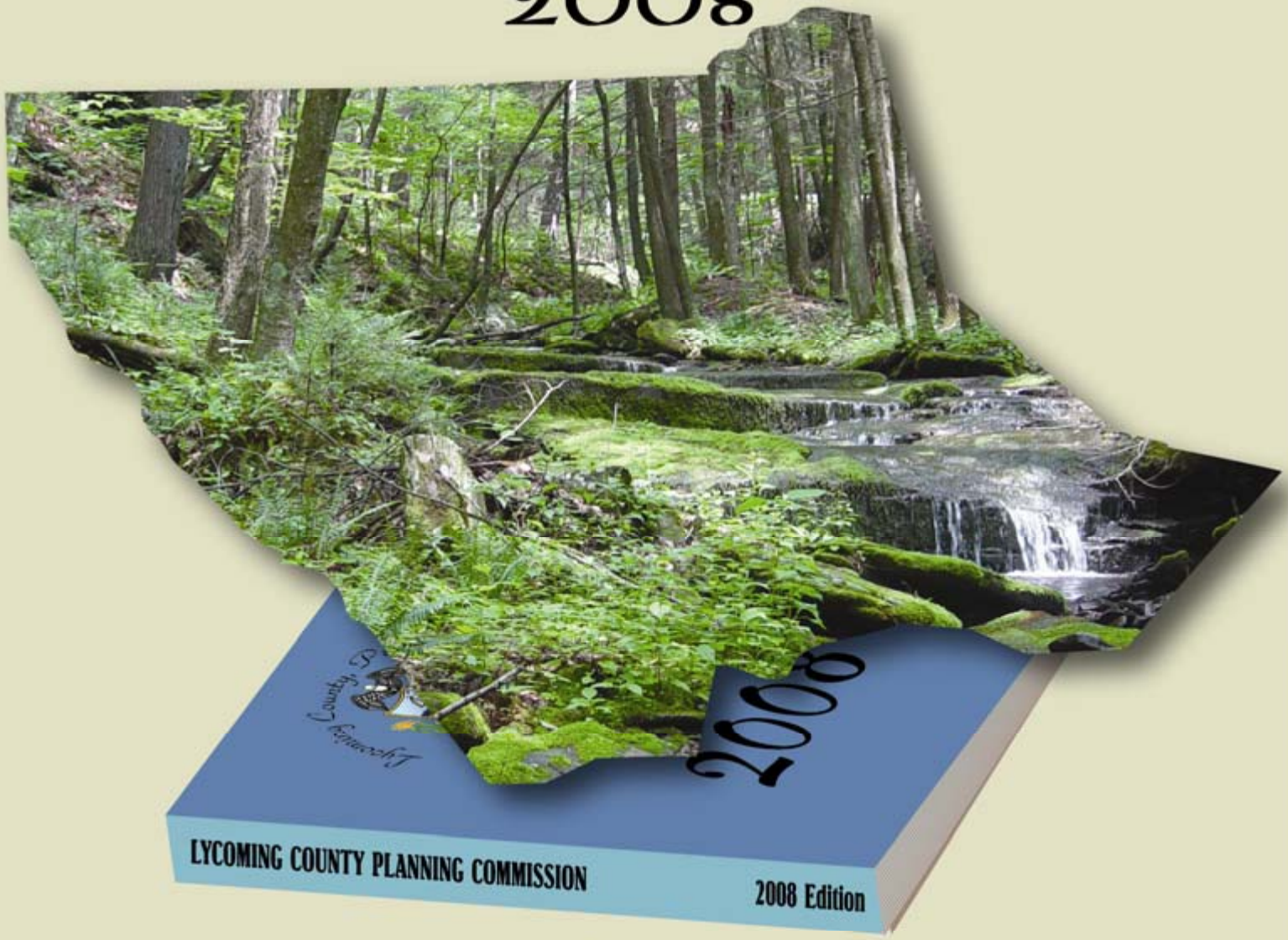




PLANNING COMMISSION

ANNUAL REPORT 2008



"Forming the New Team"

DIRECTOR'S MESSAGE

Two thousand and eight was a year of change for the Lycoming County Planning Commission (LCPC). It was my first full year of service as the Executive Director. Many positive changes were implemented and several new staff were added to the Department. Perhaps the most important change to take place was the creation and implementation of the "Management Team". The management team consists of the supervisors, the deputy director and director of the Department.

The management team has provided valuable input to the needs and goals of the Department. The team has been instrumental in cultivating a high degree of team work within the Department. No one accomplishes anything without the assistance of coworkers; this includes the deputy director and director. All of the staff of the LCPC have a voice within the Department. Everyone's input is sought, valued, and considered in the decision making process of the management team. The management team has created a synergy of expertise among the leaders within the Department. There is a combined level of experience of over 100 years of management experience on the team. Consequently, the LCPC has become very responsive to the needs of our clients and the demands of the LCPC board and the Lycoming County Commissioners (such as the Marcellus Shale and the Chesapeake Bay Tributary Strategy to name two.)

The LCPC is all about service. We must provide the best possible service to our residents, developer clients and municipalities. In order to be successful and to have municipalities use our services to their fullest we must be user friendly. Municipalities will not seek our assistance if they perceive us as a threat in anyway. We have made great strides in this effort. During 2008 the requests for service have greatly increased. Not only are we receiving more calls but we are receiving calls from municipalities that traditionally have not requested our assistance.

We have also been very active in assisting the Chamber of Commerce with economic development efforts. We were instrumental in Arcadia coming to Lycoming County. This has been the culmination of more than a year of work and assistance to the Chamber. This one development has the potential to bring more than 1000 jobs to Lycoming County. That is no small feat in these economic times. Once again, partnership and team work have proven to be the key to success.

I would like to thank the board for their support of me in implementing my vision for the Department. We have enjoyed a very successful year in 2008. I look forward to 2009 being even more successful.

Kurt Hausammann

CHAIRMAN'S MESSAGE

Greetings on behalf of the Lycoming County Planning Commission. 2008 proved to be an exciting and productive year, with many changes taking place within the organization as well as within the County.

For the Planning and Community Development Department, this was the first full year of leadership under the direction of Kurt Hausammann Jr., Director, and William R. Kelly, Deputy Director. It should be noted that this team brought about a smooth transition from one administration to another along with a staff where many of them were in new positions. During the reorganization of the department there was an opportunity to recruit several new members to the staff. These additions have brought with them a new level of energy as well as many new and forward thinking ideas.

Upon their retirement from the Planning Commission, two members were recognized for their long term service to the Commission and their community. Robert Waltz, a founding member of the Commission with over 40 years service provided valuable input on agriculture issues as well as other issues. During his many years of service George Durrwachter served on many committees related to environmental and preservation issues.

This year introduced the staff to several new challenges, as the exploration for natural gas suddenly became an exciting new opportunity for the County. The Chesapeake Bay Compliance Plan and the Lycoming County Brownfields Assessment Program are two other new initiatives.

The completion of the Market Street Bridge has been a catalyst for supporting the continued revitalizing of downtown Williamsport

Several land development projects are in the planning stage. This project will posture the community in a position to take advantage of the upturn in the economy.

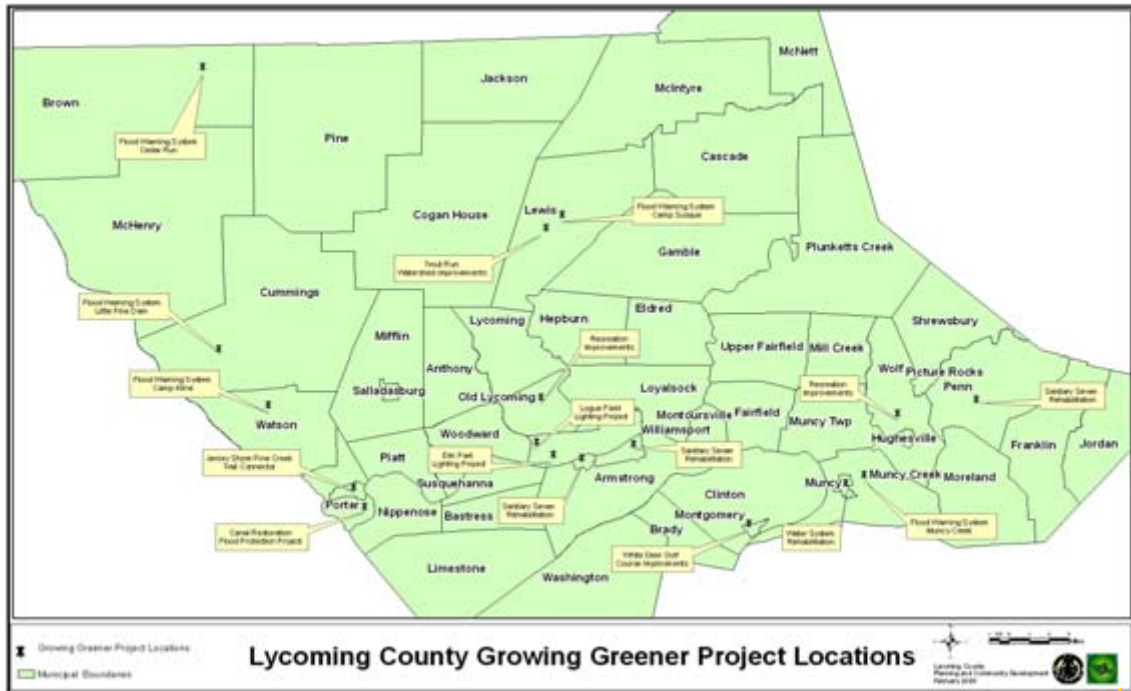
With the partnership of the Lycoming County Commissioners, Lycoming County Planning Commission, City of Williamsport, Boroughs, Townships, Chamber of Commerce, and leaders of the Community, we are postured to manage the changes taking place in our County now and into the future. To that end, we are ever mindful of the old adage: "If we don't manage change, change will manage us."

