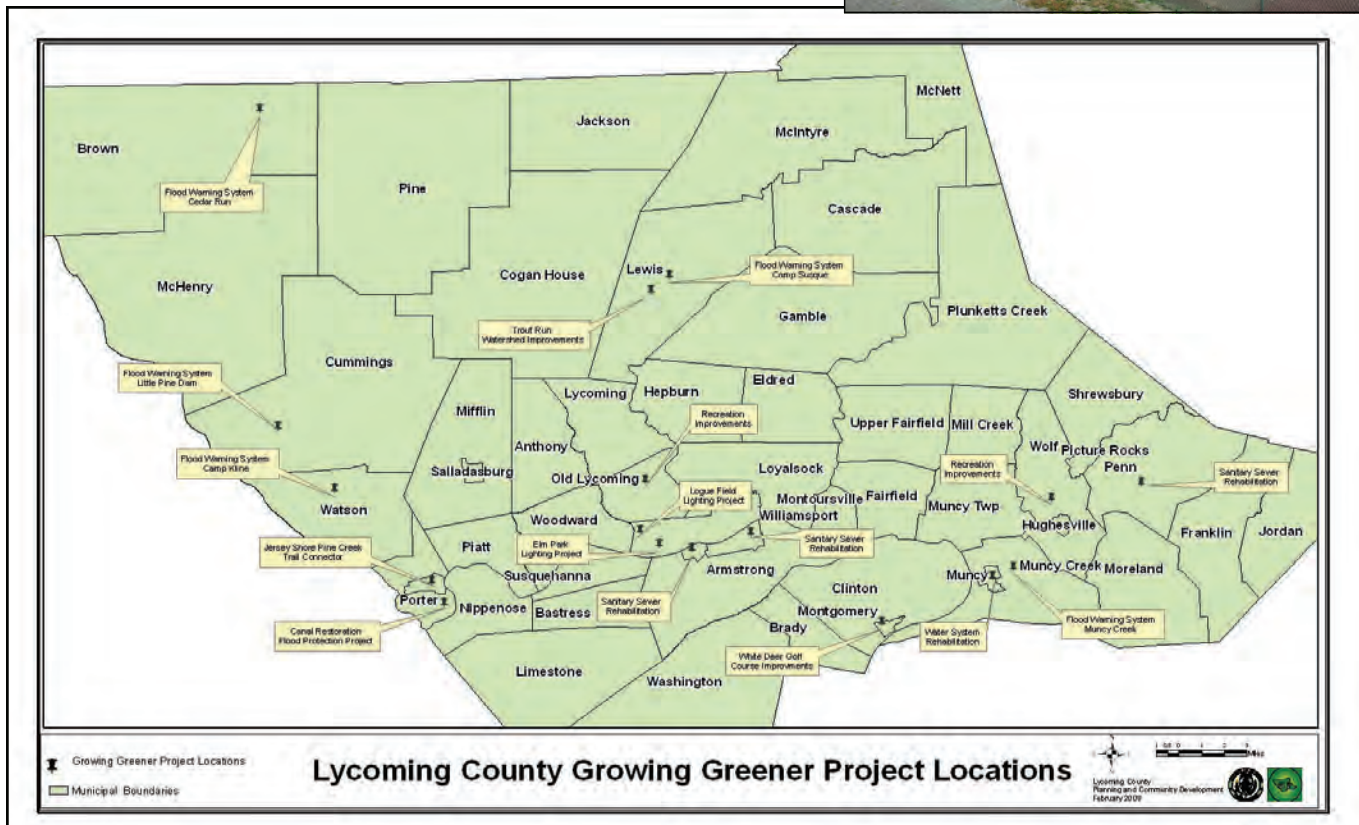
Community Development

Growing Greener II

Lycoming County has 13 Growing Greener II projects in various stages of completion. The Penn Township Sanitary Sewer Project is ready to be closed out, while work is just beginning on the White Deer Golf Course Improvements, and the Trout Run Stream Restoration will begin in 2009.

Growing Greener II Projects:

1. County-wide Flood Warning System Enhancements
2. White Deer Golf Course Improvements
3. Old Lycoming Township Tennis Court Project
4. Duboistown Sanitary Sewer Rehabilitation
5. South Williamsport Sanitary Sewer Rehabilitation
6. Muncy Borough Water System Rehabilitation
7. Porter Township Canal Rehabilitation
8. Trout Run Stream Restoration
9. Penn Township Sanitary Sewer Rehabilitation
10. Logue Field Lighting Improvement Project
11. Elm Park Lighting Improvement Project
12. Lime Bluff Recreation Area Improvements
13. Jersey Shore Pine Creek Trail Connector



