

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT ANNUAL REPORT 2021



LYCOMING COUNTY, PA

2021 ANNUAL REPORT

LYCOMING COUNTY COMMISSIONERS



Scott L. Metzger, Chairman



Tony R. Mussare, Vice-Chairman



Richard Mirabito, Secretary

LYCOMING COUNTY PLANNING COMMISSION

Joseph Reighard, Chairman

Brett Taylor, Vice-Chairman

Carol Nolan, Secretary

Jason Bogle

James Crawford

Larry Allison, Jr.

Howard Fry, III

Chase Kelch

Linda Sosniak

J. Michael Wiley, Solicitor

Lycoming County Planning Commission

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Williamsport, PA 17701

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PLANNING & COMMUNITY DEVELOPMENT STAFF LIST

Shannon Rossman, AICP, Executive Director
John Lavelle, AICP, CFM, Deputy Director
Scott Williams, Transportation Supervisor
Sal Vitko, CFM, Transportation Planner
Austin Daily, Transportation Planner
Mark Murawski, Transportation Planner PT
Mark Haas, Development Services Supervisor
David Hubbard, CFM, Zoning Administrator
Christopher Hodges, SD/LD Administrator
Heather George, Zoning Officer
Jenny Picciano, AICP, Community Development/Lead Planner
Kelsey Green, Hazard Reduction Planner
Alison Herman, Community & Economic Development Planner
William Clees, Natural Resource Planner
Amy Fry, GIS Supervisor
Ed Feigles, GIS Analyst
Richard Murphy, Land Records Cartographer
Stacy Lewis, Assistant Cartographer
Dana Strunk, Land Records Data Base Coordinator/UPI
*Heather Lehman, Financial Administrative Supervisor
Sherrie Hook, Administrative Support, Clerk IV
Christine Gartleman, Administrative Support, Clerk III PT
**new addition February 2022*

THOSE THAT HAVE MOVED ON:

Alyssa Henry, CFM, Hazard Reduction Planner
Brandon Ball, Community & Economic Development Planner
Eve Adrian, Natural Resource Planner
Joshua Billings, Subdivision & Land Development Administrator
Lori Weston, Administrative Support Supervisor
Tiffany Krajewski, Development Services Supervisor

MESSAGE FROM THE EXECUTIVE DIRECTOR

2021 was a very busy year for the Lycoming County Planning Commission and the Department of Planning & Community Development (PCD.) The COVID Pandemic was still having significant impacts upon our residents, businesses, non-profits and our municipal entities. Many entities were still having difficulty finding employees, encountered delays in product deliveries and saw significant increases in the price of services and/or materials. PCD was not immune from these issues either having a staff retirement and 5 staff leave for other positions, mostly outside the Lycoming County area. These vacancies are now filled and our new staff members are jumping right in to continue the forward progress of the Commission and PCD in improving Lycoming County for the benefit of our residents and businesses.

PCD has continued to expand its role into promoting economic development in the County to grow the tax base. The Timber Run Industrial Park, along Rt 15 in Brady Township, saw its first tenant (Digger Specialties, Inc., a manufacturer of powder coated fencing products) begin to build. Construction on their facility started in July and Digger expects to hire about 150 employees with a manufacturing start date projected in May 2022. PCD expects to continue to promote the Timber Run Industrial Park and other areas in our Growth Corridors for economic development opportunities. A future benefit to our Growth Corridors and economic development will be the opening of the northern section of Central Susquehanna Throughway (CSVT), expected to occur by end of 2022. The Williamsport Area Transportation Study contracted with a consultant, Michael Baker International, to assess the long and short-term effects of CSVT in Lycoming County.

The US Department of the Treasury released guidance in the form of interim rules for disbursement of American Rescue Plan funds, which were approved for release in spring 2021. These funds are to be used in helping to relieve pandemic effects and improve the economy. PCD is working with the Commissioners and other County Departments to identify the projects and programs within both the County Government and businesses, non-profits and municipal entities that benefit from an influx of these funds. The Commissioners goal is to put funds into projects and/or programs that have long-term positive effects. The County will receive a total of almost \$22 M.

On the environmental side, the County finalized the Countywide Action Plan for the Chesapeake Bay and applied for both additional planning grant funds, and also implementation grant funds for projects. The County received both of these additional funding requests. The PCD staff were very involved in implementing Hazard Mitigation efforts in the County, including streambank restoration, levee improvements, flood buyouts and utility elevations. Design of the Riverwalk Trail extension is in the final stages and we hope to apply for implementation funds for this project in 2022. The County also applied for funding to PADEP to update the Lycoming County Solid Waste Plan, which includes Columbia, Lycoming, Montour, Snyder and Union Counties. The PCD staff will be updating the plan with input from the member counties.

Sincerely,

Shannon Rossman. Director

MESSAGE FROM THE LYCOMING COUNTY PLANNING COMMISSION CHAIRMAN

In January 2020, two months before the start of the pandemic, I don't think any of us could have envisioned what was about to unfold in our country. It impacted how we live and do business. At the Lycoming County Planning Commission, while we continued our monthly meetings, most of the time they were remote throughout 2020. In fact, I am impressed by how quickly we all learned to use new tools such as Microsoft Teams, Zoom, Webex and Google Meet.



When I was elected Chairman of the LCPC in January of 2021 the Covid-19 pandemic was still in full swing, but we persevered and adapted to this new normal. Our meetings alternated between in person and virtual and we all became familiar with protocols such as masking and hand sanitizing.

As a result of the pandemic, there was a major slowdown in any new developments in our county and consequently, we did not have much activity within the Lycoming County Planning Commission. In addition, the Planning department also had to address the employment issues that arose in lockstep with the pandemic. At the department, we handled all these challenges by hiring new staff and recognizing the value of current staff. I am happy to report that the team in place now is capable and ready to tackle the post pandemic world where we find ourselves.

Looking ahead, I believe we are well positioned for the future with an excellent group of commission members and department staff. These individuals have the heart of our county residents as well as the new folks looking to come to our beautiful county to live and establish businesses, at the forefront of their agendas. All the while, they balance that goal with the preservation and stewardship needed to maintain the breathtaking environment these valley and hillsides provide us. I look forward to continuing to be a part of the Lycoming County Planning Commission and assisting the staff with my time and expertise. I am grateful for the opportunity to serve our county.

