



The Comprehensive Plan for the Muncy Creek Planning Area

**Hughesville Borough, Muncy Borough,
Muncy Creek Township, Picture Rocks Borough,
Shrewsbury Township, Wolf Township**

Lycoming County, PA

Adopted December 20, 2004



The Comprehensive Plan for the Muncy Creek Planning Area is comprised of three documents:

Policy Document

Plan of Regional Cooperation and Partnership
Relationship to Adjacent and Regional Municipalities
Plan Review, Maintenance and Approval

Technical Background Studies

Community Development Profile
Natural and Cultural Resources Profile
Land Use Profile
Transportation Profile
Community Facilities Profile
Utilities Profile

GIS Map Set

Resource Inventory Maps
Future Land Use Map
Future Transportation Map

RESOLUTION NO. 6-2004**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF HUGHESVILLE IN THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE MUNCY CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN**

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

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

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

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

WHEREAS, the Planning Advisory Team was organized to oversee the preparation of the Muncy Creek Multi-municipal Comprehensive Plan consisting of Fairfield Township, Muncy Township, and Montoursville; and

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

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

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

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

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

ADOPTED THIS 13 TH DAY OF December 2004.

Borough Council
Hughesville Borough

Stacie C. New PERMANENT
Name, Title

(SEAL)

Name, Title

ATTEST.

Rebecca Jo Fought
Name, Secretary

Name, Title

J. Howard Langdon
Name, Solicitor

RESOLUTION NO. 2004-09

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

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

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

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

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

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

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

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

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

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

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

ADOPTED THIS 7TH DAY OF December
2004.

Borough Council
Muncy Borough

Michael A Fournalt
Name, Title Council President

(SEAL)

Michael J. McAllen
Name, Title Council Vice-President

ATTEST:

Chaire McAllen
Name, Secretary

Name, Title

Carl Barlett
Name, Solicitor

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RESOLUTION NO. 04-50

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

Lycoming County
Economic Development
Services

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

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

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

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

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

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

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

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

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

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

ADOPTED THIS 20TH DAY OF December
2004.

BOARD OF SUPERVISORS OF
MUNCY CREEK TOWNSHIP

Richard M Butler
Name, Title

(SEAL)

David A Rupert
Name, Title

ATTEST:

Cynthia Lawrence
Name, Secretary

Robert J McKay
Name, Title

Garth D. Everett
Name, Solicitor
GARTH D. EVERETT

BOROUGH OF PICTURE ROCKS

P.O. BOX 410
PICTURE ROCKS, PA 17762
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picturerocksborough@suscom.net

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Lycoming County
Economic Development &
Planning Services

RESOLUTION NO. 12-06-01

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

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

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

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

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

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

WHEREAS, The Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the lead in coordinating the preparation of the Multi-municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, The Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-Municipal Comprehensive Plan; and

WHEREAS, The Lycoming County Board of Commissioners is providing Community Development Block Grant (CBDG) funds and staff support to the Multi-Municipal Comprehensive Planning effort; and

WHEREAS, The Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, The Lycoming County Planning Commission and Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

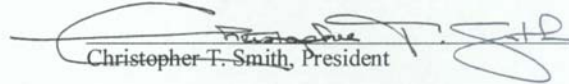
WHEREAS, The Multi-Municipal Plan addresses many critical issues facing the Multi-Municipal Comprehensive Planning Area, including land use, population, housing, economic development, transportation, community facilities and services, public utilities, and natural and cultural resources; and

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

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


ADOPTED THIS 6 th DAY OF December
2004

Borough Council
Picture Rocks Borough


Christopher T. Smith, President

(SEAL)

ATTEST:


William N. Dorman, Secretary

RESOLUTION NO: 2004-2

A RESOLUTION OF THE BOARD OF SUPERISORS OF THE TOWNSHIP OF SHREWSBURY, THE COMMONWEALTH OF PENNSYLVANIA ADOPTING THE MUNCY CREEK MULTI-MUNICIPAL COMPREHENSIVE PLAN

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

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

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

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

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

WHEREAS, the Lycoming County Planning Commission has vigorously embraced the concept of multi-municipal comprehensive planning and has taken the led in coordinating the preparation of the Multi-municipal Comprehensive Plan and has ensured that general consistency was achieved between the Multi-municipal Comprehensive Plan and Lycoming County Comprehensive Plan, as required by the MPC; and

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

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WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation, Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

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

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

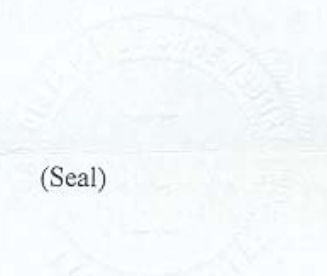
1. That the Shrewsbury Township Board of Supervisors recognize the Planning Commission of Shrewsbury Township as the official planning commission for Shrewsbury Township and that such agency promote public interest in, and understanding of, the Multi-municipal Comprehensive Plan; and
2. That the Multi-municipal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

December, 2004.

ADOPTED THIS 13 th DAY OF

BOARD OF SUPERVISORS OF
SHREWSBURY TOWNSHIP

(Seal)


Cheryl A. Young
Cheryl A. Young, Chairman

ATTEST:

Melvin D. Maneval
Melvin D. Maneval, Supervisor

Sherry Young
Sherry Young, Secretary/Treasurer

Terry Dincher
Terry Dincher, Supervisor

McNerney, Page, Vanderlin & Hall, Solicitor

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RESOLUTION NO. 2004-06

Lycoming County
Economic Development &
Planning Services

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

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

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

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

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

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

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

WHEREAS, the Lycoming County Planning Commission was the administering agency of a Land Use Planning and Technical Assistance (LUPTAP) grant used to support the development of the Multi-municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Board of Commissioners is providing Community Development Block Grant (CDBG) funds and staff support to the Multi-municipal Comprehensive Planning effort; and

WHEREAS, the Planning Advisory Team has conducted bi-monthly meetings to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Lycoming County Planning Commission and the Planning Advisory Team undertook a public involvement process by conducting a Key Person Focus Group Workshop to gain insights on existing conditions and issues concerning the functional planning areas of Community Development, Community Infrastructure, Transportation Infrastructure, Economic Development, Education, Natural/Cultural Resource Protection & Management, and Local Government; and

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

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

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

ADOPTED THIS 13TH DAY OF December
2004.

BOARD OF SUPERVISORS OF
WOLF TOWNSHIP

Gene M. Cahn
Name, Title

(SEAL)

Charles S. Hall
Name, Title

ATTEST:

[Signature]
Name, Secretary

William A. DeLore
Name, Title

[Signature]
Name, Solicitor

The Comprehensive Plan for the Muncy Creek Planning Area

Lycoming County, PA

Adopted by the

Hughesville Borough Council

(December 13, 2004)

Muncy Borough Council

(December 7, 2004)

Muncy Creek Township Board of Supervisors

(December 20, 2004)

Picture Rocks Borough Council

(December 6, 2004)

Shrewsbury Township Board of Supervisors

(December 13, 2004)

Wolf Township Board of Supervisors

(December 13, 2004)

This Comprehensive Plan was funded by the Pennsylvania Department of Community and Economic Development through the Land Use Planning and Technical Assistance Program, Lycoming County and the participating municipalities.