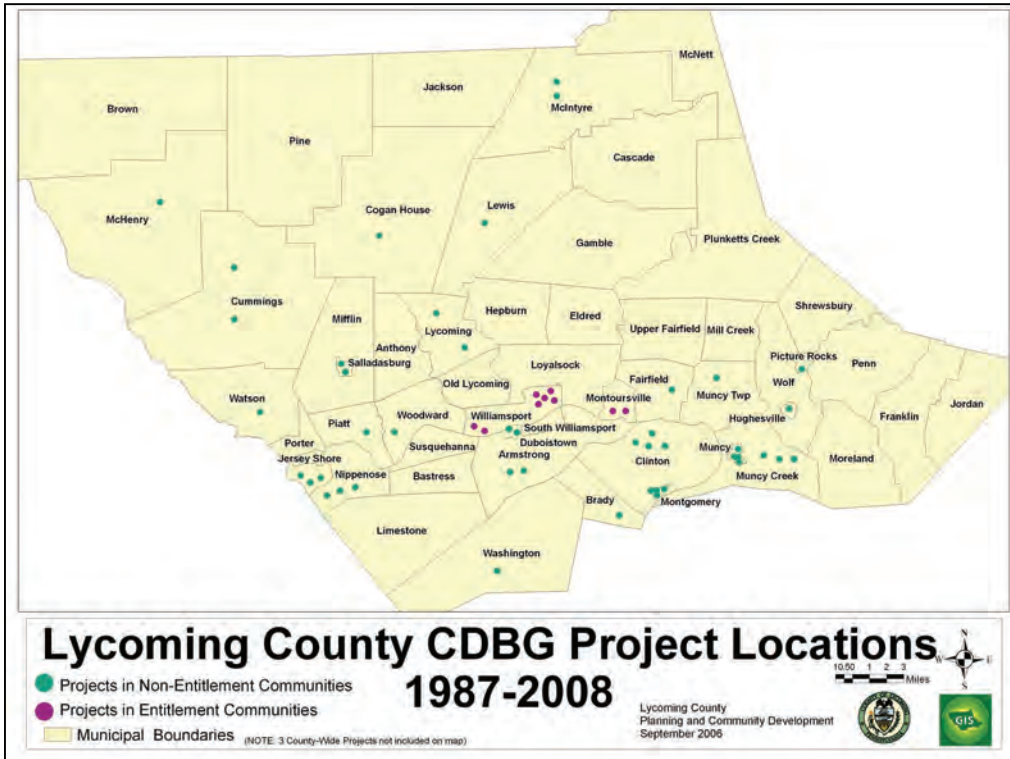
Community Development Block Grant (CDBG)

2008 Recipients Announced:

Habitat for Humanity Land Acquisition
HOPE Enterprise: Facility Rehabilitation
Washington Twp. Road Reconstruction

CDBG Projects Currently Underway:

McHenry Twp. Community Center
Parkside Manor Elderly Housing
Montgomery Housing Rehabilitation



Just wait to see the completed McHenry Twp. Community Center!

TIMBER TRAIL

The twelve interpretative panels to be placed on the Timber Trail have been designed and are currently in production. They will be installed during the construction of the Susquehanna River Walk this Summer.

To make the Timber Trail a comprehensive recreational asset to the area, a second project, the Timber Trail Amenities Project, has been initiated, which includes the installation of benches, trash receptacles and a focal art piece. Grants to various organizations are being submitted to secure funding for the project.



The Timber Trail and the Amenities Projects lie along a 3.5 mile loop on the Susquehanna Riverwalk.

LYCOMING COUNTY COMMUNITY DEVELOPMENT PROJECTS



(clockwise from upper left) Breaking ground in Wolf Township, dedicating an affordable home in Williamsport's East End, helping South Williamsport's sewer project, assisting Muncy with a water line project, rehabilitating the White Deer Recreational Complex, and assisting in the adaptive reuse of a McHenry Township facility.

Hazard Mitigation

Lower Lycoming Creek

Project Delivery Team members. USACE preliminary conclusions as presented in July 2007 revealed that none of the four reaches in the project area had a favorable “benefit-cost-ratio (BCR).” Deliverable products substantially completed to date include: all mapping, economic analysis data of the three damage centers, initial results of cultural and environmental surveys, hydraulic and hydrologic modeling of the stream, preliminary mitigation concepts and associated costs. Engaged Weston Solutions to verify USACE methods, engineering, assumptions, and estimates. County generated alternative concepts that considered “less than 100 year” protection levels. USACE found these concepts to also have unfavorable BCRs. Goal is to pursue new funding strategies and project sponsorship with PA DEP.

Held four Lower Lycoming Creek Flood Damage Reduction Project team meetings with United States Army Corps of Engineers and



Stroehmann's Bakery, January 1996 flood

Trout Run LOMR

Completed surveying, mapping, and field work in preparation for submitting a Letter of Map Revision (LOMR) to FEMA. LOMR is being processed by the County per request of Lewis Township Supervisors to correct mischaracterization of floodplain and floodway through the village of Trout Run. US

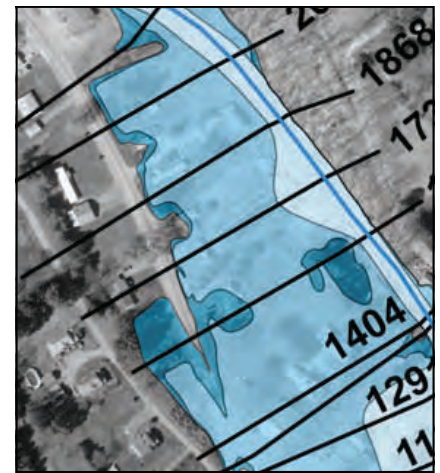
Army Corps of Engineers has completed streambed cross-sectional surveys and hydraulic and hydrologic modeling for the watercourse. Note that in the existing FIRM the floodway (depicted by light blue) covers the majority of the village. In the proposed US ACE revision the floodway (light blue) is significantly reduced and more accurately correlates with the January 1996 flood of record (middle photo).