Charles Springman

Community Development

Growing Greener II

Lycoming County has 13 Growing Greener II projects in various stages of completion. These projects will make Lycoming County a better place to live, work, and play!



Growing Greener II Projects:

Completed in 2008

- * County-wide Flood Warning System Enhancements
- * Old Lycoming Township Tennis Court Project
- * Duboistown Sanitary Sewer Rehabilitation
- * Muncy Borough Water System Rehabilitation
- * Penn Township Sanitary Sewer Rehabilitation

Completed in 2009

- * White Deer Golf Course Improvements
- * South Williamsport Sanitary Sewer Rehabilitation
- * Porter Township Canal Rehabilitation
- * Trout Run Stream Restoration

To be Completed in 2010

- * Logue Field Lighting Improvement Project
- * Elm Park Lighting Improvement Project
- * Lime Bluff Recreation Area Improvements
- * Jersey Shore Pine Creek Trail Connector



TIMBER TRAIL

The construction of the Timber Trail, a three mile loop of the Susquehanna Riverwalk, was completed in 2009. The Timber Trail is an area designated to highlight the lumber heritage of the region.

The Timber Trail Amenities Project, which sought to install benches, garbage receptacles, and a focal art piece along the trail was partially completed in 2009 with the installation of the twelve interpretive panels and the bronze woodhick.

The benches and trash receptacles were installed along the Timber Trail in early 2010 essentially completing the Timber Trail Amenities Project. A Ribbon Cutting Event is being planned for late Spring of 2010.



From clay to Bronze the woodhick created by Pam Madai Barner is now installed on the Timber Trail



One of the twelve interpretive panels installed on the Timber Trail



Views of the Timber Trail
Top: From Southside
Bottom: From Northside

Community Development Block Grant (CDBG)

Projects Completed in 2009:

- * Washington Twp. Road Reconstruction
- * HOPE Enterprise: Facility Rehabilitation
- * Habitat for Humanity Land Acquisition
- * Parkside Manor Elderly Housing Complex

**HOPE Enterprise
Under Construction**



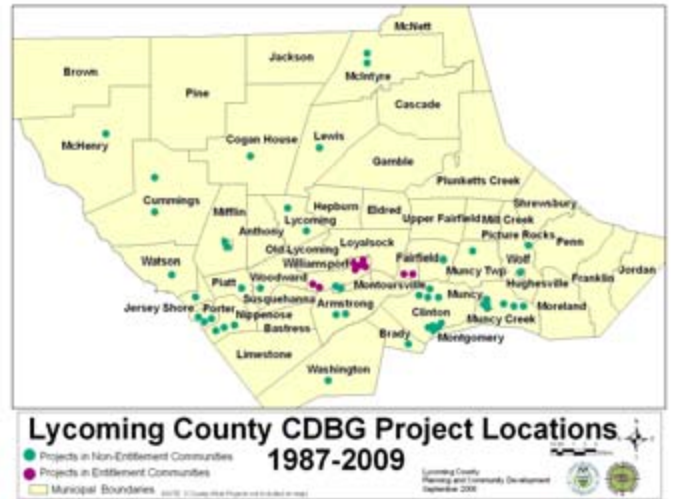
**Lehman Road
Washington Township
Road Reconstruction**



CDBG Projects Currently Underway:

- * Montgomery Water Well Project
- * Porter Township Sewer Line Project
- * Montgomery Housing Rehabilitation

**2010 Recipients have not yet
been announced!**



LINN STREET DEVELOPMENT

As part of the 2006 Brownfield for Housing Project, Lycoming County has partnered with Habitat for Humanity and Lycoming Housing Authority to develop five houses on underutilized land in the western edge of Williamsport. Three of the five houses were completed in 2008, while the other three houses were completed in 2009. Two of the homes completed in 2009 were done so with a partnership between HOPE Enterprise, Inc.

Six of HOPE Enterprise, Inc. clients have made this house their home!



**Women's Build and
Apostle Build**

**House #5 Home to family
with three children**



HOPE House Dedication



Shaping the Future

Moving forward to revitalize municipalities in Lycoming County

The Municipal Corridor Plan Project which started in the Summer of 2008 was in full swing in 2009.

The Consultant Team of Mackin Engineering, MACTEC Engineering, and Larson Design Group was put together to assist in the project.

The Corridor Plans has a three-step approach including: **Feasibility Study, Visioning, and Implementation Strategy**. The Feasibility Study includes the market assessment and parcel profiles to illustrate what is possible in the two corridors. The Visioning includes not only public meetings, but also moving meetings, and the Youth Ambassador Program (YAP). The Youth Ambassador Program focuses on getting input from youth on the future of their communities. The Implementation Strategy will bring together all the information gathered from the Feasibility Study and Visioning and make it into a useable guide and redevelopment tool for the municipalities.

Project Milestones:

- May 2009: Kick Off Event and Consultant began Feasibility Study
- Summer 2009: Coordinated YAP with School Districts
- Summer 2009: Website Launched www.lyco.org/CorridorPlan
- August 2009: Public Official Meetings
- October 2009: Landowner Meetings
- October 2009: First Round Public Meetings
- December 2009: Corridor Plan Steering Council Meeting
- December 2009: Kick Off of YAP in Montgomery

Upcoming Project Milestones:

- February 2010: Montgomery YAP Completed
- March 2010: Williamsport YAP Completed
- March 2010: Feasibility Study Completed
- June 2010: Second Round Public Meetings
- June 2010: Corridor Plan Steering Council Meeting



Hazard Mitigation

Montoursville Levee Project

In 2007 the United States Army Corps of Engineers (US ACE) concluded that the Montoursville Levee project did not have a favorable “benefit-cost-ratio (BCR).” Upon ending our partnership with US ACE the County had received a final report and deliverable products such as: mapping, economic analysis data, initial results of cultural and environmental surveys, hydraulic and hydrologic modeling, preliminary mitigation concepts and associated costs. In 2008, County Planners and our consultants from Weston Solutions met with a representative of PA DEP’s Bureau of Waterways Engineering in Harrisburg to discuss project partnership for the Montoursville levee project. At this meeting we supplied PA DEP with all of the deliverables from our collaboration with US ACE and expressed our interest in partnering with them to accomplish this project. PA DEP is currently reviewing the BCR of this project using their own criteria. It is the County’s intention to pursue a similar partnership in an effort to move forward with the Lower Lycoming Flood Reduction Project..

In 2007 the United States Army Corps of Engineers (US ACE) concluded that the Montoursville Levee project did not have a favorable “benefit-cost-ratio (BCR).” Upon ending our



Trout Run LOMR

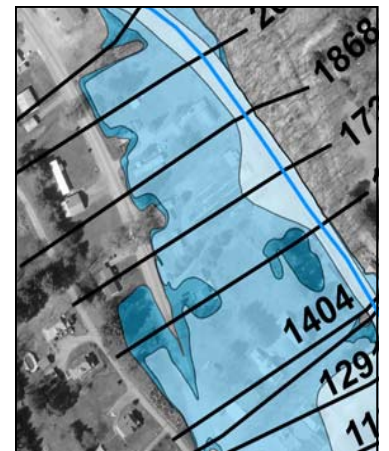
In an attempt to correct the existing floodplain mapping in Trout Run Village, the US Army Corps of Engineers (US ACE) were asked to research and submit a more accurate Flood Insurance Rate Map (FIRM) to Lewis Township. During the Township’s review of the proposed FIRM map they have identified inconsistencies between US ACE’s proposed floodplain boundaries and the damage caused by the 1996 flood (flood of record for Lycoming Creek). Per the request of the Lewis Township Supervisors, the County will pursue the services of U.S. Geological Survey to review and revise the existing FIRM maps, which should culminate in a more accurate floodplain delineation of Trout Run Village. 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 area is significantly reduced, but the flood fringe has been expanded to cover buildings that were not inundated during the 1996 flood (middle photo). An official Letter of Map Revision (LOMR) will then be processed by the County.