Prepared by

Muncy Creek Planning Advisory Team

Frederick Newhart, Hughesville Borough Council
Stuart Wolfe, Hughesville Borough Council
Michael Hufnagel, Hughesville Borough Planning Commission
Eugene Otterbein, Picture Rocks Borough Council
Larry Nunn, Picture Rocks Planning Commission
Rick Sprout, Picture Rocks Planning Commission
Bill Dorman, Picture Rocks Borough Council
Dana Bertin, Muncy Borough Council
John Bruch, Muncy Borough Planning Commission
Robert McKay, Muncy Creek Township Supervisor
William Poulton, Muncy Creek Township Planning Commission
Dave Rupert, Muncy Creek Township, Alternate
David Gardner, Wolf Township Planning Commission
Gene Cahn, Wolf Township Supervisor
Terry Dincher, Shrewsbury Township Supervisor
Melvin Maneval, Shrewsbury Township Supervisor
Sherry Young, Shrewsbury Township Supervisor
Muncy Area School District
Dave Maciejewski, East Lycoming School District
Sonny Buck, Hughesville/Wolf Authority
Joe Smith, East Lycoming Recreation Authority
Wendy Walter, East Lycoming Recreation Authority
William Weiler, Muncy Borough Sewer and Water Authority
Dan Schaeffer, Muncy Creek Township Sewer Authority
Bruce Smay, Muncy Creek Watershed Association
Leon Liggitt, PENNDOT

Lycoming County Department of Economic Development and Planning Services

Jerry Walls, AICP, Executive Director
Kurt Hausammann, Jr., AICP, Deputy Director
Cliff Kanz, AICP
Allen Kaplan, P.G.
William Kelly
Kevin McJunkin, AICP
Mark Murawski
Mary Ellen Rodgers

Consultants

Gannett Fleming, Inc.
Delta Development Group
Larson Design Group



Hughesville and Wolf Township

Comprehensive Plan

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	<i>Relationship of the Comprehensive Plan to Other Policy and Action Plans</i>	
	<i>Definition and Overview of the Muncy Creek Planning Area</i>	
	<i>The Planning Process</i>	
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	- <i>Includes community goals and objectives related to demographic, housing, and economic trends</i>	
	- <i>Outlines a strategic plan for a more balanced population by age, more diversified housing options, and a stronger, more diverse economy</i>	
Chapter 3	Land Use and Resource Management Plan	3-1
	- <i>Includes community goals and objectives related to land use and natural and cultural resources, including sensitive features, such as steep slopes and floodplains</i>	

	<ul style="list-style-type: none"> - <i>Outlines a strategic plan for land and resource stewardship, coordinated with infrastructure planning and development</i> 	
Chapter 4	Transportation Plan	4-1
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	<ul style="list-style-type: none"> - <i>Includes community goals and objectives related to community facilities and services, and public utilities</i> - <i>Outlines a strategic plan for the effective delivery of services to Muncy Creek Planning Area residents and businesses</i> 	
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*Hughesville Neighborhood***Comprehensive Plan**

The quality of life in north central Pennsylvania is like no other in Pennsylvania. The people, the economy, and the resources here are intimately entwined to provide safe environments for raising a family, invigorating settings for education, stimulating opportunities for business and industry, and scenic landscapes.

The Muncy Creek Planning Area provides all of these settings. The boroughs of Hughesville, Muncy, and Picture Rocks have sustained their intimate neighborhoods, while the Townships of Muncy Creek, Shrewsbury and Wolf have experienced rural residential development in their wide open spaces. The East Lycoming and Muncy Area school districts have continued to enhance their facilities and their educational programs. The downtown districts remain viable locations for specialty merchants and larger commercial and industrial interests find sizeable tracts of available land along major travel corridors. Finally, from rock outcroppings to ridgetop vistas to wooded hillsides and streamside parks, the Muncy Creek Planning Area is a scenic landscape in and of itself.

These features contribute to the quality of life in the Muncy Creek Planning Area today. Stakeholders have expressed that the quality of life is first and foremost their reason for choosing to live here, and an asset to be preserved for future generations. As residents, businesses, community leaders, landowners, policy makers and policy enforcers continue to make daily decisions, we must remember that each decision is a choice that affects the quality of life and the future of the Planning Area.

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Muncy Valley in Shrewsbury Township

Comprehensive Plan

Role and Purpose of the Comprehensive Plan

Relationship between the Comprehensive Plan and Other Plans

Overview of the Planning Process

Relevance of Statewide Planning Recommendations

Role and Purpose of the Comprehensive Plan

The Comprehensive Plan is a general policy guide for the physical development of the Muncy Creek Planning Area. The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, requires the Comprehensive Plan to consider many factors that influence a community such as location, character and timing of future development.

The Comprehensive Plan evaluates existing land use, transportation systems, housing, community facilities and services, and natural and cultural resources of the Muncy Creek Planning Area; within its boundaries as well as in the context of Lycoming County. The Plan projects future growth trends based on these analyses and proposes the best possible policies and implementation tools to accommodate expected growth while protecting the Planning Area's vast and precious resources.

What the Comprehensive Plan does

- Focuses on current trends and issues in Muncy Creek Planning Area and addresses these with innovative solutions.
- Provides the best possible projection on future conditions based on current patterns and strategies to create a more desirable and sustainable future.

The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended empowers local municipalities, independently or in partnership...

...to plan for their physical development,

...to develop a “blueprint” for housing, transportation, community facilities and utilities, and for land use.

...to establish community development goals and objectives that guide future growth and development.

- Directs future change through a vision of community potential.
- Establishes the framework for consistency between future land use policies and land use regulatory measures.
- Assists Planning Area, County, and state officials in their decision making processes.

What the Comprehensive Plan does not do:

- Does not affect regulations of individual properties.
- Does not determine land development, neither public nor private.
- Does not preclude future analysis or decision making.