Trout Run, existing FIRM



Trout Run, Jan. '96 flood



Trout Run, US ACE revision

Flood Warning System

Lycoming County's Flood Warning System was updated during 2007, as bridge maintenance and replacement issues required standpipes and sensors to be reinstalled at the new Jersey Mills bridge on the Pine Creek. The system continues to expand and improve. Nine new rain gauges were installed in the County's four major watersheds. In addition a standalone rain gauge was added in southern Tioga County to provide enhanced warning to the village of Ralston. The installation of a predictive-modeling program and model calibration to peak events was initiated in 2007. The County's Flood Ready website, which provides real-time data from the flood warning system to all Internet users, experienced over 12,000 hits during the most recent rain event.



Hepburnville ultrasonic stream level gage

Hazard Mitigation Grant Program

only the demolition of buyout properties and the ward, and Muncy Creek HMGP buyouts were closed pending final PEMA inspection. Muncy Borough entered into the HMGP buyout process with a 4-property project worth \$369,000. The funds for HMGP buyouts are provided by Federal (75%) and state (25%) sources.

2007 saw the Consolidated Hazard Mitigation Grant Program (HMGP) buyouts, comprising 12 properties among Hepburn, Lewis, Old Lycoming, and Loyalsock Townships, largely finished lacking grant closeout. The Nippenose, Wood-

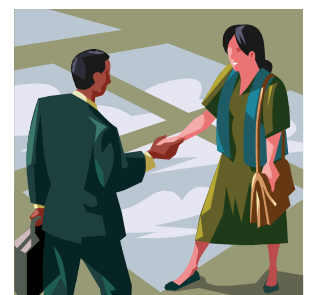
In the lower Lycoming Creek floodplain, the HMGP project to date has removed approximately \$2,000,000 worth of real estate from harm's way. This investment represents just under 3% of the total value of real estate at risk — over 97% of the \$72,000,000 in the Lycoming Creek floodplain still requires mitigation.



Demolition of flood-damaged home along Lycoming Creek

Advice and Support

The Hazard Mitigation office provided support and advice to Fairfield Township in 2007 on floodplain issues regarding the Montour Crossing development project located in the Loyalsock Creek floodway. While Fairfield Township has its own zoning and floodplain ordinances, they welcomed County input when reviewing the plans and data provided by the developer. The County also provided support and advice to Armstrong Township with regard to a proposed biodiesel manufacturing and blending facility in the Susquehanna River floodway.

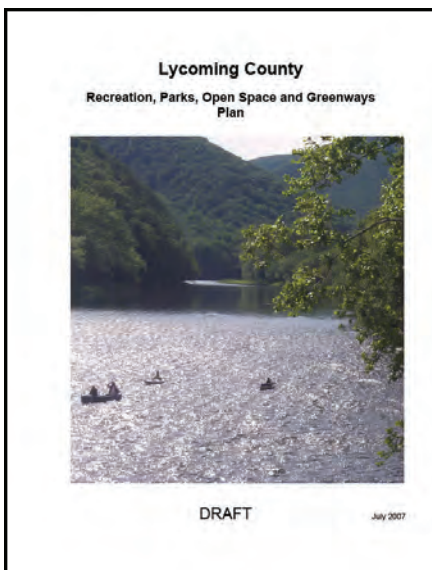


All-Hazard Mitigation Plan

In 2007, the Hazard Reduction planner began the process of revising the County All-Hazard Mitigation Plan, a document that addresses a wide variety of hazards from inclement weather, civil unrest, terrorist attacks, floods, and radiological hazards based on FEMA-mandated 5-year revision cycle. This keeps us eligible for mitigation grant funds.



Environmental Planning

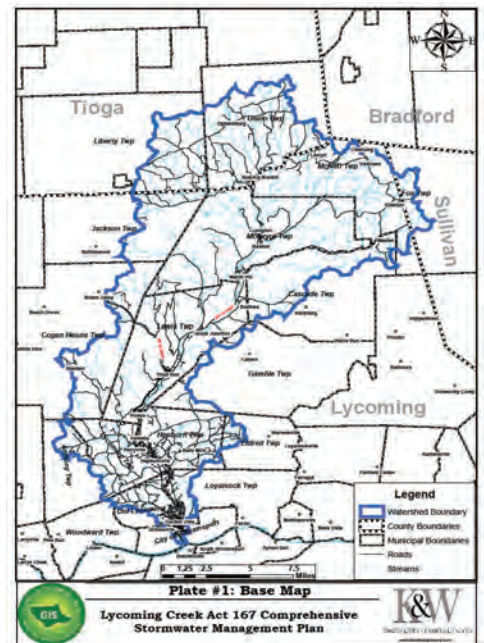


The Planning Commission completed and approved the draft Lycoming County Recreation, Parks and Open/Space Greenway Plan. The purpose of the Plan is to facilitate the development and enhancement of recreation facilities, parks, open space and greenways in Lycoming County. (A Public Hearing before the County Commissioners will be held April 10, 2008.)

The Planning Commission assisted the Pine Creek Council of Governments with strategic action initiatives in the Pine Creek valley to protect community character, provide enhanced sanitary facilities, address

emergency service concerns, improve access from the Pine Creek Rail Trail to businesses, and to meet other needs of the Valley.

Substantial progress was made towards the development of a Lycoming Creek Stormwater Plan and implementing Ordinance. An Act 167 County Stormwater Ordinance has also been initiated.



Energy independence was promoted by the County during 2007 when it prepared, reviewed, and adopted an amendment to the County Zoning Ordinance regulating commercial and individual wind energy facilities. The amendment represents a well-reasoned balance between the need for alternative energy sources and the protection of the environment and designated scenic areas.