Sincerely,

Joseph L. Reighard

Chairman

STAFFING: NEW HIRES AND TRANSITIONS

Mark Haas - Mark joined the Lycoming County Planning staff in April 2021 as the Subdivision and Land Development Administrator. He moved to the Development Services Supervisor position in August 2021. He had previously been GIS Specialist/Assistant Planning Director/Economic Development Officer for Sullivan County before transitioning to the Planning Director's position in 2019. Mark graduated from Pennsylvania College of Technology with an Associate's Degree in Land Surveying Technology in 2012. He has worked extensively throughout Pennsylvania on projects in the Natural Gas Industry, Electric Transmission and Distribution as well as fiber optic & telecommunications. He was also a Buyer/Assistant Manager at Country Ski & Sports for many years, which helped him share his love of outdoor sports and activities. Prior to his this, he worked around the country as an Engineer Assistant. He also worked in the former East Germany 1 ½ years after the Berlin Wall fell, assisting in Industrial projects for the economic re-development for their unified country. Mark is also a veteran of the United States Air Force.

Kelsey Green - Kelsey started as the Hazard Reduction Planner for the Lycoming County Planning Department in May 2021. She did two internships in the planning department in 2018 & 2019. She has her BS in Social Work from Lock Haven University and is currently slated to finish her Masters of Public Administration from Penn State in May 2022. In her free time, she enjoys spending time with her 7-year-old twins, Sophia & Henry, reading, and crafting.

Christopher Hodges – Chris joined the Lycoming County Planning Department as the Zoning Officer in October 2020 and was promoted to the Subdivision & Land Development Administrator in August 2021. He graduated with honors from Bloomsburg University in August 2017 with a Bachelor of Science Degree in Environmental, Geographical, and Geological Sciences. During the summer of 2017 he also completed an internship assisting the Environmental Education Specialist with programs at Ricketts Glen State Park, PADCNR. Chris is originally from Maryland and is a diehard Baltimore Ravens fan. He is also a music lover who enjoys listening to bluegrass, country, rock, and the blues.

Heather George - Heather George joined the Lycoming County Planning Department in February 2020. In October of 2021, she was promoted to Zoning/Subdivision Officer after holding the position of Clerk IV. Heather received her accreditation as a Certified Zoning Officer in the State of Pennsylvania January 2022. She graduated from Pennsylvania College of Technology with an Associate's Degree in Business Management. Heather is originally from Williamsport, she enjoys the outdoors, crafting and spending time with her family.

William (Billy) Clees - Billy joined the Lycoming County Planning Department Staff in November 2021 as the Natural Resource Planner. Prior to that, he worked for Penn States Agriculture and Biological Engineering Department. He Graduated from Penn State with a Master's of Science in Bio-Renewable Systems, and earned his Bachelors of Science in Environmental Resource Management from Penn State. He is an avid outdoorsman and spends most of his free time in remote sections of Lycoming County.

Sherrie Hook - Sherrie joined the Lycoming County Planning Department staff in November 2021, but has been with Lycoming County since 2013. Sherrie lives in Fairfield Township with her husband, Tom. They have two adult children, two grandchildren and another one on the way this summer. Sherrie also works at Pennsylvania College of Technology as Circulation Assistant in the Madigan Library. Sherrie enjoys reading, baking, Yankee baseball, thrifting, traveling and spending time with her family.

Alison Herman - Alison joined the Lycoming County Planning Department staff in November 2021 as the Community & Economic Development Planner. Prior to that, she worked in Tioga County as a Planning Specialist and Pennsylvania State University as a Data Specialist. Alison graduated from American Public University in 2015 with a Bachelor's in Environmental Science, and completed a Graduate Certificate in Ecosystem Measurement and Data Analytics with Penn State in 2020. In her free time, she enjoys spending time indoors with a book and a cat. She was born in Australia, and looks forward to serving the county.

Heather Lehman - Heather joined the Lycoming County Planning Department staff in February 2022 as the Financial Administrative Supervisor, but has been with Lycoming County since 2016. She graduated from Lock Haven University in 2008 with a Bachelor's Degree in Accounting. In her free time, she enjoys shopping, cooking, and spending time with her husband, Tim and three daughters, Sophia, Olivia and Gianna.

Community Development

PHARE 2021

In 2021, Pennsylvania Housing Finance Authority (PHFA) awarded Lycoming County \$948,000 in Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Funds. This annual award is funded through oil and gas activities occurring in the county, and goes to projects that address local housing needs. PHARE projects have had a history of success in the County, with this year's award being distributed among:

- STEP – *Urgent Need*
- Habitat for Humanity – *Memorial Homes Scott Street*
- YWCA – *Liberty House*
- ARW – *Rental Assistance*
- TLC – *Master Leasing Program*
- STEP – *Homes-in-Need*
- STEP – *Supportive Housing Program*



STEP has been a long-standing partner of Lycoming County in addressing housing issues. Their accomplishments in utilizing PHARE funds in 2021 encompass responsive housing rehabilitation with Urgent Need, longer-term renovations with Home-In-Need, and holistic housing support for at risk individuals with the Supportive Housing Program. These funds come at a time of dire need for the services STEP provides, with Homes-In-Need alone seeing a waiting list of 641 households.

The YWCA and Transitional Living Centers received PHARE funds to continue support of their respective Liberty House and Master Leasing programs, both of which provide supportive services to individuals at risk of homelessness.

The American Rescue Worker's Rental Assistance program provides immediate rental assistance to families facing eviction. The 2021 round of PHARE funds provided emergency assistance to 122 households in total.

Habitat for Humanity continues to use PHARE funding to complete new housing projects as part of their mission to provide affordable homeownership to lower income families through their sweat equity model. Construction of 702 Diamond Street was completed with title transfer in November of 2021, with Memorial Homes construction currently in the planning stages.

Community Development, Cont.

FFY 2021 Community Development Block Grant (CDBG) Program

In 2021, Lycoming County applied for **\$291,230** in CDBG funds from the Department of Housing and Urban Development (HUD) through the PA Department of Community and Economic Development (DCED) to address infrastructure, housing, and community or public services needs throughout the county. The following project was selected for funding:

Montgomery Water Authority – Brook Street Water Main Replacement. This project will reconstruct the water main under Brook Street in Montgomery Borough.