Relationship of the Comprehensive Plan to Other Policy and Plans

Local Policy and County Functional Plans

The Muncy Creek Comprehensive Plan gives policy guidance and direction to local regulations and codes. The Plan makes policy recommendations for future updates to the following local ordinances and County functional plans and regulations in order to provide consistent planning among the various decision makers of the Muncy Creek Planning Area:

- Hughesville Borough Zoning Ordinance
- Muncy Borough Zoning Ordinance
- Muncy Borough Subdivision and Land Development Ordinance
- Muncy Creek Township Zoning Ordinance
- Muncy Creek Township Subdivision and Land Development Ordinance
- Picture Rocks Borough Zoning Ordinance
- Shrewsbury Township Zoning Ordinance
- Shrewsbury Township Subdivision and Land Development Ordinance
- Wolf Township Zoning Ordinance
- Wolf Township Subdivision and Land Development Ordinance

- Lycoming County Subdivision and Land Development Ordinance
- Act 537 Sewage Facilities Plans (systems-based)
- Act 167 Stormwater Management Plans (watershed-based)
- Lycoming County Water Supply Plan
- Hazard Reduction/Mitigation Plans
- Susquehanna River Greenway Plan
- Lycoming County Parks, Recreation, and Open Space Plan

Local Municipal and Multi-Municipal Comprehensive Plans

The Muncy Creek Comprehensive Plan aims to achieve its established goals and objectives in a manner that is consistent with that of local municipal comprehensive plans, as required by the Pennsylvania MPC. The Plan has, in fact, been prepared concurrently with the preparation of the Lycoming County Comprehensive Plan Update and five other multi-municipal plans across Lycoming County and Union County. The Plan acknowledges and is consistent with the goals of the County Plan, while making specific recommendations for the Muncy Creek Planning Area. Furthermore, the plan is consistent with the comprehensive plans of the adjacent multi-municipal Planning Areas, namely Montoursville-Muncy and US 15 South, that have adopted their own comprehensive plans.

Regional Plans

The Muncy Creek Comprehensive Plan is not required by the MPC to be consistent with regional planning policy. It is in the best interest of the Planning Area to be aware of regional planning efforts and to be consistent, wherever possible. To this extent, representatives of regional planning efforts were informed of and invited to participate in development of this Muncy Creek Comprehensive Plan. Recommendations from the following plan(s) have been considered during the planning process:

- Lycoming County Hazard Mitigation Plan
- Lycoming County Water Supply Plan
- State Forest Management Plans
- Lycoming County Open Space, Recreation, and Greenways Plan
- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan

FAQ - Frequently Asked Questions

Is this the first Comprehensive Plan to be prepared for the Muncy Creek Planning Area?

Yes. Though the individual municipalities have had previous comprehensive plans, this is the first multi-municipal plan for these communities.

Will the Muncy Creek Comprehensive Plan be updated in the future?

The Municipalities Planning Code recommends that all comprehensive plans be reviewed and updated every ten years, or when significant change is anticipated or has occurred. The MPC enables municipal and multi-municipal planning efforts to amend a comprehensive plan to reflect minor changes in community planning policy.

How will the Plan be used?

The Plan will be used by local officials, citizen volunteers, land owners, and developers to compare proposed community changes to the Plan's vision and goals. The Plan will also be referenced by local and County officials and staff, and state agencies in making project and funding decisions.

Who is in charge of making this Plan work?

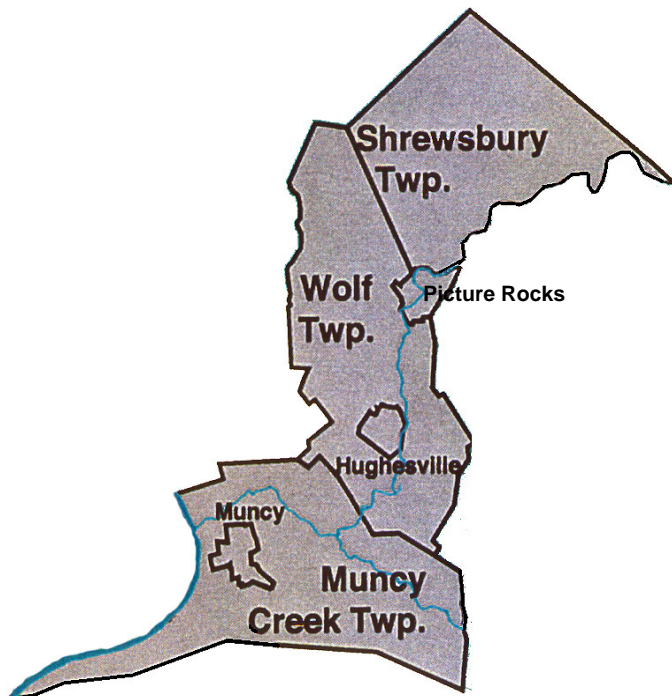
While planning commission members, municipal officials and municipal staff will implement this Plan, public support for the vision and recommendations will be important. This public includes residents, business owners, and organizations that have a direct interest in the future of the Muncy Creek Planning Area. With support from the public, these officials and community leaders can implement and uphold the recommended changes to public policy and program physical community improvements to benefit Planning Area residents.

Does this plan protect the Planning Area's natural areas and open space?

Declining open space and the need for coordinated management of natural resources were identified early as priority issues for the Muncy Creek Planning Area. Through a variety of recommended strategic actions, this Plan proposes conservation of these areas. Lycoming County's Open Space, Recreation and Greenways Plan addresses this topic more specifically.

Definition and Overview of the Planning Area

The Muncy Creek Planning Area consists of six municipalities: Hughesville, Muncy and Picture Rocks Boroughs, and Muncy Creek, Shrewsbury, and Wolf Townships. These municipalities are home to three of eastern Lycoming County's community centers and comprise a significant portion of the Muncy Creek watershed. PA Route 405 and US 220 are the major interconnecting routes within the Planning Area, and Interstate 180 ties the Planning Area to Williamsport and I-80.



The municipalities of the Muncy Creek Planning Area

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

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

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

Facts about the Muncy Creek Planning Area

Location: Lycoming County,
Northcentral Pennsylvania, USA

Size: 60.22 square miles or 38,540 acres

Population (2000): 12,203 persons; 3.1 % increase since 1990

Community / Economic Profile:

Median Age: 39.7 years

1999 Median Household Income: \$ 34,056

Major Employers:

Susquehanna Health System

Andritz Sprout-Bauer

School District: East Lycoming, Muncy Area

Major Transportation Routes: I-180, US 220, PA 118, PA 405,
PA 442, PA 864

Natural Setting:

Major watersheds:

Susquehanna River Basin

Muncy Creek

Little Muncy Creek

Woodlands: 55 % of total Planning Area

Agricultural: 27% of total Planning Area



Muncy heritage sign

Overview of the Planning Process

While Article III of the Pennsylvania Municipalities Planning Code (MPC)¹ establishes parameters for comprehensive planning, no particular method or process is specified. A logical four-phase process was used to prepare the Muncy Creek Comprehensive Plan. This process enabled Planning Area representatives to answer four key questions that define this comprehensive plan:

- Where are we now?
- Where are we going?
- Where do we want to be?
- How do we get there?