Transportation

Market Street Bridge

The Lycoming County Planning Commission administers the Williamsport Area Transportation Study (WATS) Metropolitan Planning Organization (MPO) transportation planning program in accordance with Federal regulations that require a local planning process for identifying, prioritizing and approving federal funds for transportation projects. In this section, several major transportation improvement projects undertaken in 2007 are highlighted.



State and local dignitaries were on hand for the grand opening ceremony dedicating the new Market Street Bridge. The ceremony was held at the bridge site on October 18, 2007 as part of “Transportation Day” in Lycoming County which also commemorated the start of construction of the Williamsport Regional Airport Runway Extension project. This is the first time in the history of Lycoming County where two major transportation projects were dedicated on the same day.

The bridge project was begun by PennDOT in 1997 to replace the former bridge built in 1951. The new bridge includes a direct connection to I-180 via a Single Point Urban Interchange, (SPUI), aesthetic pier shapes, extra width on the bridge for bikes and pedestrians and ramps to the levees to access the proposed Susquehanna Riverwalk in addition to historic period lighting and three roundabouts along Via Bella. The \$82 million federal, state and local investment in this bridge provides a new gateway to Williamsport and South Williamsport.





Throughout 2007, the Market Street Bridge moved rapidly towards completion. Twin 2-lane spans were completed across the Susquehanna River, direct access ramps to Interstate 180 were constructed, viewing alcoves were installed and the pedestrian access ramps to the new Riverwalk were being erected. Via Bella reconstruction, including the round-abouts, is the primary task yet to be completed.



AIRPORT RUNWAY EXTENSION

The Williamsport Regional Airport is the only commercial service airport in Lycoming County located in Montoursville, PA. Direct scheduled service is provided

by US Airways to Philadelphia, PA. In addition, general aviation services are also provided at the airport via the fixed base operator DeGol Jet Services.

In June 2006, the Williamsport Municipal Airport Authority adopted a major update to the Airport Master Plan. The major capital improvement project contained in the Master Plan involved safety improvements to the main runway 9-27. Since the 9/11/2001 terrorist attacks, airports across the United States have undertaken major initiatives to improve airport safety and security.



The safety improvements to the main runway include an extension of the runway on the western end

by 350 feet which will make the entire runway length 6,850 feet. The project also includes extending the parallel taxiway system, clearing obstructions at runway approaches, relocating the Instrument Landing System (ILS) on the east end and adding an ILS on the west end. The runway safety improvements will help to significantly lower the minimum visibility requirements during inclement weather conditions and will accommodate all types of aircraft that are forecasted to utilize the airport for commercial service, general and corporate aviation and air cargo operations during the next 20 years. Shown below are federal, state and local officials that attended the October 18, 2007 groundbreaking ceremony on this \$4 million project. The project engineer is L. Robert Kimball and the contractors are Dobrinsky Brothers and Glenn O. Hawbaker, Inc. The runway safety project should be completed by October 2008 and represents the most significant investment at the airport in decades.



Lycoming County Small Bridge Pilot Inspection Program

In 2007, the Lycoming County Planning Commission received funding from the PennDOT Local Technical Assistance Program (LTAP) to develop a program to inspect locally owned bridges that are less than 20 feet in length since current federal inspection regulations do not require routine inspections of these smaller span structures. Currently, Lycoming County inspects 102 county and municipality owned bridges greater than 20 feet in length.



Using Lyco-GIS capabilities, it was determined that approximately 1000 additional local bridges are under 20 feet in length and that a systematic inspection process would be beneficial toward identifying structural deficiencies so that corrective action can be undertaken to ensure public safety and transportation system connectivity.

This program will be used by PennDOT as a state-wide model for other counties

to consider implementing similar programs so that the full extent of the bridge problem in the Commonwealth can be understood and addressed. PA has the highest percentage of structurally deficient bridges (23%) in the nation and the Governor and PennDOT have made bridge improvements a



high priority for targeting additional funding resources. The Lycoming County

Small Bridge Inspection Program should be completed in June 2009 and actual bridge inspections will begin in Fall 2009.