The following projects were selected by the “On Behalf Of” Municipalities for CDBG FFY 2021 Funds:

Municipality: Jersey Shore Borough (\$80,710)
Activity: Jersey Shore Curb Cuts
Description: Improvements to curb cuts, handicap ramps and/or truncated domes throughout the Borough

Municipality: Montoursville Borough (\$ 83,059)
Activity: Montoursville Homes in Need
Description: Housing Rehabilitation for homeowners in Montoursville Borough

Municipality: South Williamsport Borough (\$99,656)
Activity: Habitat for Humanity Acquisition
Description: Acquire vacant lots on Clark Street for Habitat for Humanity construction.

Sylvan Dell Conservation Project

In 2021, Armstrong Township, Duboistown Borough, and South Williamsport Borough established the South Side Recreation Authority. This municipal authority was created to own and operate the 222-acre Sylvan Dell nature preserve in Armstrong Township. Transfer of the property from Armstrong Township to the authority is expected in early 2022 and open to the public in the spring of 2022. Funding for this project was provided by the PA Department of Conservation and Natural Resources (DCNR), PennVEST, and Lycoming County.

Community Development, Cont.

Susquehanna River Walk Extension

Design and engineering work continued in 2021 for the River Walk Extension. This 2.5-mile trail will extend the River Walk from its current terminus at Maynard Street to Susquehanna State Park, and includes a spur into Newberry. This project is funded by a DCNR grant and Lycoming County. In 2021, the trail plan design and engineering was expanded to include approximately .89 miles along Susquehanna State Park to the Reach Road Park and Ride, bringing the total trail length to 3.4 miles.

Lumber Heritage Region – Lumber Heritage Trail Sign Installation

In June 2021, planning department staff assisted the Lumber Heritage Region with installation of a wayfinding sign along the Susquehanna River Walk and Timber Trail near the Hepburn Street parking lot in Williamsport. The wayfinding sign is part of Lumber Heritage Region's tourism initiative to identify past and present lumber industry assets in its 15- county region.



Hazard Planning

Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Flood Mitigation Funds- Utility Elevation:

Utility elevation is a flood proofing option for residential and non-residential structures. With an initial focus on residential structures, this project will relocate utilities to 18 inches above the base flood elevation (1% -or- 100 year) level so they are less susceptible to damage in a flood event.

In the last year, the PHARE-funded utility elevation project completed the first home of two in the pilot project. The first home went incredibly well and allowed us to address the very expensive issue of replacing utilities in homes that are flood prone. In this home, we were able to relocate the hot water heater out of the basement, replace the heating and cooling with wall units above the base flood elevation, and replace and relocate the breaker box. This will save the homeowner the cost of replacing those items in most flood events. Completing utility elevation in homes that fit the criteria of being in an area that is prone to low level flooding allows families to stay in their homes, while decreasing the major cost of replacing utilities when flooding occurs.



Before:

After:

In 2022, the Hazard Reduction planner will complete the second pilot project and scale up the program. We hope to be able to do homes in a batches of 5-7 in Muncy Borough.

Hazard Planning Cont.

Buyout Update:

Flood buyouts include the acquisition of homes in the 1% annual chance floodplain for demolition. Homes targeted for buyout are either classified as repetitive loss by the NFIP or within a municipally approved buyout area. After these properties are restored to natural floodplain they must continue to stay as open space. The municipalities that take ownership of the properties may request to create community spaces, such as recreational fields, parks, or, boat

access on the buyout properties, as long as the area is permeable and built according to flood regulations.



In 2021, the Hazard Reduction Planner was able to acquire and demolish 7 homes through two FEMA grant programs. All properties were located in the floodway or 1% annual chance flood plain. Both the municipalities and homeowners voluntarily participate in all buyout projects.

Hazard Mitigation Grant Program (HMGP):

- Included 6 homes
- Properties were located in Muncy Borough & Old Lycoming Township
- All properties have been acquired, demolished, & rough graded
- In 2022, the properties will be fine graded, and seeded.

Flood Mitigation Assistance Funding (FMA) 2019:

- Included 1 property
- Located in Loyalsock Township
- The property was acquired, demolished, graded, and seeded

Through 2022, 2 more acquisition/demolition grants are expected to be awarded and begin work:

- CDBG-DR: Includes 6 homes in Muncy Borough
- HMGP-4506: Includes up to 7 homes in Loyalsock Township and Muncy Borough

Hazard Planning Cont.

Levee Update:

The Greater Williamsport Area Levee Project saw continued work towards re-certification. Efforts are continuing to secure a qualified contractor to complete the Relief Wells replacement and rehabilitation needed in Williamsport and South Williamsport. The County has secured \$1.75 M in RACPE grants for the Relief Wells Project. Surveying and engineering is underway for the Memorial Avenue I-Wall and crosspipe improvements. The County has secured \$5.6 M in Federal grants for this portion of the Levee. A joint meeting of the levee sponsors: FEMA, USACE, Congressman Keller, County officials, Keller Partners, Wood PLC (engineering consultants), along with others was held to discuss additional opportunities for partnering to address the Levee needs. This group will meet quarterly to keep up to date with the progress towards recertification and collaboration on Levee issues. The County also hired Wood PLC to create an Operation & Maintenance Strategy for the Williamsport Area Levee to determine costs, personnel and maintenance needs going forward.



The County anticipates hiring a contractor to complete the Relief Wells Project in 2022. Also, the Sponsors and other partners anticipate creating a capital improvement and maintenance schedule and funding mechanism for the future viability of all three levees in Lycoming County.

Hazard Planning Cont.

Hughesville Streambank Stabilization Project:

In 2017 a portion of Muncy Creek streambank along a property on Race Street in Wolf Township began to noticeably erode. By September of 2017, the actively eroding section of streambank measured approximately 350' long with 12' bank heights - and located approximately 150' from a well house vital to the Hughesville Water Authority's public water supply. Since this initial site visit, the streambank continued to actively erode. Ice flows in January 2018 caused significant bank loss of an additional breadth of over six feet.

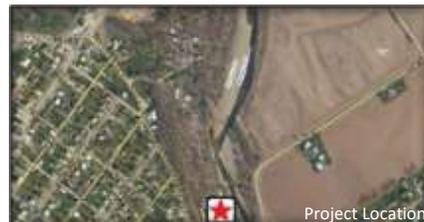
In January 2018, the area received significant rainfall further increasing erosion of the bank; it is estimated that 4,444 tons of sediment were lost. In spring of 2018, PCD and the Lycoming County Conservation District (LCCD) met with Hughesville Borough, the Hughesville Water Authority, Wolf Township and the Hughesville Camp Meeting Association to examine the site. The municipalities stressed the concern that further streambank erosion could catastrophically



damage the adjacent well pump house and contaminate the well that services a majority of the local public water supply. The group also addressed sediment runoff and dangers to the trout population as a concern.