These four questions were integral to this multi-phased planning process (see diagram on next page). Phase I (i.e., Technical Background Studies) provided the information necessary to understand the Planning Area's past and present (its trends) and determine the issues anticipated to impact its

¹ Act of 1968, P.L. 805, No. 247, as reenacted and amended.

future. A series of future-thinking phases followed. During Phase II, a preferred vision statement for each key issue was defined—one that either accepted a trend or stated a preferred trend or condition. Phase III defined the goals, the specific desired outcomes (objectives), the physical and policy changes that would have the significant and measurable impact needed to fulfill the vision. Phase IV developed strategies and strategic tasks that would catalyze desired changes and outcomes. Finally, in Phase V, implementation tools (i.e. partners and funding source) were identified to assist the local municipalities in programming the necessary tasks and coordinating resources.

This strategic planning process is based on collective problem identification and consensus building for decisions regarding the Planning Area's future. Municipal and County staff and stakeholders were involved throughout the process to yield the following key outcomes:

- Clarifies and focuses on the key issues affecting Muncy Creek Planning Area,
- Enables community leaders to see problem solving and outcomes as synergistic and achievable,
- Engages the community to realize the issues and strengths of their community,
- Provides a basis for action, and
- Creates multi-municipal ownership of the vision.

This same process was also used to prepare the Lycoming County Comprehensive Plan update and the five other multi-municipal plans. Therefore, it ensured a high level of consistency throughout the planning process and in the final comprehensive plan policies and documents. The following diagram summarizes the planning process.

Figure 1 The Planning Process

**The Planning Process:
Building Consensus and Cooperation One Step at a Time**

Phase V – How do we get started?

Identifying Implementation Opportunities

Coordinating private and public, local and state resources to program strategic actions

Phase IV – How do we get there?

Discerning the Strategic Actions

Developing the steps of action needed to catalyze desired change

Setting the Objectives

Identifying physical and policy changes that will have significant, measurable impact

Establishing the Goals

Determining the desired outcomes for areas of planning emphasis

Phase III – Where do we want to be?

Creating the Vision

Characterizing a more desirable Lycoming County community

Phase II – Where are we going?

Validating Issues and Identifying Trends

Researching issues to determine whether they were perceptual or substantial, and identifying related trends

Phase I – Where are we now?

Defining the Issues

Listing issues of local concern and defining their relationships to quality of life

The four plans that follow are the result of extensive discussion and strategy development with the Muncy Creek Planning Advisory Team (PAT), County-wide stakeholders, County Economic Development and Planning Services staff, and the public. Relationships among the topics were quickly recognized as these participants identified and discussed the issues the Muncy Creek Planning Area faces. These relationships continued to be important as both outcomes and strategies were developed.

1. The Community and Economic Development Plan addresses issues relating to demographic, housing, and economic trends. (Chapter 2)
2. The Land Use and Resource Management Plan addresses issues relating to the designation and limitation of land uses, and to the preservation, conservation and on-going management of natural and cultural resources. (Chapter 3)
3. The Transportation Plan describes the preferred future for transportation systems as a multi-modal network, serving residents, business and industry, and even leisure and recreational travel. (Chapter 4)
4. The Community Infrastructure Plan addresses community services, as well as public utilities and privately developed infrastructure, which facilitate growth and development. (Chapter 5)

Chapter 6 discusses the interrelationship of these four plans in protecting the Planning Area's quality of life. Chapter 7 characterizes the relationship between the Muncy Creek Comprehensive Plan and Lycoming County's various functional plans. Chapter 8 describes the need and opportunities for consistency between this plan and adjacent multi-municipal, and county comprehensive plans. Finally, Chapter 9 discusses effective implementation and maintenance of this planning document.

Relevance of Statewide Planning Recommendations

During the development of this comprehensive plan, the Brookings Institution's Center on Urban and Metropolitan Policy published a report, *Back to Prosperity: A Competitive Agenda for Renewing Pennsylvania*. The report states that Pennsylvania's future hangs in the balance; that policy decisions at state, county and local levels need to curtail sprawl and focus investment in communities that possess strong assets for the future.

The report identifies demographic and economic trends that have collectively affected Pennsylvania's ability to sustain livable communities and prosperous economies, including:

- **Cities, towns, and older suburbs are losing population.** The state ranks among the top five in the loss of young workers and out-migration.
- **While population is nearly stagnant (only 2.5 percent growth from 1982-1997), land consumption for urbanized uses is up 47 percent.** Pennsylvania ranked 6th in the acres of land urbanized between 1982 and 1997.
- **The economy is unfocused in its response to industrial change.** The state ranked among the lowest for percentage income growth (1990-2000), new business starts and growth (2001), and percentage employment growth (1992-2002).

The report concludes that Pennsylvania can once again be competitive "if it focuses its efforts; leverages the assets of cities, towns, and older townships; and overhauls its most outdated and counter-productive policies and practices." This includes "get[ting] serious about planning and coordination," by prioritizing investment in infrastructure, education, and select industries, redeveloping unproductive lands, and promoting cooperation.

Post-report commentary by the authors further states that the report is not a wake up call for urban communities alone—in fact, they state that older doesn't necessarily mean urban. Many rural areas have experienced the same trends, simply at smaller scales.

This report is relevant to Lycoming County, for the County parallels the state in many of these key trends. Like Pennsylvania, the County's older communities have struggled

with population declines. Residents have been moving from Williamsport, South Williamsport, Duboistown, Jersey Shore, Muncy and Montgomery to develop new neighborhoods in adjacent or nearby townships. Able to afford more property at lower tax rates, residents are developing larger properties than those they owned in the city, boroughs and older suburbs. The County has been moving in a positive direction by not focusing exclusively on large manufacturing employers but rather giving attention to a more diverse industry mix. By nurturing partnerships with Lycoming College and Penn College of Technology, new innovative business development opportunities should unfold.

Many of the strategies contained in this comprehensive plan update are similar to the ideas and recommendations outlined in the Brookings Report. Both documents recommend that communities, either at the state, county, or local level:

Plan for a more competitive, high-quality future...

...by requiring consistency between infrastructure and land use planning. Through the designation of growth boundaries and the prioritization of infrastructure improvements within these boundaries, this comprehensive plan implements this concept, and

...by promoting quality in multi-municipal planning processes. This comprehensive planning process accomplishes such quality through the extensive involvement of municipal officials, school district officials, and other stakeholders in addressing regional issues with consistent policy suitable for the multi-municipal region as a whole—not simply lumping disparate visions and solutions under one cover.

Invest in a High Road Economy...

...by investing in education and workforce training. This plan recognizes the opportunities that public school districts, private facilities, and institutions of higher learning play in developing a capable workforce, and

...by reforming the workforce training system. Industrial restructuring has left many skilled workers competing for the remaining jobs. Workforce training, as outlined in this plan, focuses on retraining for the jobs that are becoming available.

Promote Large-Scale Reinvestment in Older Communities...