Land Development

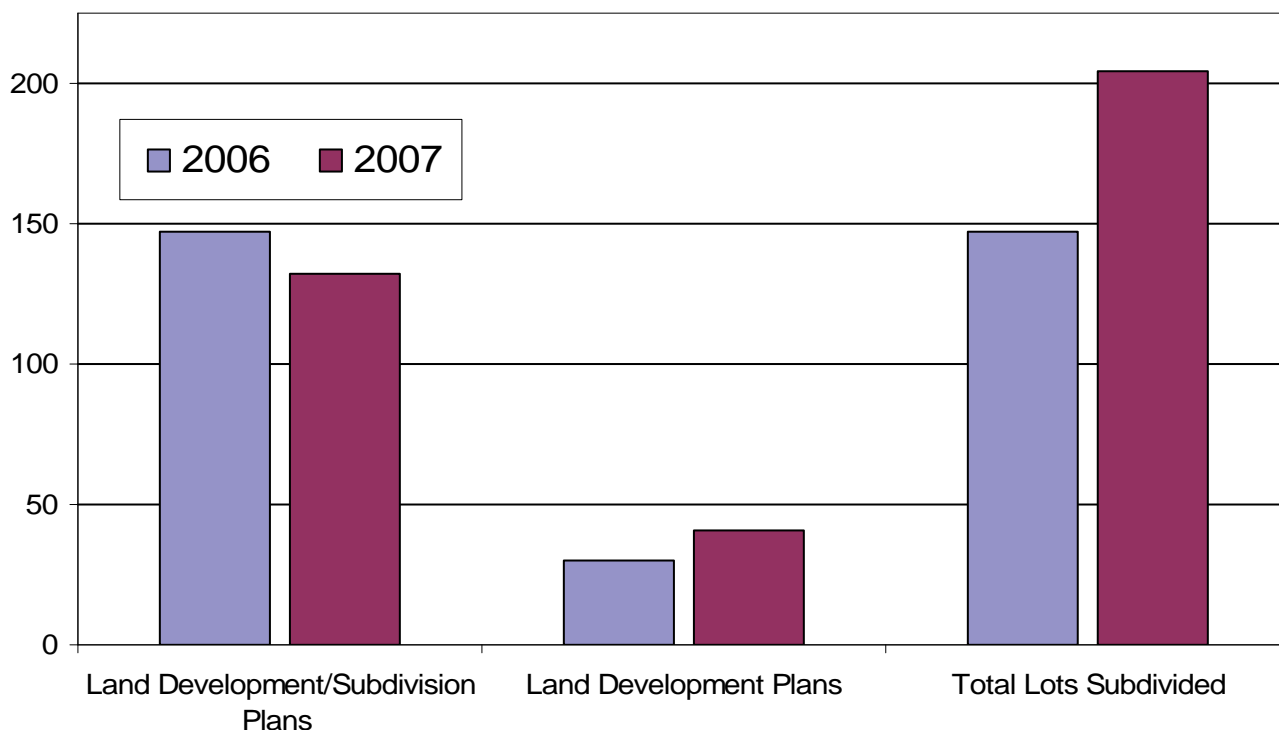
Community Development “Advisory” Assistance

The Lycoming County Planning Commission provides review comments on every subdivision and land development plan in the County. Some of our municipalities have requested the Planning Department manage their land development and subdivision using the County ordinance. For the other municipalities, the County provides an “advisory” review role—a role provided by the Development Services Division.

During 2007, the County provided “advisory” comments in review of 131 subdivision and land development plans, including 41 land developments. This “advisory” review is provided based upon the PA Municipalities Planning Code for the County Planning Agency function. By way of comparison, 147 subdivision/land development plans, including 30 land developments, were reviewed by this office during 2006.

Throughout the past year, the total number of plans reviewed (172) was less than during 2006 (177), but the number of land development plans increased by 11. It should also be noted that the total number of lots subdivided during 2007 (204) reflects a significant increase from 2006 (147). Included in the 2007 lot total were 38 addition-lots, 34 single-lot plans, and 27 multi-lot plans.

Land Development and Subdivision – County Advisory Role



County Subdivision & Land Development Ordinance Administration

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972 and last updated in 1989. The purpose of the County SLDO is to provide for the coordinated subdivision and land development of the municipality and County by ensuring that proposed developments meet the standards of the Ordinance for the protection of the public health, safety, and welfare.

The Lycoming County Planning Commission provides full-time, professional administration and legal support for the SLDO. This service is currently being utilized by 21 Townships and 3 Boroughs as shown at the right.

Following is a summary of subdivision and land development activities in 2007:

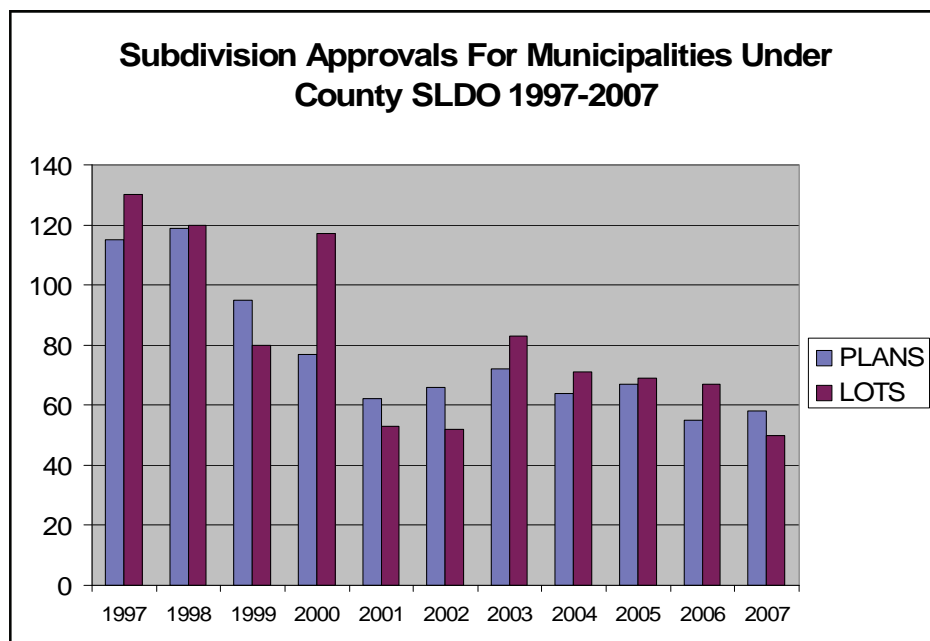
Anthony	Mill Creek
Brown	Moreland
Cogan House	Muncy
Cummings	Penn
Gamble	Piatt
Jackson	Pine
Jordan	Porter
Limestone	Shrewsbury
McHenry	Watson
McIntyre	Hughesville Borough
McNett	Picture Rocks Borough
Mifflin	Salladasburg Borough

Accepted 75 new applications (with 17 submissions carried over from 2006). Processed and granted final approval for 58 subdivisions and 15 land development plans. Five plans were submitted for re-approval. Subdivision plan approvals increased by 3 from 2006 submissions.