The group was then able to reach out to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) who performed a feasibility and engineering evaluation of the problem area, which concluded that the streambank was in fact rapidly eroding and placing Pump House No. 102 in critical jeopardy. The report detailed that the bank erosion reach increased from 350' to 475' – requiring 1,776 tons of R7 rip rap in order to stabilize the streambank.



Hazard Planning Cont.

LCCD and PCD partnered to successfully apply for funding from both the Commonwealth Financing Authority Watershed Restoration and Protection Program (\$127,284) as well as DEP's Growing Greener grant program (\$327,284). Our two County Departments partnered to administer the grant and project on behalf of Hughesville Borough, Hughesville Water Authority, Wolf Township, and the Hughesville Camp Meeting Association. NRCS remained a vital project partner by producing both the design and estimated construction budget for the project. They also assisted in the construction inspection process to verify that the work was done in accordance with the approved design and provided as built drawings at the conclusion of the project.

In June 2019, Mitchell Knorr Contracting was hired to complete the streambank stabilization improvements at a total project cost of \$169,501. By August 2019 the project was completed along the 725 ft. section of streambank that was actively eroding. Unfortunately, the project suffered significant damage after a highwater event occurred later that year. Luckily, the County was able to revise the scope of work for the remaining funds in our previously awarded DEP Growing Greener grant to address this issue. This scope change specifically asked to reinforce a 650 foot stretch of the formerly stabilized creek bank. The repair plan included an effort to reestablish the keyway along the project reach and the installation of an 8 foot toe stabilization with a more gradual slope connecting to the existing rip rap to better stabilize the overall project. Our partners at the NRCS helped us immensely by designing and monitoring this project as well.

The County then hired Glenn O. Hawbaker, Inc. (GOH) as the lowest responsible bidder in June of 2021. The contract was subsequently amended to include an additional 50' of work upstream of the immediate project area that required stabilization and an anchor trench in order to ensure the long-term protection of the project area. The total cost for the repair work conducted by GOH came to \$114,997 – which was covered by the existing grant award. In early spring of 2022 the yard area immediately adjacent to the project will be repaired and seeded and grant for this project



Commencement of repair work, Jan. 2022



Project partially completed



Completed project, March 2022

out.

Environmental Planning

Lycoming County Community Clean Water Action Plan (CAP)

The Lycoming County CAP identifies several priority initiatives to enable reductions in nutrient loads and improve water quality to the approved measures set forth by the Pennsylvania Department of Environmental Protection’s (PA DEP) Watershed Implementation Plan, Phase III (WIP3). Each initiative identifies steps that will need to be implemented in order to meet the reduction goals for Nitrogen and Phosphorous (Fig. 1). The entities leading these efforts are the Lycoming County Planning and Community Development Department (PCD) and the Lycoming County Conservation District (LCCD).



Fig. 1. Lycoming County’s Clean Water Goal

Year	Nitrogen (pounds/year)	Phosphorus (pounds/year)
	Delivered to Local Lycoming County Waterways	Delivered to Local Lycoming County Waterways
1985	6,536,000	598,000
2019	5,387,000	348,000
2025 (Final TMDL Planning Target)	4,152,000	272,000
Remaining Load to be Achieved Through Local Planning Goals	1,235,000	76,000

Environmental Planning Cont.



The projects, programs, and initiatives in the CAP came from input of over 150 individual stakeholders, including Federal, State, and local governments, non-profit groups, colleges, and other environmental/conservation entities. Projects were selected by the stakeholder group based on their potential for reducing nutrient loads – either directly or indirectly.

THOSE PROJECTS ARE:

1. Agricultural Cover cropping Initiative
2. No-Till Drill rental Program expansion
3. Pine Run stream Restoration
4. Bottle Run Stream Restoration
5. Bennett's Run Stream Restoration

Lycoming County's CAP was funded through a \$50,000 Planning & Coordination Grant from PADEP. The County received \$367,391.00 to implement the CAP projects. Implementation of these projects will take about a year and are expected to be completed in 2022.

The County's target Total Daily Maximum Load (TMDL) for nitrogen and phosphorus is an attainable goal for 2025. Our County's loads are used to predict the state loading for the Susquehanna River watershed which is the focus point for the Chesapeake Bay. PADEP has a vested interest in reducing nitrogen and phosphorus to the bay. PADEP has offered Lycoming, and other County's, significant help in reducing their load to the Susquehanna River, therefore reducing environmental pollution to the Bay.

Transportation Planning

Transportation Planning Achievements

WATS MPO Programs and Studies

Central Susquehanna Valley Transportation (CSVT) Project Impact Study (CSVT budget \$167,940)



Throughout 2021, the Williamsport Transportation Study (WATS) Metropolitan Planning Organization (MPO) conducted the CSVT Project Impact Study with the CSVT management team and study-engineering firm, Michael Baker International. The CSVT management team included WATS MPO staff, Lycoming County Planning & Community Development (PCD) staff, SEDA-COG staff, municipal partners from municipalities expected to be impacted by CSVT completion, and the Michael Baker, Int'l. CSVT team. The CSVT study was completed with \$30,000 in Lycoming County funds plus \$137,940 in PennDOT/FHWA State Planning and Research (SPR) funds under the umbrella of PennDOT Connects. CSVT itself represents an \$800 million plus transportation system investment. The special impact study has illuminated numerous anticipated future traffic pattern changes within the study area due to the completion of CSVT and many anticipated land use changes as a result of the traffic pattern changes (visit the [CSVT Impact Study website](#) to view the final study). From these anticipated impacts, a set of recommended projects was developed so that communities will be prepared for the impacts of CSVT when it opens to traffic. These projects include:

- ❖ Addressing deficiencies within the ordinances and comprehensive plans of the study area specifically as the deficiencies relate to potential impacts from anticipated increased traffic and land use conflicts within the study area
- ❖ Specific changes to municipal comprehensive plans and zoning ordinances to help local municipalities achieve their consensus vision
- ❖ Maps of any suggested overlay districts or zoning boundary changes
- ❖ Transportation infrastructure improvements across all modes needed to accommodate anticipated traffic pattern changes
- ❖ Safety, vehicle navigation, access management, signage, traffic control, or roadway operational improvements needed to successfully manage anticipated traffic pattern changes

Transportation Planning Cont.