...by identifying new brownfield uses for old financing tools. The state has restructured some old financing programs and introduced new ones to encourage redevelopment under Governor Rendell's Stimulus Package. Communities, such as Lycoming County and its municipalities, should consider

innovative applications to these programs. Framing improbable project candidates as a creative fit to the program may mean the difference between a successful loan or grant application and an unchanged community eyesore,

...by applying more tax incentives to attract brownfield projects,
...by encouraging the rehabilitation of older buildings, specifically including home improvements, and

...by making Main Street and small town revitalization central to economic development initiatives. Downtowns represent not only business services and retail shops, but also the social center and cultural identity for many communities. These social and cultural elements can be important factors to companies looking for quality communities for their workforce.

Prepare the Ground for Reform...

...by promoting and creating incentives for regional collaboration. The six multi-municipal plans underway in Lycoming County are a demonstration of the County's commitment to promoting regional collaboration. The recommendations for continued use of councils of government to provide efficiency for services and supplies are further evidence of the acceptance of collaboration throughout the County.

In conclusion, Lycoming County is well on its way to implementing both its County and multi-municipal comprehensive plans as well as many of the recommendations presented in the Brookings Report. By continuing to employ the policies within the comprehensive plans, the County and its municipalities will be able to advance their visions for diverse, prosperous, and livable communities.



Muncy Downtown

Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Community and Economic Development Plan draws upon issues related to the Muncy Creek Planning Area's demographic composition, housing availability, and economic conditions to outline a strategic plan for a more balanced population by age, more diversified housing options, and a stronger, more diverse economy.

Defining the Issues, Validating Issues, and Identifying Trends

Many important issues that could potentially impact the community in terms of social and economic conditions were identified in relation to the Planning Area as a whole or to the broader region. The following issues were noted by the Planning Advisory Team, the Lycoming County Planning Commission, as being of particular importance within the Muncy Creek Planning Area:

1. **Exodus of Younger Generation with Increasing Elderly Population** - This is a concern because as an area ages the social fabric of the community becomes less stable. Fewer young workers, who generate a greater proportion of the tax base required to support necessary community services required by older individuals, can create the potential for budget deficits and adversely impact the provision of community services to all individuals.

2. **Low Wages and Income** - can adversely impact on the stability of the younger worker population and generation of tax revenues to support community service needs.
3. **Lack of Employment Opportunities and Lower Paying Jobs** - This is a concern because employment is generally the key factor that dictates where younger workers will make their home.
4. **Housing Stock and Diversity** - This is a concern due to the increasing elderly population needing affordable choices to go with a changing lifestyle. It is also important to younger families with limited budgets.
5. **Low Migration Rates** - were viewed as an important indicator of close-knit stable communities.
6. **Diverse Economy** - was viewed as a real need for the future of Lycoming County.
7. **Good Labor Force** - was viewed as important to business development and expansion in Lycoming County.
8. **Storefront vacancies** - can create a bad image for business development in boroughs and villages.
9. **Increasing Crime and Drug Use** - were noted as social service concerns as well as a community image concern for business development.



Muncy Borough

These conditions and trends are analyzed in detail in the Technical Background Studies Document, Community Development Profile. The following tables have been excerpted from the profile to highlight a few statistical indicators of community composition. These tables demonstrate:

- From 1970 to 2000, the Muncy Creek Planning Area municipal population gains exceeded the county and state's population growth rates of 6.0 percent and 4.1 percent, respectively, indicative of the countywide trends whereby populations migrated out of the boroughs and into the rural/suburban townships. Picture Rocks Borough, however, withstood this trend and increased its total population by 123 persons or by 21.6 percent, and from 1990 to 2000, Hughesville Borough opposed the countywide population shift trend, increasing its population by 171, or by 8.3 percent, to 2,220. These anomalies to countywide trends are due in part to the boroughs' strategic location along U.S. 220 and proximity to the county's economic center – the City of Williamsport.
- The Planning Area's mobility rate of 34.3 percent is the second lowest rate enumerated for all surveyed jurisdictions (the County's planning areas, the county and state.) This demonstrates that the majority of the planning area's residents are long-term or permanent. Within the Muncy Creek Planning Area, Hughesville Borough demonstrated the highest mobility rate of 38.2 percent.
- On average, 2000 median home values were slightly lower in the planning area than in the county. Shrewsbury Township had the second lowest median home value (\$62,900) in the county. Picture Rocks Borough, Muncy Borough, and Hughesville Borough had 2000 median home values between \$79,100 and \$83,300. Only Wolf Township, with a 2000 median home value of \$105,100, exceeded the state's median home value of \$97,000.
- While county residents were spending 29.9 percent of their income on owner costs, Muncy Creek Township, Hughesville Borough, and Muncy Borough residents were devoting 33.9 percent, 32.4 percent and 32.2 percent (respectively) of their incomes to owner costs. Only two other municipalities in the county dedicated more of their monthly income to owner costs than these three municipalities. Conversely, housing was more affordable in Shrewsbury Township and Picture Rocks Borough where residents spent 25.3 percent and 26.8 percent (respectively) of their monthly income on owner costs.

- Percentage of income spent on gross rent varied among the planning area municipalities. Shrewsbury Township’s rate of 19 percent of income spent on gross rent was the fourth highest in the county. Hughesville Borough and Muncy Borough residents also dedicated a greater percentage of their monthly income to rent than county residents. County residents set aside 15.8 percentage of their median monthly household income for gross rent, while Hughesville Borough residents set aside 17.4 percent and Muncy Borough residents 17.3 percent. Picture Rock Borough residents spent only 13 percent of their monthly income on rent.
- On average, the planning area experienced an increase in the percentage of individuals falling below the poverty level, increasing from 7.9 percent in 1989 to 8.8 percent in 1999. Though the planning area experienced this increase, its situation was better than the county’s experience of 11.5 percent and the state’s experience of 11.0 percent falling below the poverty level in 1999.
- Within the Planning Area, Picture Rocks Borough saw a significant increase in the percentage of its residents falling below the poverty level, while Shrewsbury Township residents made significant gains in the reduction of individuals below the poverty level. In both cases, the number of persons below the poverty level was under 100, but the percentage of the population affected was significant. Picture Rocks Borough’s percentage increased from 4.8 percent in 1989 to 11.4 percent in 1999. In Shrewsbury Township, the percentage of individuals below the poverty level decreased from 10.3 percent to 5.0 percent.