Land development plan approvals increased by 5 from 2006; there were 6 business, 4 cell tower, 2 residential, 1 institutional, 1 recreational and 1 agricultural related land developments. The graph to the right depicts the subdivision approval trends over the last ten years.

A total of 50 new lots were created within the municipalities under jurisdiction of the County SLDO, a decrease of 17 from 2006.

The # of lots created does not include add-lots.



Land Development Plans Approved in 2007

Municipality

Cogan House Township
Hughesville Borough
Jackson Township
Jordan Township
Limestone Township
Limestone Township
Mifflin Township
Muncy Township
Muncy Township
Muncy Township
Muncy Township
Muncy Township
Muncy Township
Penn Township

Applicant

Trout Run Hunting&Fishing
WC Whatever, LLC
Jackson Corners Sportsmen
Frank & Sandra Tranor
Limestone Twp. Supervisors
Henry & Lydia Stoltzfus
Richard & Carol Monte
Eye Center of Central PA
Grizzly Industrial, Inc.
PREIT
Sunoco, Inc.
Vision Properties
LCWSA/ Wyno Farms, Inc.
Wayne & Ann Rider

Use

Recreational Hunting Club
Car Wash
Commercial Cell Tower
2nd Principal Residence
Commercial Cell Tower
Poultry Barn
2nd Principal Residence
Doctor's Office
Commercial Warehouse
PetSmart Store
A-Plus Convenience Store
Lycoming Crossings Shopping Center
Public Water Storage Tank
Commercial Cell Tower



Recent Development Examples



Lycoming Crossings Shopping Center under construction in Muncy Township's designated growth area



East Lycoming YMCA (left) and Grizzly Industrial, Inc. warehouse (right) in progress



County Zoning Partnership

BROWN TOWNSHIP
CASCADE TOWNSHIP
COGAN HOUSE TOWNSHIP
CUMMINGS TOWNSHIP
JACKSON TOWNSHIP
JORDAN TOWNSHIP
LEWIS TOWNSHIP
MCHENRY TOWNSHIP
MCINTYRE TOWNSHIP
MCNETT TOWNSHIP
MIFFLIN TOWNSHIP
MORELAND TOWNSHIP
MUNCY TOWNSHIP
PENN TOWNSHIP
PIATT TOWNSHIP
SALLADASBURG BOROUGH
WASHINGTON TOWNSHIP

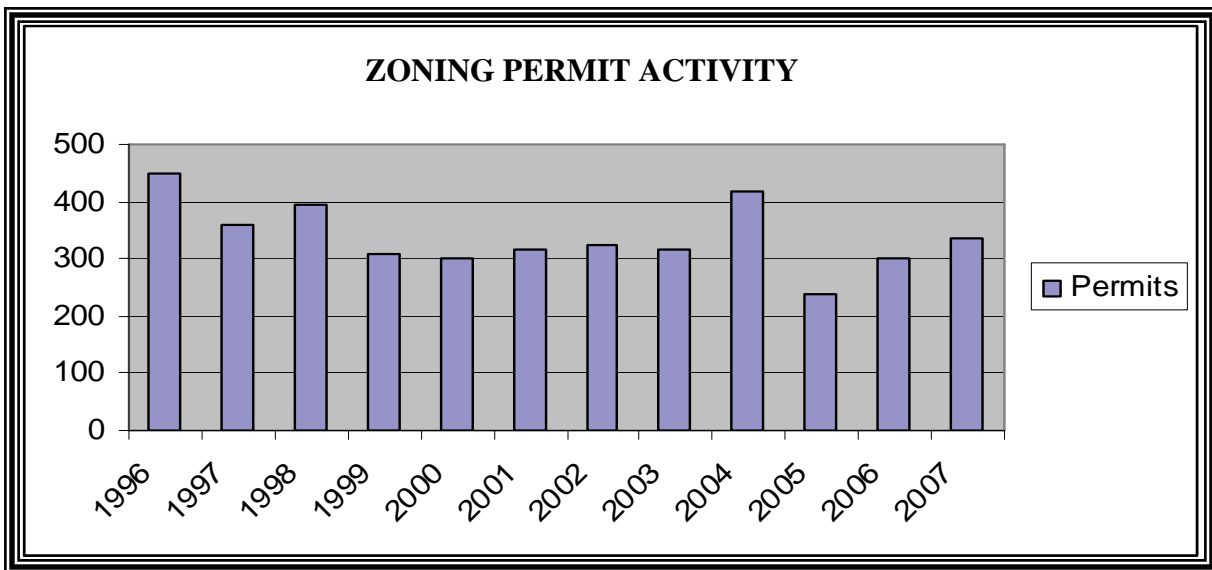


Newly constructed chicken barns in Washington Township represent a shift in the agricultural community from traditional to intensive farming techniques. The above facility was permitted in September 2007.

There were 335 Zoning/Development Permits approved during 2007 with a total estimated value of \$37,484,000. Three permit applications were withdrawn. Two applications were denied. Compared to the previous year, the permit activity represents a 10% increase in the numbers of permits issued and a 12% increase in value.

Use*	New Construction	Building Additions	Accessory Structures	2007 Total
Single-Family Residence	65	37	138	240
Multi-Family	0	0	0	0
Commercial	8	1	9	18
Home Business	3	0	0	3
Agriculture	0	0	15	15
Institutional	2	4	1	7
Industrial	0	0	2	2

*The total of 285 permits, represented above, does not include the 50 permits issued for Change of Use, Signs, Logging or other Temporary Uses.