EXPECTED

Left—Trout Run after Jan '96 Flood

Right—Trout Run with US ACE proposed mapping



OUTCOMES OF

Flood Warning System



New encapsulated ultrasonic stream gage

Lycoming County's Flood Warning System was updated during 2008, as bridge maintenance and replacement issues required a standpipe and sensor to be reinstalled at the new Deer Crossing bridge on the

Lycoming Creek. The system continues to improve. Nine new encapsulated ultrasonic sensors were purchased in November 2008 and will be installed in the spring of 2009. The new encapsulated units will reduce maintenance costs and diminish down time caused by environmental issues; such as, insect infestation and extreme cold. The County's Flood Ready website, which provides real-time data from the flood warning system to all Internet users, experienced over 3,000 hits during a fairly dry year in 2008.



Hepburnville ultrasonic stream level gage

Hazard Mitigation Grant Program

Lewis, Old Lycoming, and Loyalsock Townships, largely finished lacking only the grant closeout. In Muncy Borough, the County along with Borough support, acquired and demolished 1 property. As with the Consolidated Project, the Muncy HMGP project is also largely finished and needs only to go through the grant close out process. The funds for these HMGP buyouts are being provided by Federal (75%) and state (25%) sources.

We will continue to pursue mitigation efforts through HMGP funding opportunities in addition to other Federally funded mitigation programs as they become available.

2008 saw the Consolidated Hazard Mitigation Grant Program (HMGP) buyouts, comprising 12 properties among Hepburn,



Demolition of flood-damaged home along Lycoming Creek

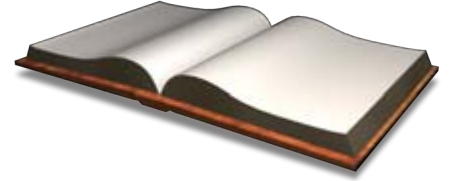
Advice and Support

The Hazard Mitigation office has continued to provide support and advice to Fairfield Township in connection with ongoing floodplain management issues regarding the Montour Crossing development project, which was initially proposed in 2007. The proposed development is located within a portion of 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 has also provided support and advice to many other municipal zoning officers with regard to proposed construction within floodplain.

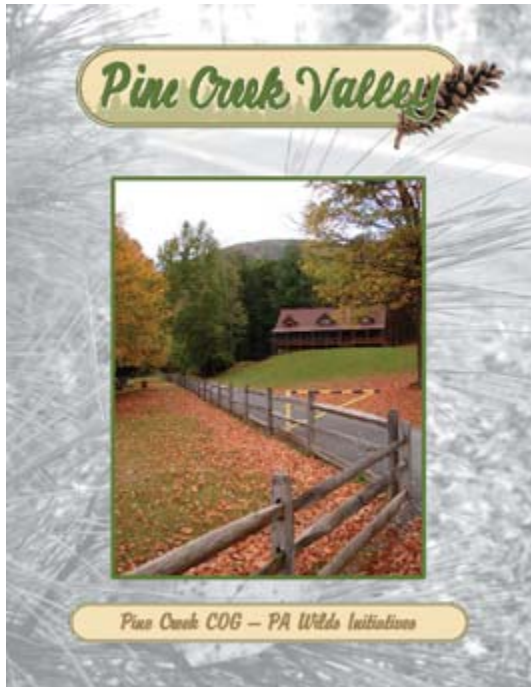


All-Hazard Mitigation Plan

In 2008, the Hazard Reduction Planner applied for a Pre-Disaster Mitigation Grant through FEMA to help fund the cost of updating the County All-Hazard Mitigation Plan. This document addresses a wide variety of hazards from inclement weather, civil unrest, terrorist attacks, floods, and radiological hazards. FEMA has mandated that every 5 years the plan must be updated to account for new hazards and show the County's hazard mitigation progress. Keeping this plan updated keeps us eligible for Federal mitigation grant funds.



Environmental Planning

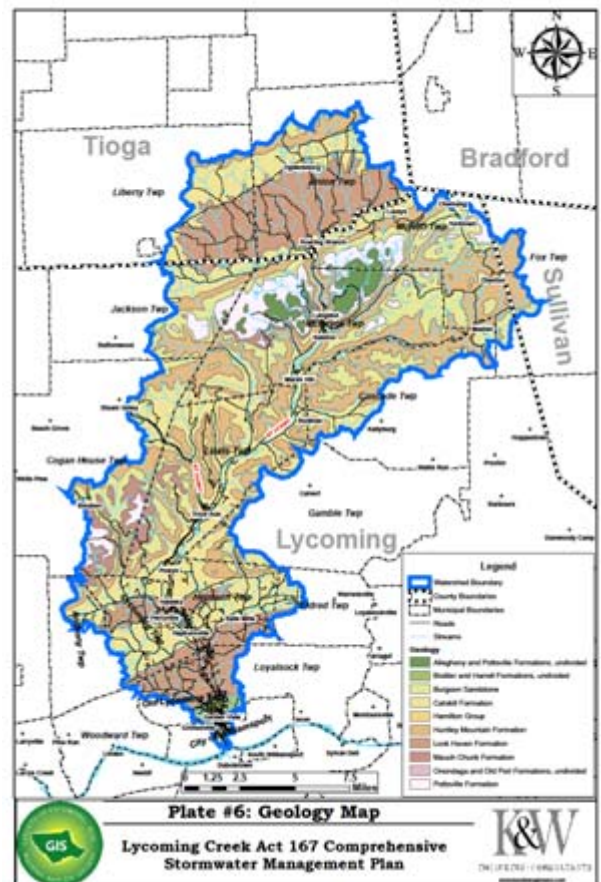


The Planning Commission assisted the Pine Creek Council of Governments with strategic action initiatives in the Pine Creek valley to protect community character, provide enhanced sanitary facilities, address emergency service concerns, improve access from the Pine Creek Rail Trail to businesses (Waterville access has been completed) and to meet other needs of the Valley.

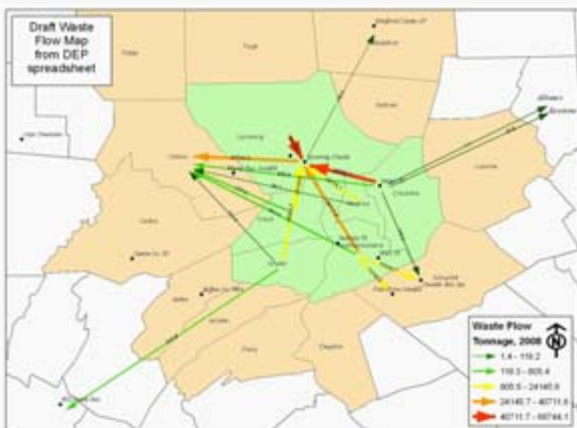
A draft of the **Lycoming Creek Stormwater Plan** and implementing Ordinance has been completed and is under review. A draft Act 167 County Stormwater Ordinance has also been completed.

A **Regional Solid Waste Plan** has been initiated to ensure that each County within the six county Lycoming

County landfill service area is provided with sufficient municipal waste processing and disposal for at least 10 years. The Regional Plan will identify and evaluate the feasibility of more efficient waste collection and recycling alternatives such as regional transfer stations and recycling facilities.



In April 2008, the Commissioners adopted the **Lycoming County Recreation, Parks and Open Space-Greenway Plan**.



LYCOMING COUNTY CHESAPEAKE BAY TRIBUTARY STRATEGY

The ***Lycoming County Chesapeake Bay Tributary Strategy*** was launched in 2008 in response to community concern about the cost of compliance with state mandates to reduce nutrient pollution impacting the Chesapeake Bay. The centerpiece of this effort is a County-based nutrient trading program that will improve not just the Chesapeake Bay, but also the health of our local streams and riparian habitats. The County's innovative credit trading program was under study

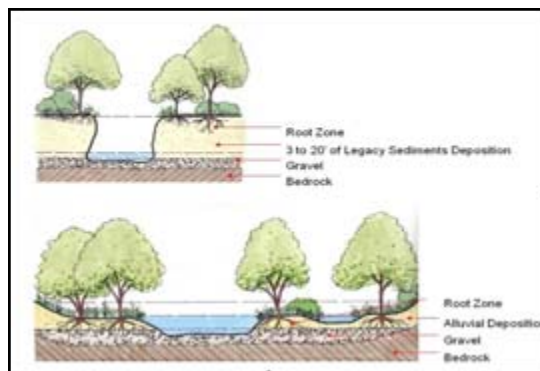
and design during 2008 with the goals of reducing nutrient and sediment pollution flowing into the West Branch Susquehanna River, enhancing local environmental quality, and promoting home-grown conservation practices. Credit trading allows wastewater plants the flexibility to choose the most economical infrastructure upgrades while complying with immediate and future nutrient-reduction requirements. An Advisory Committee and three work groups have been formed to guide the process. Stakeholders participating in these groups include representatives from wastewater treatment authorities, County government, business and industry, local municipalities, the farming community, conservation groups and others. Commissioner Jeff Wheeland has taken the lead on this project. The County's effort is intended to become a long-term conduit for regional collaboration in tackling wastewater-related challenges.