Table 1 Population Change 1970-2000

Municipality	Population Change 1970-2000							
	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
				#	%	#	%	
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
Muncy Creek Planning Area	10,043	11,522	11,831	12,203	372	3.10%	2,160	21.50%
Hughesville Borough	2,249	2,172	2,049	2,220	171	8.30%	-29	-1.30%
Muncy Borough	2,872	2,700	2,702	2,663	-39	-1.40%	-209	-7.30%
Muncy Creek Township	2,473	3,427	3,401	3,487	86	2.50%	1,014	41.00%
Picture Rocks Borough	570	617	660	693	33	5.00%	123	21.60%
Shrewsbury Township	406	442	402	433	31	7.70%	27	6.70%
Wolf Township	1,473	2,164	2,617	2,707	90	3.40%	1,234	83.80%

Source: U.S. Census Bureau

Table 2 Resident Mobility, 1995-2000

	Resident Mobility							
	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Muncy Creek Joint Planning Area	11,514	7,565	3,949	38.20%	70.10%	17.90%	10.80%	1.30%
Hughesville Borough	2,097	1,296	801	38.20%	75.20%	10.60%	6.40%	1.20%
Muncy Borough	2,505	1,671	834	33.30%	56.70%	11.10%	21.00%	0.00%
Muncy Creek Township	3,305	2,133	1,172	35.50%	77.60%	8.20%	4.50%	2.90%
Picture Rocks Borough	648	438	210	32.40%	52.40%	10.00%	26.70%	0.00%
Shrewsbury Township	404	300	104	25.70%	81.70%	2.70%	3.80%	6.70%
Wolf Township	2,555	1,727	828	32.40%	71.00%	8.90%	10.40%	0.00%

Source: U.S. Census Bureau

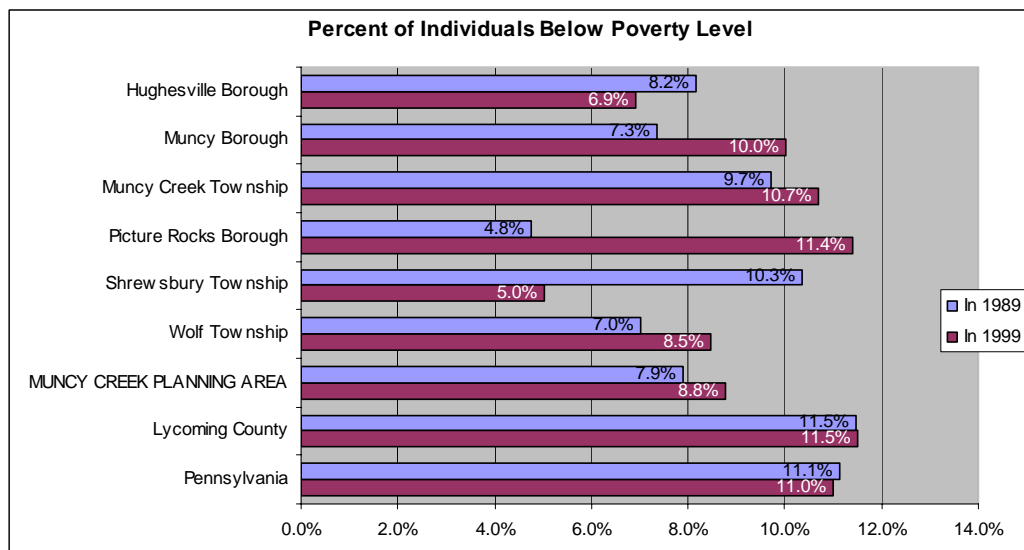
Table 3 Housing Affordability, 2000

Municipality	Housing Affordability						
	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%
Muncy Creek Area Planning Area	\$84,450	\$34,716	\$2,893	\$864	29.80%	\$464	16.00%
Hughesville Borough	\$83,300	\$29,361	\$2,447	\$792	32.40%	\$426	17.40%
Muncy Borough	\$81,200	\$33,603	\$2,800	\$902	32.20%	\$484	17.30%
Muncy Creek Township	\$95,100	\$33,403	\$2,784	\$945	33.90%	\$424	15.20%
Picture Rocks Borough	\$79,100	\$36,375	\$3,031	\$813	26.80%	\$393	13.00%
Shrewsbury Township	\$62,900	\$36,389	\$3,032	\$767	25.30%	\$575	19.00%
Wolf Township	\$105,100	\$39,167	\$3,264	\$962	29.50%	\$479	14.70%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census "monthly owner costs" include the same housing expenses plus the costs of

Source: U.S. Census Bureau

Figure 2 Percent of Individuals Below the Poverty Level, 2000



Source: U.S. Census Bureau

While many other issues were identified, these issues related to community and economic development were of the greatest concern to community leaders and residents of the Muncy Creek Planning Area. Stakeholders and residents from across the Planning Area and the County were invited to discuss these issues and give input to vision statements that described the preferred approach to addressing unfavorable conditions and trends. Discussion was facilitated by statistical analysis from the following sources:

- U.S. Census
- U.S. Department of Labor, Bureau of Labor Statistics
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- The Center for Rural Pennsylvania
- Industrial Properties Corporation
- Williamsport / Lycoming Chamber of Commerce
- Department of Community and Economic Development
- Department of Health
- Lycoming County Comprehensive Plan (1997)

Various perspectives on the priority issues were contributed. In some cases, consensus on preferred future conditions and trends was reached quickly. In other instances, more extensive discussion or a broader, more flexible vision statement was needed for all participants to agree. From the preferred vision statements, goals and objectives were developed to outline specific areas of emphasis for sustaining and improving the Planning Area's quality of life.

Municipal boundaries do not constrain most social and economic activities. Concerns about young people leaving local their home communities for a lack of diverse, affordable housing options, and about the future of small businesses and downtown districts, were expressed consistently across the many planning areas in Lycoming County. Therefore, these concerns exist at the local and County level, and will need to be addressed at the local and County level. Furthermore, the vitality of the City of Williamsport influences community and economic development conditions in the surrounding areas of the Lycoming County, including the Muncy Creek Planning Area. This was recognized by the Planning Advisory Team among the Planning Area's priority concerns. Therefore, trends for the City are presented at the end of this section, as a reference to the need for regional support for a healthy city living and business environment.

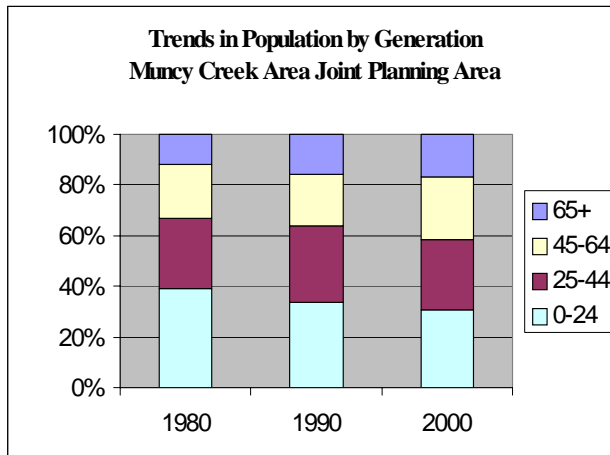
The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the

preferred future conditions for community and economic development topics in the Muncy Creek Planning Area.