Because of the high profile of the CSVT project, the anticipated wide impacts, and the prior investment of PennDOT and local funds in studying the impacts of CSVT to the surrounding communities, WATS MPO and SEDA-COG MPO want to ensure that the recommendations of the special impact study are fully implemented.

To that end, WATS MPO submitted a PennDOT Connects supplemental funding request in early 2022 seeking to retain Michael Baker Int'l. as the consultant and transition the CSVT Impact Study Management Team to a CSVT Implementation Task Force. If the funding request is approved, WATS and SEDA-COG will reconvene the study's Steering Committee members in a new role as an Implementation Task Force. The Task Force will track the impacts of the CSVT project as it opens to traffic, update data as needed, and track progress of the study's implementation plan.



CSVT Special Impact Study Area

Lycoming County Small Bridge Bundling Program (project budget \$6,892,000)

In April 2020, the Lycoming County Commissioners approved the application for a Pennsylvania Infrastructure Bank (PIB) loan for \$7 million. The County will utilize the \$5 registration fee funds to repay the PIB loan over the next 10 years.

In May 2021, the MPO staff received Lycoming County Commissioner approval to contract with McTish, Kunkel & Associates to perform the construction inspection services and Wolyniec Construction Inc. to perform the general construction for Bundle 1 of the Bridge Bundling Program. In total, four bridges were replaced in 2021 as part of the Bridge Bundling program. The bridges replaced were located on Mill Road in Limestone Township, Calebs Creek Road in Eldred Township, Auchmuty Road in Muncy Township, and Klump Road in Hepburn Township.

All four bridges in Bundle 1 were replaced with Aluminum Box Culverts, an innovative and cost-effective solution for municipalities to replace aging infrastructure. These structures also provide ample environmental benefits, namely the natural stream bottom which was used in all four of the bridges replaced in 2021 as part of the first bundle.



Transportation Planning Cont.



By December 2021, all four bridges in Bundle 1 were completed. Bassett Engineering, the County's design engineer for this program had completed all designs for Bundles 2 and 3, which are set to be completed in 2022. In total, 10 bridges will be completed as part of the program in 2022. The bridges are located in 10 separate municipalities throughout the county and have a projected finish date of November 2022.

MPO staff is finalizing the proposal and bidding processes for Bridge Bundles #2 and 3 and anticipates having construction inspection and general construction firms under contract by the end of March 2022.

Lycoming County Small Bridge Inspection Program (project budget \$288,029.89)

In January 2021, the Lycoming County Commissioners awarded Larson Design Group (LDG) the Small Bridge Inspection contract to inspect the one hundred and ten (110) locally owned small bridges with span lengths between 8 – 20 feet. LDG began inspecting and inventorying the eleven (11) high-risk bridges in April 2021. The 2021 small bridge inspections noted that eight (8) of the high-risk bridges need high priority repairs and LDG informed the municipalities of the issues.



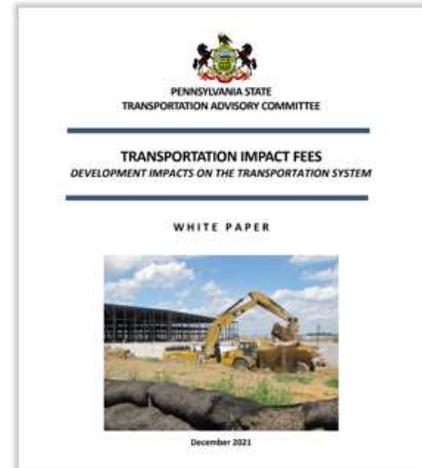
In 2022, LDG will continue the small bridge inspection program by inspecting an additional seventy-two (72) locally owned bridges with span lengths between 8 – 20 feet. In addition, LDG will begin preparations to create the Small Local Bridge Asset Management Plan.

PCD Staff Leadership Roles on State Transportation Committees

In 2021, Mark Murawski, PCD Assistant Transportation Planner continued to be actively involved performing a leadership role representing the County on two significant state transportation committees as per his appointment by Governor Wolf. Mark is currently Vice Chairman of the [Pennsylvania Transportation Advisory Committee, \(TAC\)](#) and Secretary of the Pennsylvania

Transportation Planning Cont.

Aviation Advisory Committee, (AAC). This past year, Mark chaired a special TAC Task Force that evaluated the use of Transportation Impact Fees as originally authorized under Act 209 of 1990 and amended by Act 68 of 2000. Although imposition of impact fees are allowed to address transportation impacts created by specific land development, many requirements must be met by local municipalities to utilize the fees. This study examines the history and use of impact fees in Pennsylvania and identifies the opportunities and challenges that local municipalities and developers face when using the program. The study recommends various reforms to improve the process, which, in part, include amending the PA Municipalities Planning Code to allow Counties and Metropolitan Planning Organizations to be more meaningfully involved in this process to ensure that it is a balanced approach that can work to address local issues and needs related to transportation impacts from major land development. To review the final report please click on the photo above.



(click picture to view study)

Another significant initiative Mark proposed in 2021 is the development of a first ever Pennsylvania Aviation Strategic Plan that has just been approved for PennDOT funding by the TAC. Both state committees (TAC & AAC) will work cooperatively in the development of this landmark plan and Mark has been appointed to Co-Chair the Task Force along with Dr. Larry Nulton, a state aviation expert from Cambria County and fellow TAC member. This plan will develop a strategic approach toward aviation capital investments needed at commercial service and general aviation airports, identify and address aviation funding gaps, evaluate PA commercial air service needs on a macro level with emphasis on improved communication between the airlines, Commonwealth and airport operators especially when major changes are proposed. The study should be completed by the end of 2022. Baker International and Gannett Fleming were hired by PennDOT as the study consultants.

WATS MPO Annual Report

The WATS MPO State Fiscal Year 2020-2021 Annual Report was approved by the WATS Technical Committee in October 2021 and the WATS Coordinating Committee in November 2021, and is available on the [WATS MPO Annual Report website](#). The report highlights the work and projects completed during the 2020-2021 fiscal year, breaking down the work activity by fiscal quarter. The Report also highlights the actual amount of work performed and the budgeted amount to show where MPO staff efforts are focused.