Streambank fencing (above) is an agricultural BMP that keeps livestock out of waterways. Stream quality and animal health are both improved. Below, before and after photos show the dramatic change.



Examples of stormwater BMPs (Best Management Practices) include (clockwise from top left): Bioswales; rain gardens; pervious pavements; curb breaks; and parking lot infiltration areas. Stormwater is filtered and re-charges groundwater supplies, rather than running off into streams during wet weather events. DEP is currently performing studies to develop protocols for the calculation of nutrient credits for such BMPs.



Examples of watershed BMPs include (clockwise from above): floodplain restoration; streambank stabilization; and riparian buffer plantings.



Frequently Asked Questions about the CBTS

What is the Chesapeake Bay Watershed issue?

Nutrient pollution flows from Lycoming County lands into our local creeks, then into the West Branch Susquehanna River, and ultimately into the Chesapeake Bay. Those nutrients (nitrogen and phosphorus) cause algae blooms that choke out other aquatic life, creating a dead zone that can cover 40% of the Bay in summer months. This treasured estuary is classified as an impaired waterway, with reduced capacity to provide economic, environmental, and recreational services and amenities.

How does this affect Lycoming County residents?

Pennsylvania and neighboring states joined together to sign the Chesapeake Bay 2000 Agreement committing to cleaning up the Bay. As part of the state's Tributary Strategy, DEP is requiring "point sources" of pollution—i.e., wastewater treatment plants—to reduce their nutrient discharges. The seven plants in Lycoming County face millions of dollars in upgrade costs to comply. Combined with deferred maintenance needs for sewer plants and municipal collection systems, the total cost to the County is expected to be more than \$200 million.

Why is Lycoming County getting involved in this issue?

Although the County does not itself own a sewer plant or collection system, it is uniquely positioned to provide leadership and advocacy. The County strategy is a regional approach that brings together all stakeholders to seek ways to keep compliance costs in check. The major task at hand is creating a County-based nutrient credit trading program.

What is nutrient credit trading?

Credit trading is a new option, sanctioned by DEP, that will provide wastewater authorities with flexibility in meeting mandates and lowering costs. A wastewater plant can choose to fulfill part or all of its nutrient reduction mandate by purchasing nutrient credits to offset their own discharges. These credits are created by "non-point sources" that implement DEP-certified conservation practices called Best Management Practices (or BMPs) that reduce nutrient pollution coming from other parts of the watershed.

Isn't credit trading like buying the right to pollute?

Not really. To the Chesapeake Bay, one less pound of nitrogen has the same positive effect, no matter how that pound is removed from the watershed. If a wastewater authority can meet its mandates more cost-effectively by purchasing credits, its ratepayers save money. Purchasing local nutrient credits has the added benefit of improving the County's own waterways, forests, farms and communities. Credit trading makes an investment in our own future by following the axiom "think globally, act locally." If every tributary community cleans up its own waterways, the Bay will clean up, too.

(Background photograph of Chesapeake Bay courtesy of Google Maps)

More information can be found at www.lyco.org (click on the CBTS logo)



Clockwise from left: Point Source Work Group; Advisory Committee; Muncy Borough Authority Treatment Plant; Economic Development Work Group; Advisory Committee; Williamsport Sanitary Authority West Plant; Non Point Source Work Group.





Lycoming County was the first county in Pennsylvania to form a gas task force. The Community Gas Task Force began work in May of 2008. Several LCPC staff are members of and support the efforts of the Community Gas Task Force. Very early on, it became clear that the task force had far more questions than answers. Where do you go when you have questions about natural gas but Texas. Members of the task force traveled to Fort Worth in early July, 2008.

It proved to be a very worthwhile investment of County funds and task force time. We learned more in a three day trip than we could have learned by months of research. Tarrant County, Texas was our host and coordinated a fast paced training on everything you want to know about natural gas and, in particular, deep well extraction. This provided the members of the task force a strong background of information about the industry and prepared us very well to be able to converse with gas companies as they began to do business in Lycoming County. The task force has twin objectives: address the needs of the industry and work to protect our environment.

The task force continues to work to the benefit of the residents of Lycoming County. One of the most pressing issues that the task force is currently working on is the generation of local revenue from the gas industry. The local municipalities, school districts and County are impacted the most by the gas industry. Revenue generated from the gas industry must therefore have a local component. There must be an equitable cost sharing of the revenue between the state and the local taxing jurisdictions.

The gas industry will be a huge economic force in Lycoming County for many years to come. So far the industry has been very cooperative with local permitting, repair of damaged roads, and charitable contributions to public safety organizations. The industry is also bringing much needed well-paying jobs to the area.

Regarding the protection of our environment, the law currently assigns this responsibility to the State Department of Environmental Protection. Based upon recent court decisions, some local control may be exerted through municipal zoning. LCPC staff is working with Gannett Fleming to prepare an ordinance amendment to the Lycoming County Zoning Ordinance for oil and gas operations. The ordinance amendment will regulate elements of drilling that are not covered by the state oil and gas law. A draft amendment should be prepared by the end of April of 2009.

Drill rig at Penn Township site



Transportation

ROUTE 15 PROGRESS



The Lycoming County Planning Commission has worked with the Route 15 Coalition and Appalachian Mountain Association for many years to advocate for the completion of Route 15 to a modern four-lane limited access highway from New York to Maryland. In 2008, three milestone construction projects were completed to complete the connection between Williamsport and Corning, New York necessary for Interstate 99 designation with a total significant \$300 million investment to date.

- * March 14, 2008 Groundbreaking Ceremony celebrating the start of construction of the relocation of US 15 along Steam Valley Mountain. Completion of this \$70 million project is scheduled for late fall 2010.
- * August 13, 2008 Ribboncutting Ceremony marking the completion of the \$143 million Interstate 86 / US 15 interchange at Painted Post, New York.
- * October 1, 2008 Ribboncutting Ceremony showcasing the completion of the \$90 million section from Tioga, PA to the New York border.

The goal of Route 15 modernization will hopefully be realized when New York completes their \$ 80 million five mile missing link between the PA border and Corning and Pennsylvania completes the proposed \$ 400 million Central Susquehanna Valley Thruway, (CSVT) in Union, Snyder and Northumberland Counties. The LCPC Transportation Planner (Mark Murawski) continues to serve as the President of the Route 15 Coalition.

Photo at Right: Commissioner Rebecca Burke joins PennDOT Secretary Allen Biehler, Senator Roger Madigan, Rep. Garth Everett, Commissioner Rebecca Burke, and others to break ground on the Route 15 Steam Valley Mountain project



Above photo: Federal and state officials from Pennsylvania and New York cut ribbon on new Route 15 PA / NY border crossing near Lawrenceville.

TRANSPORTATION IMPROVEMENT PROGRAM

At their July 18, 2008 public meeting, the Williamsport Area Transportation Study, (WATS) Metropolitan Planning Organization, (MPO) adopted the Federal Fiscal Year 2009-2012 Transportation Improvement Program for Highways, Bridges and Public Transit. A total of 73 projects valued at over \$186 million are programmed throughout Lycoming County during this upcoming four year period. Emphasis is on replacing aging bridges and performing preventative maintenance activities to extend the life of pavements on the major roadway system. All projects were identified from the WATS Long Range Transportation Plan with extensive public input and are regarded as the County's highest transportation priority needs.

The most significant upcoming investment will be the \$27 million replacement of the Arch Street Bridge over the West Branch Susquehanna River between the City of Williamsport and Borough of Duboistown. Design of this bridge is underway by PennDOT with construction of the new bridge scheduled to begin in Fall, 2010. This will be the last major bridge over the Susquehanna River to be replaced in Lycoming County.

The WATS Transportation Improvement Program complete project listings can be viewed by accessing the county website www.lyco.org.



Existing Arch Street Bridge built in 1923

AIRPORT



Located in Montoursville, the Williamsport Regional Airport is the only commercial service airport in Lycoming County. 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 July 2008, the Williamsport Municipal Airport Authority was served notice by US Airways of its intention to terminate commercial air service at the airport citing high jet fuel prices and corporate cost cutting measures. The Airport Authority quickly responded by successfully petitioning the US Department of Transportation to initiate competitive bidding under the Federal Essential Air Service Program in order to secure a federally subsidized carrier to continue to provide vital air service.