Creating the Vision, Establishing the Goals, and Setting the Objectives

Issue: Since fewer younger individuals and families are making Lycoming County their home, our population is growing older. This may be due in part to declining income levels, relatively lower wage rates, and fewer employment opportunities.

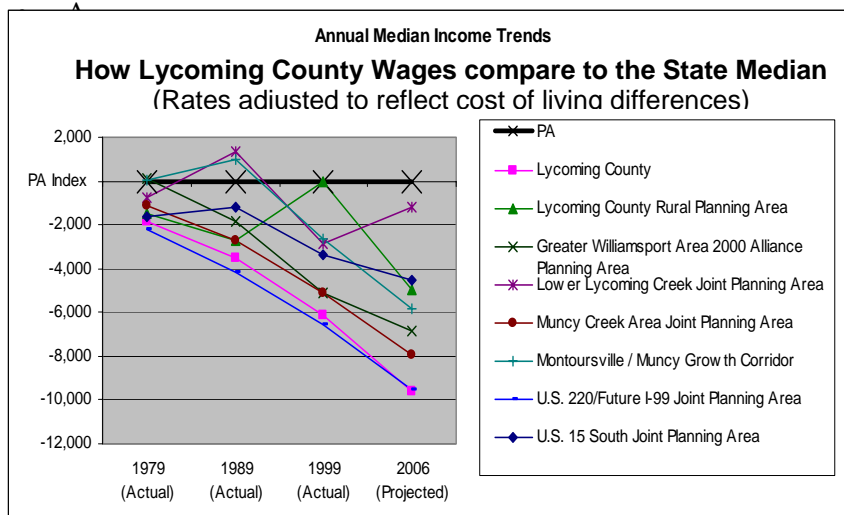
Figure 3 Trends in Population by Generation, 1980-2000



The Implications to Our Community

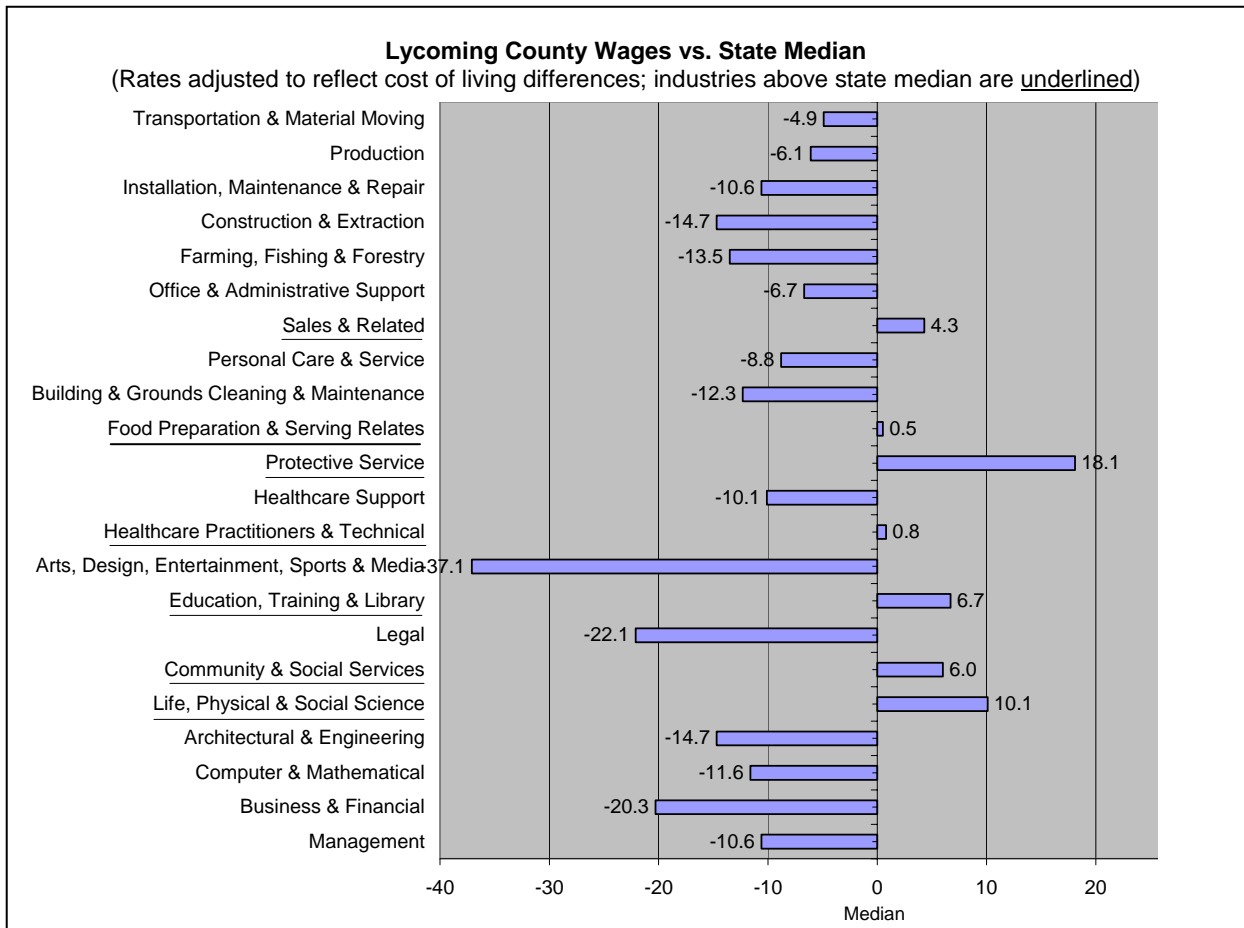
- As younger workers (25-55) leave the area, the median housing value will typically decline due to a decreasing demand for larger and higher priced housing. This can adversely impact tax revenues.

Figure 4 Median Wage Comparison, 2000



age of the community’s population increases, tax revenues typically decrease. At the same time, demands for community services change based on the needs of its older residents.

Figure 5 Median Wage Comparison by Industry, 2000



Our Vision for the Future

Lycoming County will provide a superior quality of life that is attractive to all age groups and will be founded in a diverse and strong community that provides good housing, education, employment, and health and community services.

Common Goal

To maintain and enhance our quality of life

Common Objectives

- Increase affordable housing options
- Increase the interaction between all age groups / generations
- Increase awareness about opportunities that impact the quality of life including recreation, social and cultural events, community services and facilities.
- Increase the number and quality of employment opportunities for all ages.



Ferrell Elementary School, Picture Rocks Borough

Issue: Current housing choices, particularly in terms of type and price, do not meet the changing needs of younger workers, the elderly and more non-traditional family households.