Also useful to both the MPO Committees and the general public is the section in the Annual Report highlighting MPO Major Accomplishments during that fiscal year. In the 2020-2021 fiscal

Transportation Planning Cont.

year the MPO created and adopted the 2022-2024 Unified Planning Work Program (UPWP), began drafting the 2023-2026 Transportation Improvement Program (TIP), began drafting the 2022 Public Participation Plan (PPP), and began the 2023 Long Range Transportation Improvement Program (LRTP) process with a LRTP kick-off meeting held at the February 28, 2022 WATS MPO Technical Committee meeting.

Transportation Initiatives for the Remainder of 2022

WATS MPO Programs and Studies

The WATS MPO staff will be working on a number of projects for the remainder of 2022. In 2021, the MPO began review and update of the 2023-2026 Transportation Improvement Program (TIP). WATS will continue to work on the 2023-2026 TIP update throughout early-mid 2022, with anticipated TIP adoption in June-July 2022.

In 2021, the WATS MPO staff submitted an aviation study proposal to the PA Transportation Advisory Committee (TAC). In early 2022, TAC approved the aviation study proposal and MPO staff will continue to work with the Aviation Advisory Committee and other state and federal partners to conduct the study throughout 2022.

Lycoming County Bridge Bundling Program

In 2022, the MPO staff will continue to work with the municipalities and Bassett Engineering on the design and construction of the bridges in the Lycoming County Bridge Bundling program. As of this writing, the County has contracted with Wolyniec Construction Inc. for construction of Bridge Bundle #2 and Rylind Construction for Bundle #3 (a total of 10 bridges). Bridge Bundle 2 and 3 construction is scheduled to begin in April 2022 and be completed by November 2022.

Currently, Bassett Engineering is completing design work and permitting approval for Bridge Bundle #4. Construction is anticipated to begin in spring 2023, and will be completed in fall 2023 for the last of the three bridges in the Small Bridge Bundling Program.

Transportation Planning Cont.

Lycoming County Small Bridge Inspection Program

In 2022, the MPO staff will continue to work with LDG and Lycoming County municipalities on the Small Bridge Inspection Program. LDG is scheduled to begin inspecting the seventy-two (72) locally owned bridges throughout 2022 and will update the MPO staff and municipalities of the inspection findings.

Support for other Planning and Community Development Projects/Initiatives

In addition to these transportation related projects, the MPO staff assisted with a multi-phased economic development project, the County owned Timber Run Industrial Park. Currently, there is one business, Digger Specialties Inc. under construction and Chance Aluminum is interested in purchasing a building site at the industrial park. MPO staff has assisted with acquiring grant funding for access road construction, coordinating with utility providers, and providing general contract review.

Additionally, MPO staff assisted in acquiring Department of Community & Economic Development (DCED) Transportation Infrastructure Investment Funds (TIFF) for the Timber Run Industrial Park project. PCD was notified in February 2022, that DCED awarded approximately \$489,000 towards the project. The Digger Specialties Inc. portion of the project is anticipated to provide 150 new jobs in Lycoming County.

MPO staff are also assisting PCD staff on the Susquehanna River Walk Extension project. This project will extend the existing River Walk and additional 3.4 miles and connect the existing River Walk through the Susquehanna State Park to the Reach Road Park and Ride in the Newberry section of Williamsport, PA.

County Zoning

County Zoning Ordinance Administration

Departmental Emphasis 2021: The Zoning department in 2021 continued to meet applicant's needs during the ongoing Pandemic. We did not slow down as the pandemic continued into 2021. The receipt of applications and meeting applicant demands remained constant. The cost and availability of construction materials has continued to slow project completions. Our focus on working with our municipal partners and their constituents regarding floodplain management continues. Community safety through the NFIP is essential countywide. The dedicated staff members continued expanding their knowledge base by taking advantage of educational opportunities through federal, state and municipal organizational training sessions. They are always available to provide assistance and direct support to all municipalities within the County, upon request. Outreach opportunities are always encouraged.

The 21 member municipalities listed participated in the Lycoming County Zoning Partnership. PCD staff administered the County Zoning Ordinance for these municipalities in 2021.

Partnership Activity

There were 362 Zoning Development Permits issued in 2021, as compared to 357 in 2020. The County Zoning Dept. continues to work on text amendment packages meant to clarify requirements and make ordinance administration more efficient. A 2021 pending Ordinance amendment concerning Industrial solar energy farms is going through the process for approval in 2022. The Department Supervisor, with assistance of the zoning staff continue to look for ways to support our constituents. Updated permitted land use categories and performance standards are being researched and considered for proposal next year. 2021 Zoning Amendments: Event venues, accessory solar options, vacant land uses, etc. have been major accomplishments achieved this year.

21 Member Municipalities	
BASTRESS TOWNSHIP	McNETT TOWNSHIP
BROWN TOWNSHIP	MIFFLIN TOWNSHIP
CASCADE TOWNSHIP	MORELAND TOWNSHIP
COGAN HOUSE TOWNSHIP	MUNCY TOWNSHIP
GAMBLE TOWNSHIP	PENN TOWNSHIP
JACKSON TOWNSHIP	PIATT TOWNSHIP**
JORDAN TOWNSHIP	PINE TOWNSHIP
LEWIS TOWNSHIP	PLUNKETTS CREEK TWP.
LIMESTONE TOWNSHIP	PORTER TOWNSHIP
McHENRY TOWNSHIP	SALLADASBURG BOROUGH
McINTYRE TOWNSHIP	**withdrew partnership October 2021



Zoning Hearing Board

In 2021, 12 matters were brought before the County Zoning Hearing Board:

- ◆ 4 Variances
- ◆ 8 Special Exceptions

Among the 4 variances, there were:

- ◆ 1 Swimming pool setbacks in NP District
- ◆ 2 Single family residence/additions, setbacks
- ◆ 1 Sign

8 Special exception cases consisted of:

- ◆ 1 Event Venue
- ◆ 1 Agricultural Accessory Business
- ◆ 1 Outdoor Recreation
- ◆ 2 Communication Towers
- ◆ 1 SFD- Mobile Home
- ◆ 1 Home Business
- ◆ 1 Family Care Business



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

-

Zoning Hearing Board Members

William Klein, Chairman

David Hines, Vice-Chairman

Leslie Whitehill, Member

Christopher A. Logue, Member

Absent, Member

Dan Clark, Alternate

Romuald "Ray" Andraka, Member

LAND DEVELOPMENT

Geisinger Medical Center, Muncy

Township - This Land Development was started in 2019. In December of 2021, Geisinger received approval for their final inspection and granted an occupancy permit. The full-service hospital is part of a clinical joint venture between Geisinger and Highmark Health that expands access to care for those who need it most in a four-county region covering Clinton, Lycoming, Sullivan and Tioga counties. The 120,000-square foot, three-story facility includes an emergency room, helipad, clinical decision unit, intensive care unit, surgical suites and primary and specialty care areas. Approximately 300 employees at Geisinger Medical Center Muncy will meet the routine and acute care needs of those living in Lycoming, Sullivan, Clinton and Tioga counties.