There were 18 Certificates of Occupancy or Compliance issued. There is a concern that applicants are confused with this step since all new homes built in compliance with the State Uniform Construction Code are subject to several inspections throughout the various stages of construction. There are three primary exemptions from the permitting requirements of the State Uniform Construction Code—these include seasonal dwellings, agricultural buildings of any size, and accessory structures with a size under 1,000 sq. feet.

Zoning Hearing Board

Seventeen cases were brought before the County Zoning Hearing Board during 2007. There were 9 Variance Requests, 6 Special Exceptions, and 2 Appeals heard by the Board. One Variance case and one Special Exception case were appealed to the County Court of Common Pleas. There was one resignation and one new appointment to the eight-member Board.



Local Zoning Ordinance Administration

A new program was initiated in September 2007 to administer *local* zoning ordinances. At present the County is administering the municipal zoning ordinances of Picture Rocks Borough and Plunketts Creek Township. A dedicated staff member provides direct support to those communities and is available—on site—a day or two each week. Several other municipalities are considering this service.

Geographic Information Systems

Personnel Changes

2007 saw several personnel changes in the GIS division. Allen Kaplan retired as GIS supervisor and was replaced by Fran Jones. Gary Montgomery, Land Records Coordinator became the Hazard Reduction Planner. Gary was replaced by Meghan Evans.

Boundary Resolution Project

The final report on the Boundary Resolution Project was completed by RETTEW Associates, Inc. and the results were presented to Montoursville Borough, Fairfield Township and Muncy Township. Steps for implementation of the report recommendations will be considered in the second quarter of 2008.

Community GIS- Public Sector

The number of communities and public service organizations using GeoPlan increased to 27 during 2007.

City of Williamsport - Sanitary (WSA)	Lycoming Twp.	Piatt Twp.
Clinton Twp.	Mifflin Twp.	Picture Rocks Boro.
Duboistown Boro.	Montgomery Boro.	Plunketts Creek Twp.
Eldred Twp.	Montoursville Boro.	Porter Twp.
Hughesville Boro. - Sanitary	Muncy Boro.	South Williamsport Boro.
Hughesville Boro. - Water	Muncy Twp.	South Williamsport Boro. - Roads
Jersey Shore Boro.	Muncy Creek Twp.	Wolf Twp.
Loyalsock Twp.	Old Lycoming Twp.	Woodward Twp.
Lycoming County Water & Sewer (LCWSA)	Old Lycoming Twp. - Sanitary	Woodward Twp. - Sanitary

Release #3 of the County GIS DVD was made available, upon request, to public safety and other non-profit organizations at no cost. Added layers included the FEMA D-FIRM flood panel designation, cross sections and elevations, and soils polygon.

Uniform Parcel Identifier Activity

Deeds	4,561
Mortgages	15,177
Other	28

Total Assigned or Verified:

19,766

Deeds	3632
Sheriff deeds	218
Rights of way	215
Easements	333
Quit-claims	70
Corrective deeds	59
Tax-claim	28
Dedicative	3
Adverse possession	3

Mortgages	6550
Assignments	1089
Releases	336
Satisfactions	6667

Economic Development Support



The County of Lycoming initiated a \$7.8 million water infrastructure plan—the Halls Station Regional Water System Phase II. Working through the Lycoming County Water and Sewer Authority, the County was able to make substantial progress on the preliminary engineering for this project. Phase II greatly expands the ca-

capacity of the recently completed Phase I water infrastructure system. Depicted in these



photos are Phase I elements including the well drilling in early 2007, the finished well house and state of the art control room as well as the 300,000 gallon storage tank.

Phase II will bring up to 1,500,000 gallons per day of public water to the Muncy Industrial Corridor. This location has 900 plus acres in the hottest growth area in the County. The County had previously secured Federal funds to help construct a full, four-way interchange for Lycoming Mall as well as the installation of a public sewer system. The area includes Muncy Industrial Park Phases II, III & IV and Timberend.



Brownfields Assessment

The \$200,000 US EPA grant awarded to Lycoming County is aimed at economically developing properties in six selected communities.

The Brownfields Assessment Program pursued four primary actions during 2007:

- * Identify brownfield sites located in six municipalities.
- * Rank the identified sites using various economic and environmental criteria to select those sites which hold the most promise for economic development.
- * Complete a limited number of Phase I and Phase II environmental site assessments.
- * Develop strategies for bringing the most promising sites to “shovel ready” condition.

Working Group Formed

The County's Brownfield Working Group has been formed to do the day-to-day work of the grant. Individual members were assigned specific assignments to ensure maximum productivity while avoiding duplication of effort.

- **Lycoming County Planning Department**
- **Williamsport/Lycoming Chamber of Commerce**
- **MACTEC from Pittsburgh & Williamsport-based Larson Design Group**

Six Municipalities Participating



An abandoned site in the borough of Montgomery

Extensive outreach to municipal leaders and the regional business community has been conducted to gather new opportunities and monitor transactions relating to inventoried sites. The primary focus has been on the municipalities of Williamsport, Jersey Shore, Porter Township, Montgomery, Hughesville and Wolf Township. However, the inventory does include a number of sites in other communities that were brought to the Work Group's attention.