After the first round of three bids were rejected by US DOT, US Airways and Northwest re-submitted their bids. Strong community support was conveyed to US DOT urging the selection of the US Airways proposal to continue providing direct flights to their Philadelphia hub. Instead, US DOT selected the Northwest proposal providing direct service to their Detroit hub. However, due to a sudden fall in jet fuel prices in November, US Airways decided to continue serving Williamsport without a federal subsidy and Northwest decided to withdraw their bid.

This development underscores the devastating effect high fuel prices and an economic recession can have on maintaining reliable and affordable air service for our region. As a result, the Airport Authority has stepped up efforts to expand air service marketing initiatives and has negotiated with US Airways to secure low fares for 2009 in order to retain and attract additional customers. Significant efforts continue to upgrade airport infrastructure such as constructing the runway and taxiway extension projects and making upgrades to general aviation facilities which will all be completed in 2009. The Lycoming County Commissioners and Planning Commission are also continuing to work in partnership with the Airport Authority, SEDA-COG Joint Rail Authority, PennDOT, Montoursville Borough and Loyalsock Township to secure the \$18 million in additional funding needed to complete the Airport Access Road, which includes the replacement of the Lycoming Valley Railroad Bridge over Loyalsock Creek and the Loyalsock bikeway.

The LCPC Transportation Planner continues to serve as Chairman of the Airport Authority and has been recently nominated to serve as Vice Chairman of the Pennsylvania Aviation Advisory Committee which advises the Governor and General Assembly on Commonwealth aviation related matters.

LYCOMING COUNTY SMALL BRIDGE PILOT INSPECTION PROGRAM

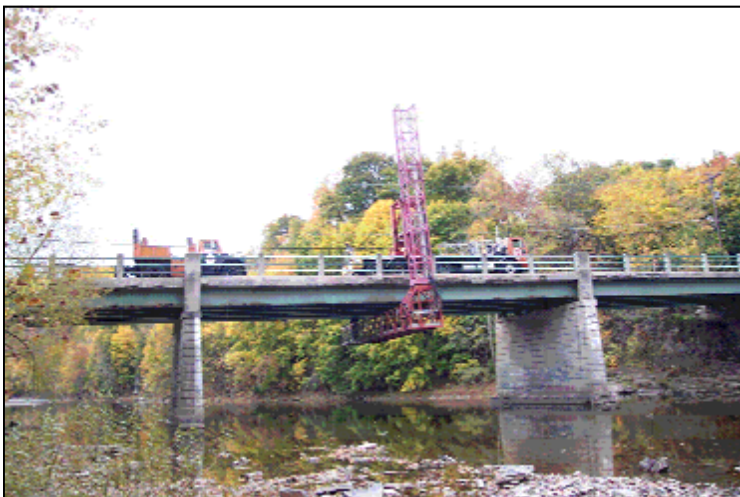
In 2008, the Lycoming County Planning Commission using funding from the PennDOT Local Technical Assistance Program (LTAP) continued developing a program to inspect locally owned bridges that are less than 20 feet in length since current federal inspection regulations do not require routine inspections 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, visits with municipal officials and fieldwork assisted by PennDOT District 3-0 Municipal Services, it was determined that approximately 91 additional local bridges are under 20 feet in length. Of these smaller bridges, 30% are in good condition, 50% are fair and 20% are poor based on a cursory field inspection. One bridge had to be closed to traffic until emergency repairs could be performed. 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.

LOCAL TECHNICAL ASSISTANCE PROGRAM

In 2008, the Lycoming County Planning Commission continued its partnership with PennDOT and the PA State Association of Township Supervisors to offer the Local Technical Assistance Program (LTAP) in Lycoming County. The LTAP program provides extensive training and technical assistance to municipal officials regarding a variety of transportation matters. The LCPC Staff regularly surveys all 52 municipalities to gather input on training needs and then works with PennDOT and PSATS to provide the types of training most frequently identified by our municipalities.

2008 LTAP Courses Held in Lycoming County

- * *Asphalt Roads Common Maintenance Problems*
- * *Spring Maintenance*
- * *Drainage—Key to Roads That Last*
- * *Posting and Bonding*
- * *Engineering and Traffic Studies*
- * *Winter Maintenance*

The LTAP Posting and Bonding Course and LTAP Engineering and Traffic Studies Course was especially valuable to municipal officials due to the recent heavy hauling activity on local roadways associated with the Marcellus Shale natural gas drilling activities. These courses educate municipal officials on the proper procedures to post local roads for weight limits and to secure bonding from heavy haulers in accordance with the PA Motor Vehicle Code. Failure to properly adhere to these procedures will result in the inability for municipalities to enforce Posting and Bonding Ordinances for hauling activities in violation of the posted weight limits.

The LCPC is also working with the Lycoming County Gas Exploration Task Force to ad-

dress a variety of transportation issues associated with gas drilling operations and is currently mapping all state and locally owned roadways in Lycoming County that are designated with weight limits in Lyco-GIS.



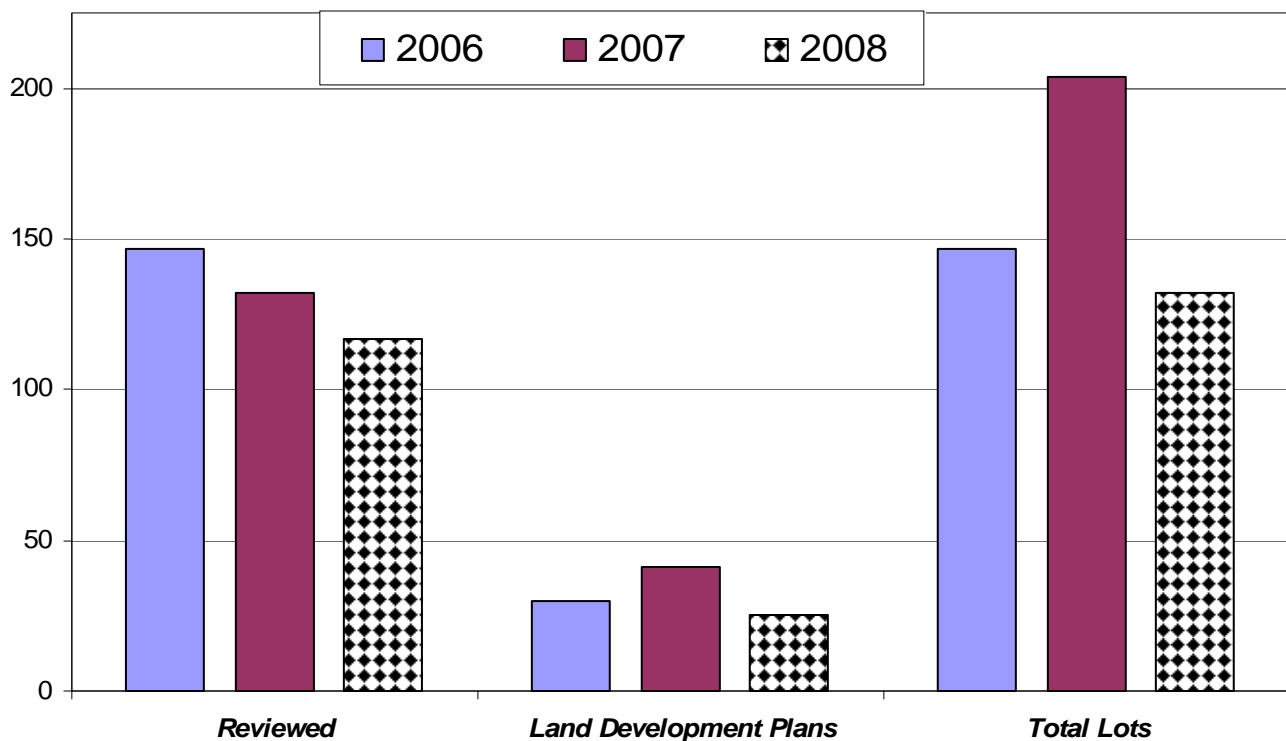
Land Development

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 2008, the County provided “advisory” comments in review of 117 subdivision and land development plans, including 25 land developments. This “advisory” review is provided based upon the PA Municipalities Planning Code for the County Planning Agency function. By way of comparison, 131 subdivision/land development plans, including 41 land developments, were reviewed by this office during 2007.

Throughout the past year, the total number of plans reviewed (117) was less than during 2007 (131), with the number of land development plans decreasing by 16. It should also be noted that the total number of lots subdivided during 2008 (132) reflects a decrease from 2007 (204). Included in the 2008 lot total were 28 addition-lots, 50 single-lot plans, and 16 multi-lot plans.



County Subdivision & Land Development Ordinance Administration

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

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.