Howard Energy Partner Natural Gas Booster Station, Jackson Township

Compressor stations are an integral part of the natural gas pipeline network that moves natural gas from individual producing well sites to end users.

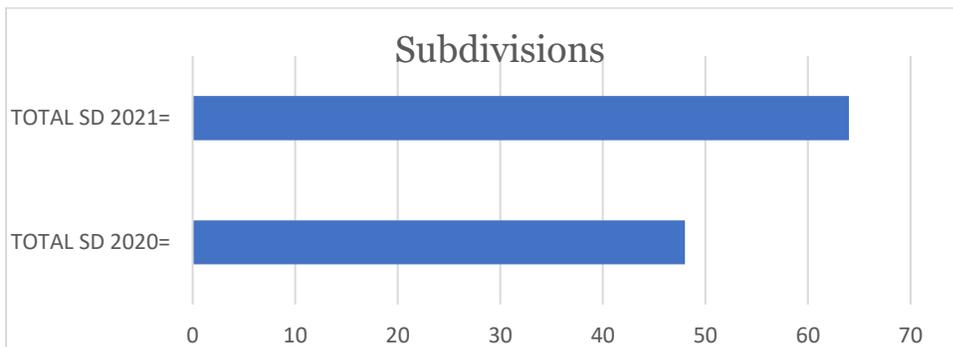
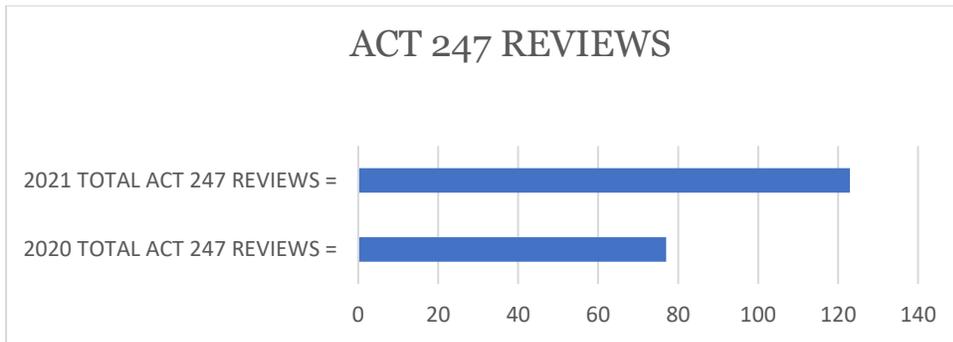
As natural gas moves through a pipeline, distance, friction, and elevation differences slow the movement of the gas, and reduce pressure. Compressor stations are placed strategically within the gathering and transportation pipeline network to help maintain the pressure and flow of gas to market.



Municipal Services

Subdivisions 2020 = 48
Subdivisions 2021 = 64

Land Development for 2020 = 11
Land Development for 2021 = 8
Act 247 Reviews for 2020 = 77
Act 247 Reviews for 2021 = 123



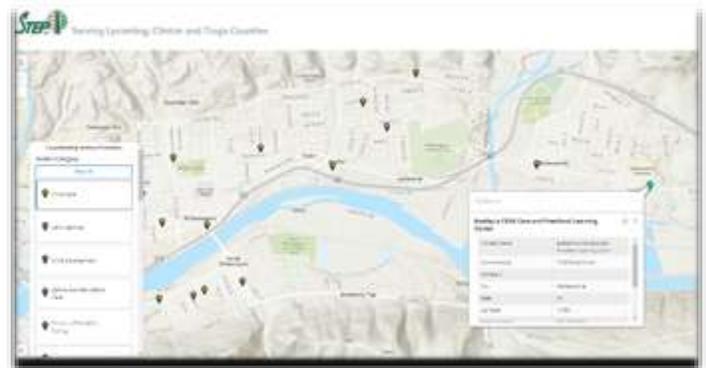
GIS & LAND RECORDS

GIS/Land Records – 2021

GIS creative support for the greater community continued throughout 2021. Two main web mapping applications created by GIS Supervisor Amy Fry were launched to the public.

[STEP Inc. Interactive Resource Map](#)