Seventy-eight Sites Inventoried

The Brownfield Working Group assembled an inventory of 78 sites. Developers, property owners, and municipal leadership have assisted by nominating sites. The Industrial Properties Corporation conducted a thorough analysis of information held in their Penn Site Select online system and the KOZ (Keystone Opportunity Zone) database. The goal is to place each of these properties in the Chamber's Penn Site Select system.



A revitalized site in Williamsport now hosts a new Fairfield Marriot hotel

Four Phase I Environmental Site Assessments (ESAs) Nearly Completed

Phase 1 ESAs on four high potential sites were approved by the Brownfields Assessment Steering Council (BASC). These four locations include: River Valley Commerce Park South, Brodart Warehouse, Robert Hall Village, and the Old City Dump. The BASC met twice to review the work group's efforts and initiate the first four of a potential eight sites.

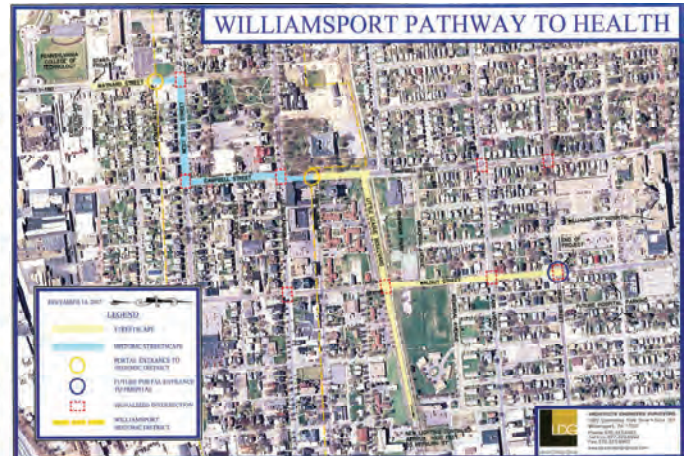
Health and Farewells

The Williamsport Healthy Communities Project provides community improvements and enhancements which support the Hospital's \$250 million revitalization. The healthy Communities project includes housing, recreational, surface street/streetscape components and associated medical facilities/offices. This set of initiatives is located in the heart of Williamsport, outside the grounds of the Susquehanna Health's Rural Avenue Campus. Collectively, these components have an estimated cost of



Williamsport Hospital
Proposed Campus 2012

- A Central Utilities Plant
- B Future Employee/ Visitor Parking
- C Existing MOB
- D Day Care Center
- E Future Medical Education + Research Center
- F Common Green
- G Future Outpatient Care Center
- H CORE Expansion
- I Future Visitor Parking
- J Existing Physicians Offices



approximately \$23.3M. Included in this figure is \$5M for the "Pathway to Health" initiative. During 2007, the

Planning Department participated in the studies and conceptual designs of the Pathway.

Farewells

During 2007, the Lycoming County Planning Commission (LCPC) bid farewell to two men who together dedicated nearly 70 years of service to the County and its residents. Jerry S. Walls retired as Director of the Planning Department and Executive Director/CEO of the LCPC. During his 37 years of distinguished service, his planning team has been recognized at the State level for numerous awards for project management and planning initiatives. Walls, himself, has been recognized as the author of Lycoming County's first county wide comprehensive plan and the main force in the creation of the first County wide zoning ordinance. He was significantly responsible for helping to conceive and develop a state of the art and highly regarded, award winning GIS Department.

Since the late 1970s, Dr. George Durrwachter has served the Lycoming County Planning Commission, including multiple terms as Chairman, Vice-Chairman and Treasurer. Under his tutelage, the role of County Planning has grown and expanded its sphere of influence, and the role of the County Planning Commission has grown in stature and general municipal awareness.

The 2007 Annual Report of the Lycoming County Planning Commission

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2007 County Commissioners

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



2007 Lycoming County Planning Commission

W.E. Toner Hollick, *Chairman*
Charlie Springman, *Vice-Chairman*
Joseph Neyhart, *Secretary*
Richard Haas, *Treasurer*
George Durrwachter
Ann S. Pepperman
Robert E. Bauder
Roger Jarrett
Robert E. Waltz
Charles F. Greevy III, *Solicitor*

2007 LCPC Professional Staff

Jerry Walls, AICP, *Director—Retired*
Kurt Hausammann, Jr., AICP, *Deputy Director—Director*
William Kelly, *Community Development Planner—Deputy Director*
Clifford Kanz, AICP, *Development Services Supervisor*
Allen Kaplan, *GIS Supervisor—Retired*
Frances Jones, CFM, *Hazard Reduction Planner—GIS Supervisor*
Deborah Bennett, *Administrative Support Supervisor*
Mark Murawski, *Transportation Planner*
Rachelle Ricotta, *Community Development Planner*
Kevin McJunkin, *Environmental Planner*
Gary Montgomery, CFM, *Land Records Database Coordinator—Hazard Reduction Planner*
Joshua Billings, *Subdivision and Land Development Administrator*
Frederick Pfeiffer, *Zoning Administrator*
Lynn Cunningham, *Planning/Technician Analyst*
Judd Bower, *GIS/Data Systems Analyst*
Zachary Valchar, *GIS/Data Systems Technician*
Edward Feigles, *Graphics/Fieldwork Coordinator*
John Lavelle, *Zoning/Subdivision Officer*
Richard Murphy, *Land record Cartographer*
Marguerite Flemming, *Land Records Database Coordinator*
Meghan Evans, *Land Records Database Coordinator*
Jane Magyar, *Clerk IV*
Beverly Bennett, *Clerk II*