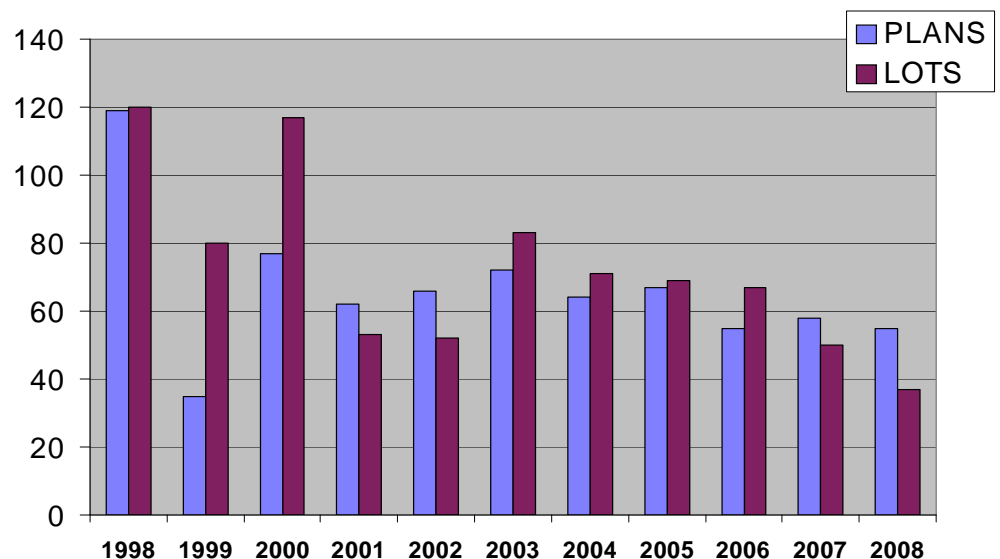
The Lycoming County Planning Commission provides full-time, professional administration and legal support for the SLDO. This service is currently being utilized by 21 Townships and 3 Boroughs as shown to the left.

The 2008 subdivision and land development highlights follow:

- * Sixty-three new applications were accepted (7 submissions carried over from 2007).
- * Processed/granted final approval for 55 subdivisions and 8 land development plans.
- * One land development plan was granted preliminary plan approval.
- * Three plans were submitted for re-approval.
- * Subdivision plan approvals decreased by 3 from 2007 submissions.
- * Land development plan approvals decreased by 7 from 2007
- * There were two business, two residential, four institutional and one agricultural related land developments.

The graph to the right depicts the subdivision approval trends over the last ten years.

Subdivision Approvals For Municipalities Under County SLDO 1998-2008



A total of 37 new lots were created in 2008 within the municipalities under jurisdiction of the County SLDO; this represents a decrease of 13 from 2007. The number of lots created does not include add-lot subdivisions, which are included in the total, new applications above.

Land Development Plans Approved in 2008

Municipality	Applicant	Use
Brown Township	Cedar Run Baptist Church	Church Building Addition
Cogan House Twp	Ronald Lewis	2 nd Principal Residence
Hughesville Borough	Architectural Development	Parking Lot & Landscaping
Jordan Township	Melvin & Marylee Swisher	Swine Barn
Mifflin Township	Chief Gathering, LLC	Natural Gas Compressor & Metering Station
Mifflin Township	Max Liddic, et. al.	2 nd Principal Residence
Muncy Township	Fryland, LLC	Truck Terminal/ Maintenance Garage
Penn Township	Chief Gathering, LLC	Natural Gas Compressor & Metering Station



Recent Development Examples



Melvin & Marylee Swisher's Swine Barn



Cedar Run Baptist Church Building Addition



Chief Gathering Gas Compressor Station in Penn Township

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



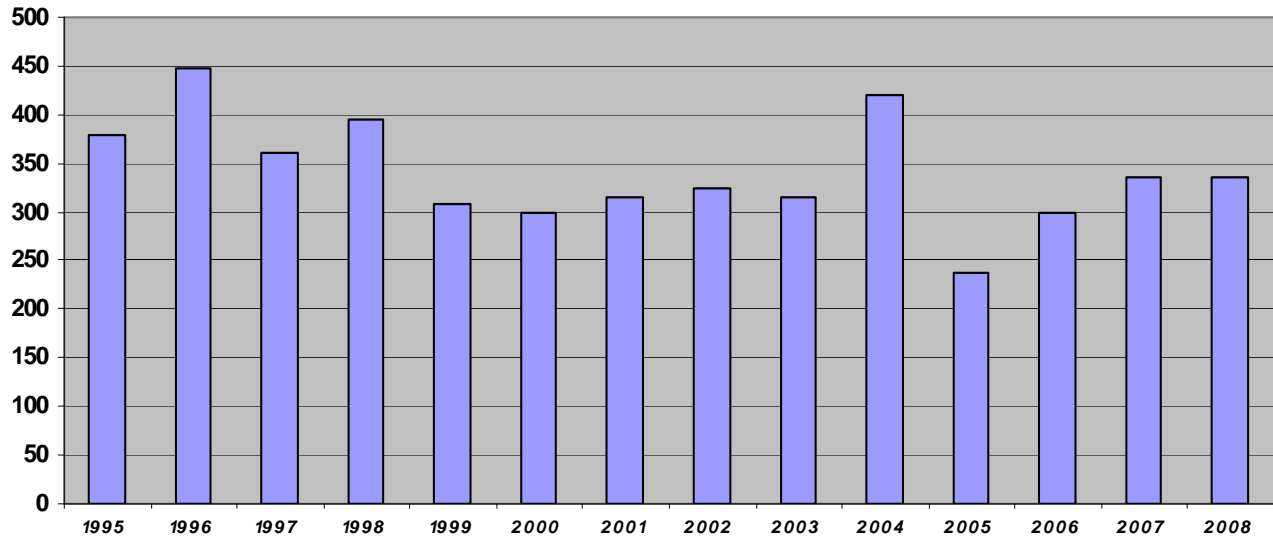
Newly constructed chicken barns in Washington Township represent a shift in the agricultural community from traditional to intensive farming techniques. (The above facility was permitted in September 2007.)

There were 336 Zoning/Development Permits approved during 2008 with a total estimated value of \$160,279,000. Two permit applications were withdrawn. Two applications were denied. This is the same level of permit activity as the previous year, but the numbers represent a 327% increase in value.

Use*	New Construction	Building Additions	Accessory Structures	2008 Total
Single-Family Residence	51	31	103	185
Multi-Family	0	0	0	0
Commercial	2	4	5	11
Home Business	1	0	0	1
Agriculture	0	0	30	30
Institutional	0	2	0	2
Industrial	0	1	1	2
TOTAL	54	38	139	231

*The total of 231 permits, represented above, does not include the 105 permits issued for Change of Use, Signs, Logging or other Temporary Uses.

COUNTY ZONING PERMIT ACTIVITY



There were 31 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 square feet.

Zoning Hearing Board

Fifteen (15) cases were brought before the County Zoning Hearing Board during 2008.

There were 5 Variance Requests, 7 Special Exceptions, and 2 Appeals heard by the Board. In addition, the Board has handled 1 substantive challenge to the ordinance. The Board said farewell to long-time member, Rob Rabuttinio, and welcomed his replacement, Brett Taylor. Over 30 zoning officials from throughout the County, including several Board members, attended the Zoning Administration Course hosted by the LCPC and County and presented by the Pennsylvania Municipal Planning Education Institute.



Local Zoning Ordinance Administration

A new program was initiated in late 2007 to administer *local* zoning ordinances.

Since then the County has been administering the municipal zoning ordinances of Picture Rocks Borough, South Williamsport Borough, Plunketts Creek Township and Muncy Borough. A dedicated-staff member provides direct support to those communities and is available—on site at the respective offices—a day or two each week.

Geographic Information Systems

Personnel Changes

In 2008 there were several personnel changes in the GIS Division. We welcomed Jeffrey Crawford and Amy Norton as Land Records Database Coordinators, replacing Meghan Evans and Margeurite Fleming. Gary Montgomery became GIS/Data Systems Technician, replacing Zach Valchar. Hazard Mitigation was folded into the GIS division and John Lavelle replaced Gary Montgomery in that position.

Community GIS- Public Sector

GeoPlan is a Municipal/Zoning management tool which is currently utilized by 33 municipalities and authorities within the county. This was a 22% increase over 2007. In 2008, two GeoPlan trainings were held to assist the users in upgrading their skills.

It became apparent in 2008 that the growing number of GeoPlan users and increased cost of fuel was making individual trips to each municipality to update data inefficient. As a result, the GIS Division tested software called "GoToAssistExpress" which enabled the division staff to access the computers of partner municipalities remotely. Travel time and fuel was saved as well as enabling staff to update and refresh data more frequently. This software has also enabled staff to troubleshoot issues more effectively.

Due to the increased activity in gas exploration, the demand for GIS data more than quadrupled over the previous year. Policy changes also made GIS data available to municipalities, non profits and schools at no charge.