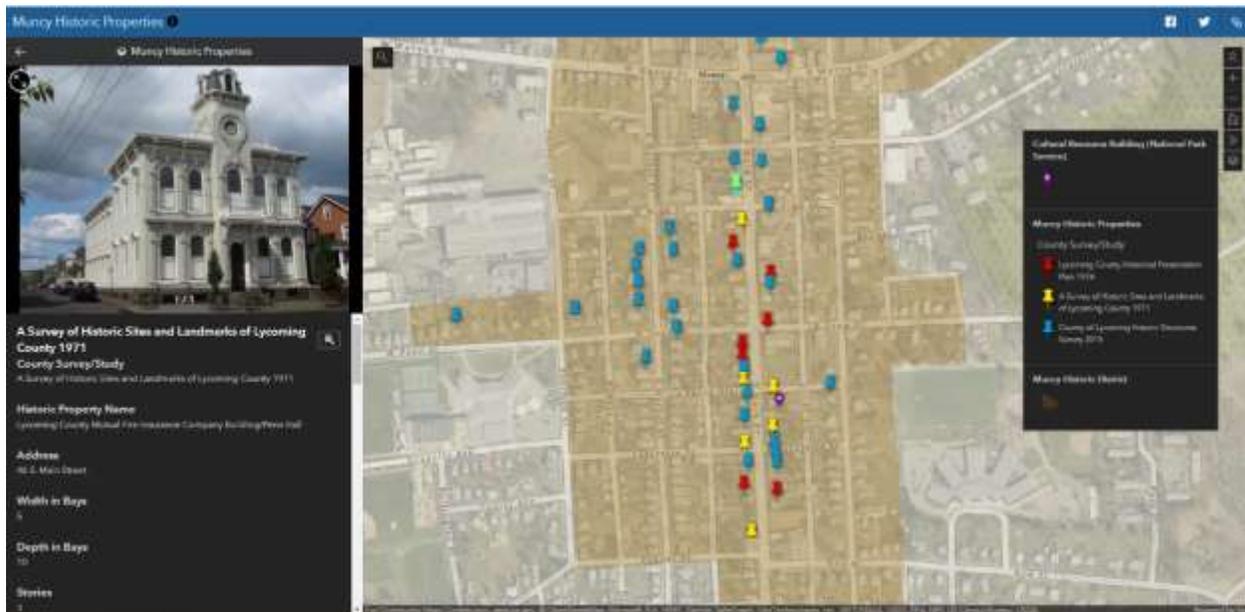
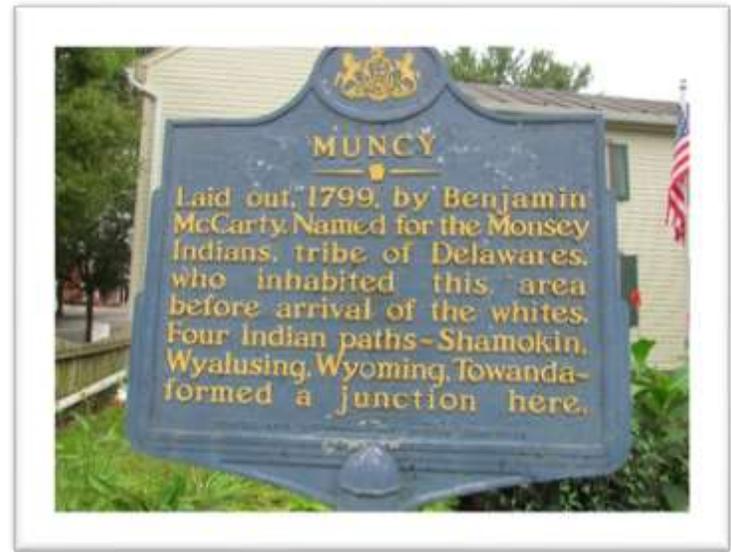
After additional months of research and coordination with Early Learning staff at STEP Inc., this mapping application was updated to reflect service provider closures and additions that occurred throughout the pandemic. This application was formally launched to the public in November. It was demonstrated at a Lycoming County Commissioner's Public Meeting on November 30th, and North Central PA News published an [article](#) highlighting the application in January of 2022. The application provides useful service provider location information for the entire STEP Inc. service region comprised of Lycoming, Clinton and Tioga counties.



GIS & Land Records Continued

Muncy Historic Properties

Muncy joins Williamsport in their online web mapping experience for display of historic properties. Amy Fry, and GIS Analyst Ed Feigles, spent late summer collecting recent photos of properties determined to be historic in nature from one of the three inventories taken place for the County throughout the years. These photos have been incorporated to an interactive web map application housed in the GIS Map Gallery on the county's website.



GIS & Land Development Cont.

Year End of 2021 Uniform Parcel Identifier

Request Type	Total Instruments (including O&G)	# of Oil & Gas Instr.	# of UPI's on O&G Instr.	Total # of UPI's Pre-reviewed	Total # of UPI's Completed	2020 Compl UPIs	2019 Compl UPIs	2018 Compl UPIs	2017 Total Instrs	2016 Total Instr
Agreement	299	118	2539	2882	2873	1178	850	1088	*	*
Article of Agreement	9	0	0	12	12	6	10	8	8	*
Assignment of Rents	409	1	1	554	547	439	546	654	421	428
Assignment of Rents – Termination	304	0	0	441	440	423	323	361	35	*
Clean & Green	173	0	0	190	188	171	147	246	31	*
Clean & Green - Breach	11	1	1	12	12	6	6	17	*	*
Clean & Green - Termination	1	0	0	1	1	3	2	3	*	*
Corrective Deed	0	0	0	0	0	0	2	2	2	7
Deed	3457	146	187	3800	3654	3051	3204	3280	2843	2755
Deed - Corrective	26	1	4	33	26	31	52	56	33	41
Deed - Dedication	1	1	1	1	0	1	2	3	5	2
Deed - Easement	79	1	1	88	87	107	182	180	129	170
Deed - Quit-Claim	74	3	4	80	80	66	135	75	94	72
Deed - Right Of Way	36	4	8	40	40	73	119	102	168	97
Deed - Sheriff	27	0	0	36	36	28	80	93	92	125
Deed - Tax Claim	26	0	0	26	26	0	39	21	21	18
Lease	116	98	113	136	130	184	445	444	199	7
Lease – Amendment	16	16	27	27	27	56	30	40	7	*
Lease - Assignment	101	95	1932	1943	430	1097	1298	319	31	*
Lease – Release/Surrender	154	145	165	174	174	321	53	768	30	*
Mortgage	5484	20	1400	7312	7271	6911	5492	5462	4331	4422
Mortgage - Assignment	718	2	2	739	737	1053	1828	767	865	679
Mortgage – Modification	107	0	0	113	112	225	1745	86	21	*
Mortgage - Release	162	15	4865	5194	5194	259	2281	499	180	162
Mortgage - Satisfaction	6037	5	1360	7797	7793	5541	5622	4976	4576	4565
Other	211	39	689	1075	1038	1054	1686	2046	437	312
Power of Attorney	41	0	0	46	46	42	33	32	2	*
Subdivision – Land Development	39	2	3	47	47	35	34	56	9	*
Subdivision - Survey	11	1	1	17	17	10	10	10	*	*
Subdivision/Add Lot	132	4	7	176	176	129	140	147	33	*
Trust	68	0	0	87	76	70	61	117	*	*
UCC Financing Statement	78	1	542	655	655	190	58	604	18	*
UCC Financing Statement – Amendment	70	4	1790	2058	2057	1043	1918	680	7	*
Total	18477	723	15642	35792	34002	23803	28433	23242	14628	13862
Total Instruments (including O&G) All instruments for the month/year										
# of Oil & Gas Instruments are the instrument we note as being Oil & Gas (included in Completed										
# of UPI's on O&G instruments there can be more than 1 UPI on an instrument, so this # is higher										
Total # of UPI's Pre-review Pre-review means they could have been emailed or faxed us the										
Total # of UPI's Completed All the documents that were brought in for the UPI Stamp										
* Was not tracking these documents										