Uniform Parcel Identifier Program

2008 Activity

<i>Deeds</i>	<i>3,876</i>
<i>Mortgages</i>	<i>13,063</i>
<i>Other</i>	<i>100</i>

Total Assigned or Verified: 17,039

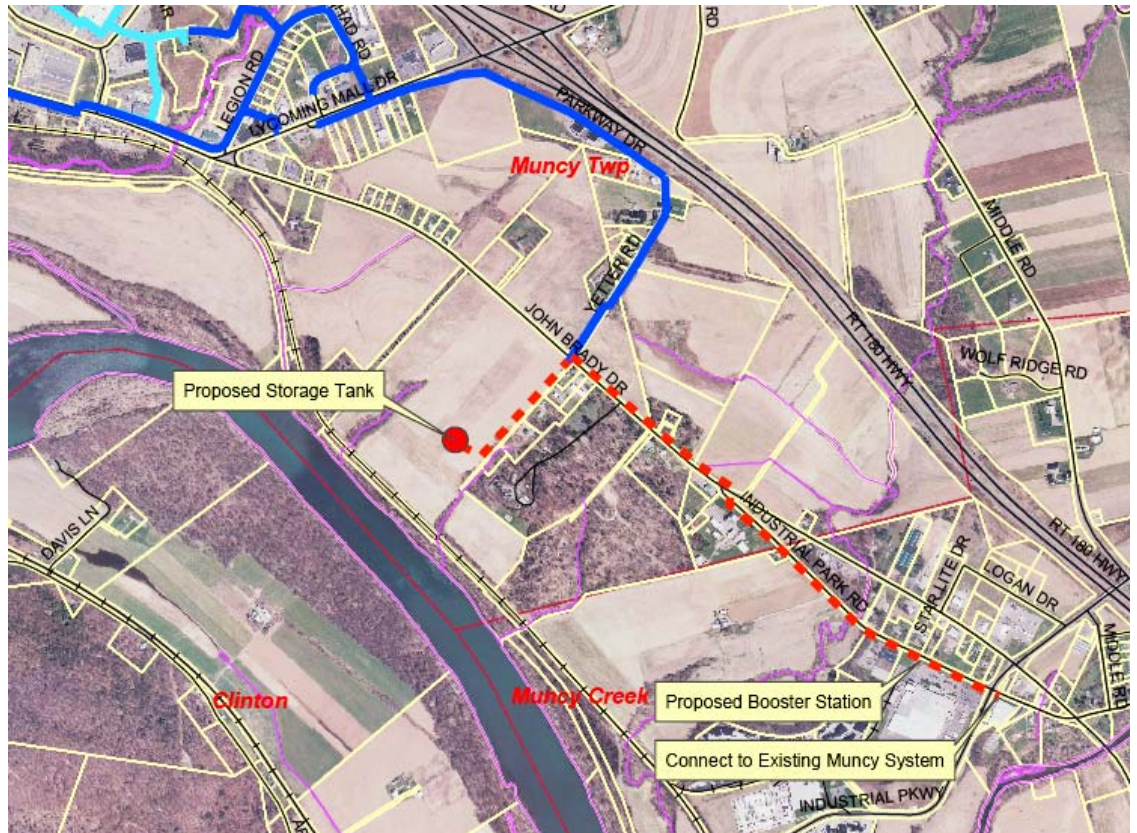
Deeds	3088
Sheriff deeds	303
Rights of way	74
Easements	251
Quit-claims	73
Corrective deeds	76
Tax-claim	5
Dedicative	4
Satisfactions	5926
Mortgages	5879
Assignments	943
Releases	315
Other	100

Economic Development Support

Infrastructure

The County of Lycoming continued to develop 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 with the final engineering for this project. Phase II greatly expands the capacity of the recently completed Phase I water infrastructure system.

The Halls Station Regional Water System—Phase II project will provide up to 1,500,000 gallons of potable water per day to an area of over 900 acres in our hottest growth area. Muncy Industrial Park Phases II & III covers an area of approximately 270 acres with rail access. MIP IV will add another 420 acres to the park. About one mile west, the Timberend site provides over 225 acres for immediate development.



Phase II of the Halls Station water system includes three components—exploration of medium-high yield wells, extension to the Muncy municipal water system (pictured above) and extension to the Hughesville water system. Phase II will connect with Phase I of the system at Yetter Road.

Specifically, the water infrastructure project involves the design and construction of a public water system to serve these 900 acres. On the County's behalf, the Lycoming County Water and Sewer Authority (LCWSA) has entered negotiations with two neighboring water systems—both of which are interested in selling us bulk rate water in the quantity needed. Phase II of the Water System will be constructed incrementally to match the water demands and construction schedules of developers.

LCWSA will first design and construct an interconnection with the neighboring Muncy Borough water system while concurrently designing and building a water storage tank and developing sites for potential medium-to-high yield well locations near those four parks. As industrial park development continues, LCWSA will then construct the interconnection with Hughesville Borough.

Brownfields Assessment

The \$200,000 grant awarded to Lycoming County by the US EPA was targeted at economically developing properties in six selected communities. Yet, the Brownfields Assessment Program (BAP) initiated by the County over two years ago accomplished a great deal more. The BAP team consisted of County planners, Industrial Properties Corporation staff and environmental consultants.

* The original target area included six (6) municipal clusters: Williamsport, Jersey Shore, Porter Township, Montgomery, Hughesville and Wolf Township. Additional outreach to municipal leaders and the regional business community has been conducted to gather new opportunities and monitor transactions relating to inventoried sites. By the end of 2008, fifteen (15) different municipalities were contacted and included in the assessment.



- * Extensive outreach efforts were conducted by the County BAP team. Eight municipal visits were made with numerous follow up calls. Five feature articles were drafted for the Sun-Gazette; Township and Borough officials were briefed; and presentations were made to two different state-wide PSATS conferences.
- * A secure data base developed using Microsoft Access—eighty-one (81) sites have been identified, evaluated and included in the County's Brownfields inventory. Developers, property owners, and municipal leadership assisted by nominating sites as did the Industrial Properties Corporation of the Chamber. The County-consultant team designed a standardized evaluation instrument and completed a review for each site using various economic and environmental criteria

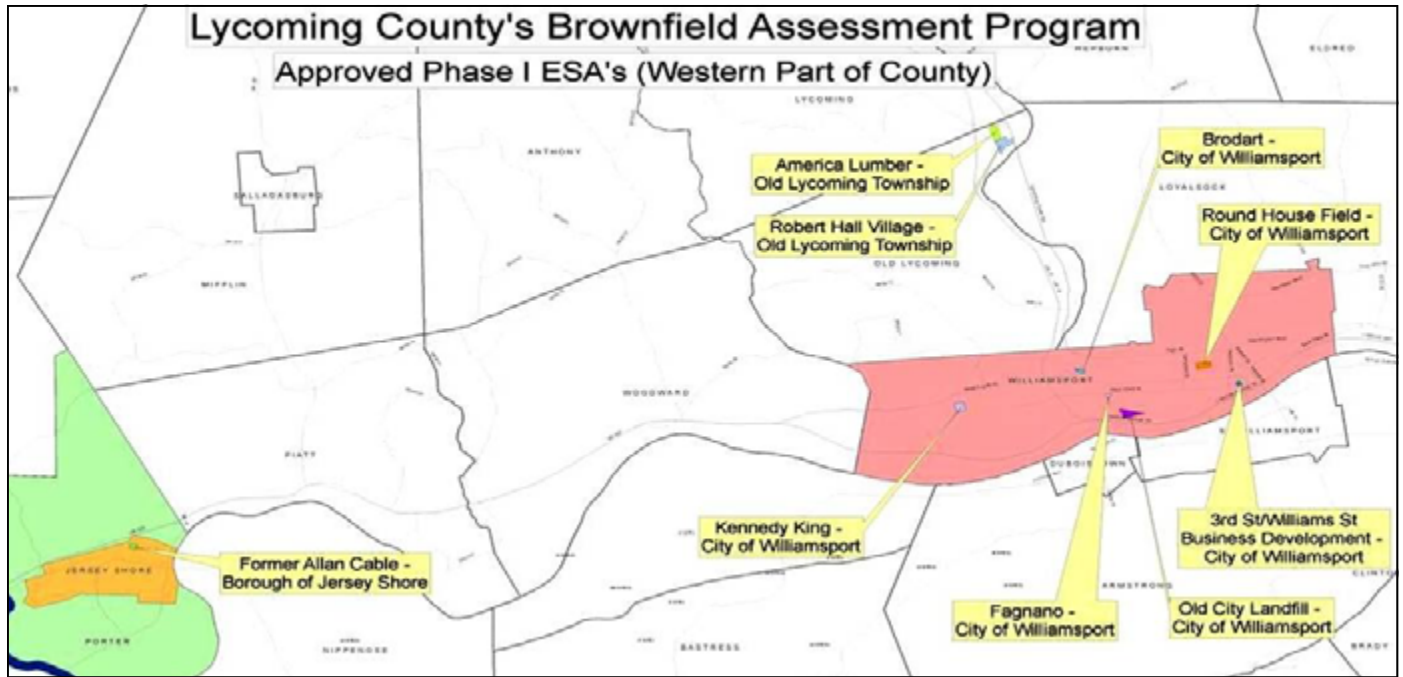
An abandoned site in the borough of Montgomery



to se-

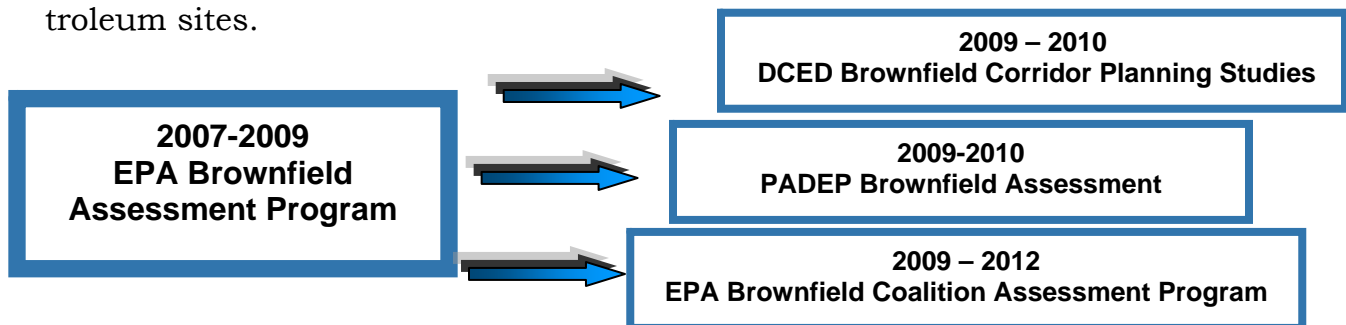
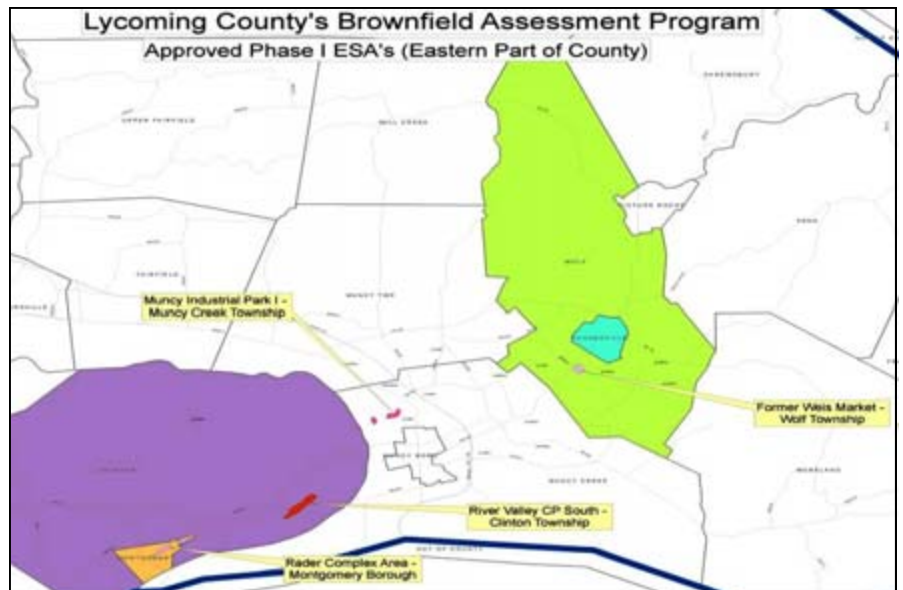


- * The BAP team had committed to perform at least six (6) Phase I environmental site assessments (ESAs). The team actually accomplished 15 ESAs in 5 communities (Williamsport, Old Lycoming, Clinton, Montgomery & Muncy Creek). More importantly, the BAP team also developed strategies for bringing the most promising sites to “shovel ready” condition.



- * The 14-member Brownfields Assessment Steering Council (BASC) met a total of five times to review the work group’s efforts and endorsed each Phase I ESA candidate.

- * Follow-on planning efforts initiated: Two corridor planning studies were conceived and PA DCED funding secured. PA DEP follow-on grant for \$200,000 is being actively pursued. A US EPA “coalition” grant for \$930,000 was prepared and submitted with the coalition partners being the Borough of Montgomery, City of Williamsport and Lycoming County. The EPA grant request would address hazardous substances as well as petroleum sites.



Pathway to Health

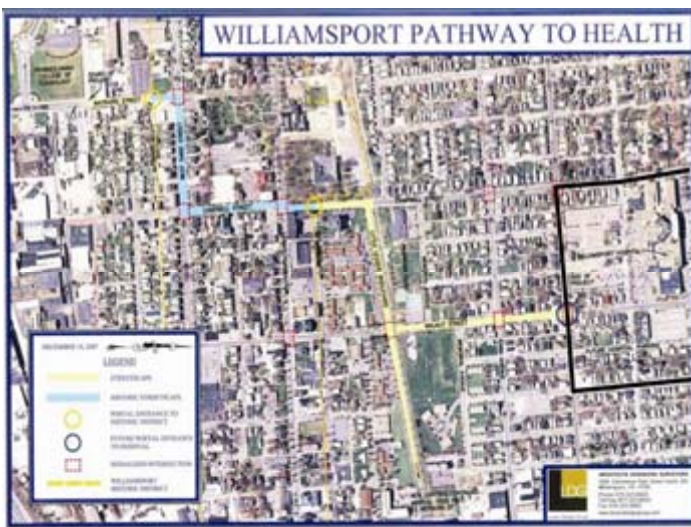


The Williamsport Healthy Communities Project provides community improvements and enhancements which support the Hospital revitalization and includes housing, recreational, surface street/streetscape components and associated medical facilities/offices. This set of initiatives is located in the heart of Williamsport, outside the grounds of the Susquehanna Health's Rural Avenue Campus. Collectively, these components have an estimated cost of approximately \$23.3M. Included in this figure is \$18.3M for a set of six separate, but related housing and recreational/healthy community components as well as \$5M for the "Pathway to Health" initiative. The County Commissioners

traveled to Washington DC to personally advocate for \$4.0M for the project. In June 2008, this project was presented to and favorably received by representatives of six major departments of PA state government. A Secretary-level summit is being planned for Spring 2009.



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Williamsport Hospital Proposed Campus 2012

- A Central Utilities Plant
- B Future Employees/ 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



Farewells

During 2008, the Lycoming County Planning Commission (LCPC) bid farewell to Bob Waltz, a charter member of the commission. Bob served for a sustained period of nearly 42 years. He brought a common sense approach to the commission and ensured the agricultural perspective was always considered in the planning deliberations.

The 2008 Annual Report of the Lycoming County Planning Commission

Executive Plaza
330 Pine Street
Williamsport, Pennsylvania 17701
Phone: 570-320-2130



2008 County Commissioners

Rebecca A. Burke, Chairperson
Ernest P. Larson, Vice-Chairperson
Jeff C. Wheeland, Secretary



2008 Lycoming County Planning Commission

Charlie Springman, *Chairman*
Joseph Neyhart, *Vice-Chairman*
Ann S. Pepperman, *Secretary*
Richard Haas, *Treasurer*
W.E. Toner Hollick
George "Herm" Logue, Jr.
Robert E. Bauder
Roger Jarrett
Bob Waltz, replaced by Larry Fry
Charles F. Greevy III, *Solicitor*

2008 LCPC Professional Staff

Kurt Hausammann, Jr., AICP, *Director*
William Kelly, *Deputy Director*
Clifford Kanz, AICP, *Development Services Supervisor*
Frances Jones, CFM, *GIS/Data Systems Supervisor*
Deborah Bennett, *Administrative Support Supervisor*
Mark Murawski, *Transportation Planner*
Rachelle Ricotta, *Community Development Planner*
Kevin McJunkin, *Environmental Planner*
Megan Lehman, *Environmental Planner*
Joshua Billings, *Subdivision and Land Development Administrator*
Audrey Dunkleberger, *Zoning/Subdivision Officer*
Allan Bennett, *Zoning Officer (Part-Time)*
Frederick Pfeiffer, *Zoning Administrator (Resigned)*
Amy M. Rankey, *Zoning Administrator*
Lynn Cunningham, *Planning/Technician Analyst*
Judd Bower, *GIS/Data Systems Analyst*
Gary Montgomery, CFM, *GIS/Data Systems Technician*
Edward Feigles, *GIS Graphics/Fieldwork Coordinator*
John Lavelle, *Zoning/Subdivision Officer, Hazard Reduction Planner*
Richard Murphy, *Land Record Cartographer*
Jeff Crawford, *Land Records Database Coordinator*
Amy Norton, *Land Records Database Coordinator*
Jane Magyar, *Clerk IV*
Beverly Bennett, *Clerk II*