Figure 6 Housing Diversity by Units in Structure, 2000

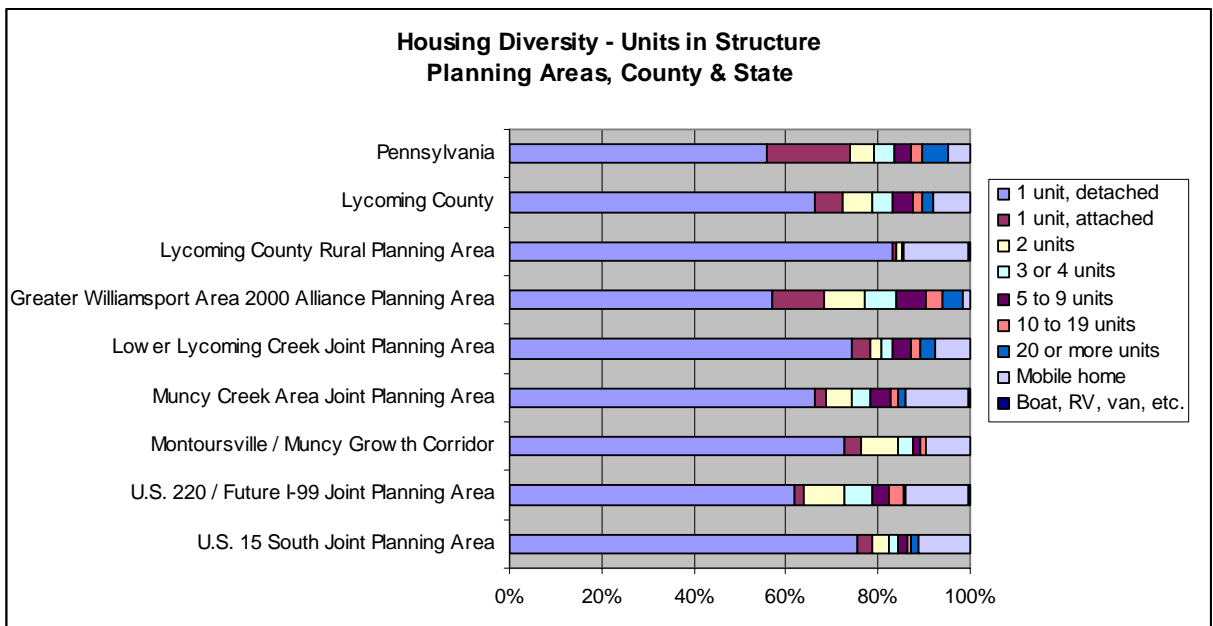


Figure 7 Housing Diversity by Units in Structure, Muncy Creek Planning Area, 2000

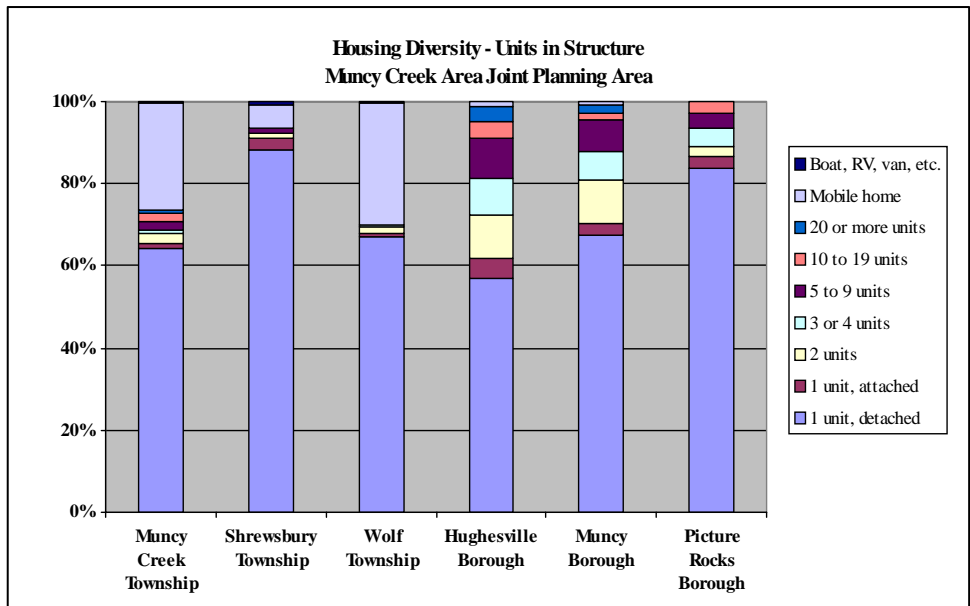


Figure 8 Household Types, 1990

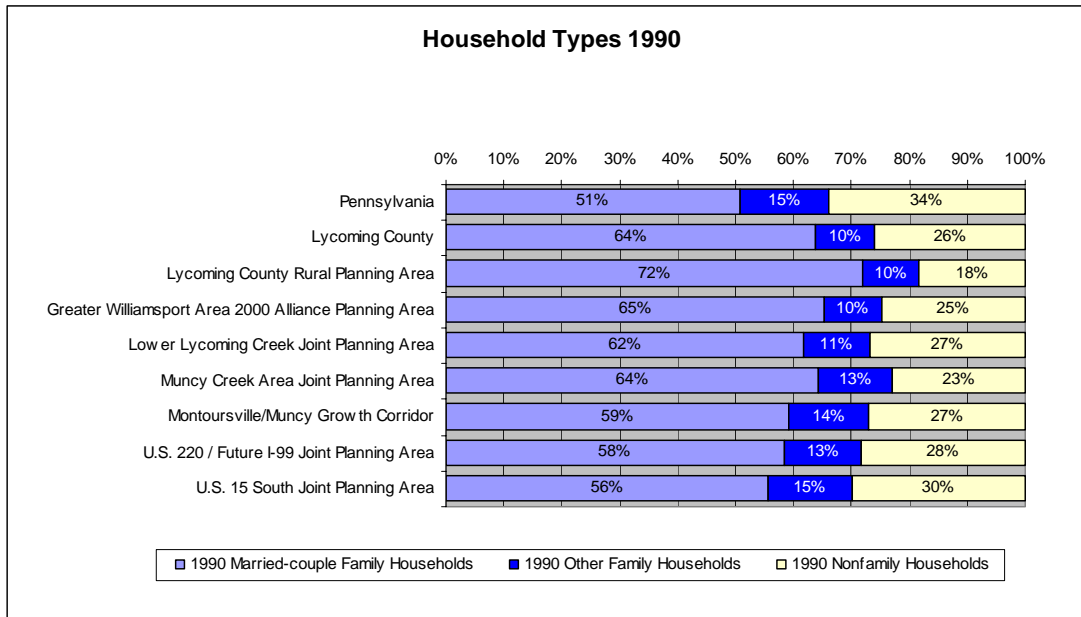


Figure 9 Household Types, 2000

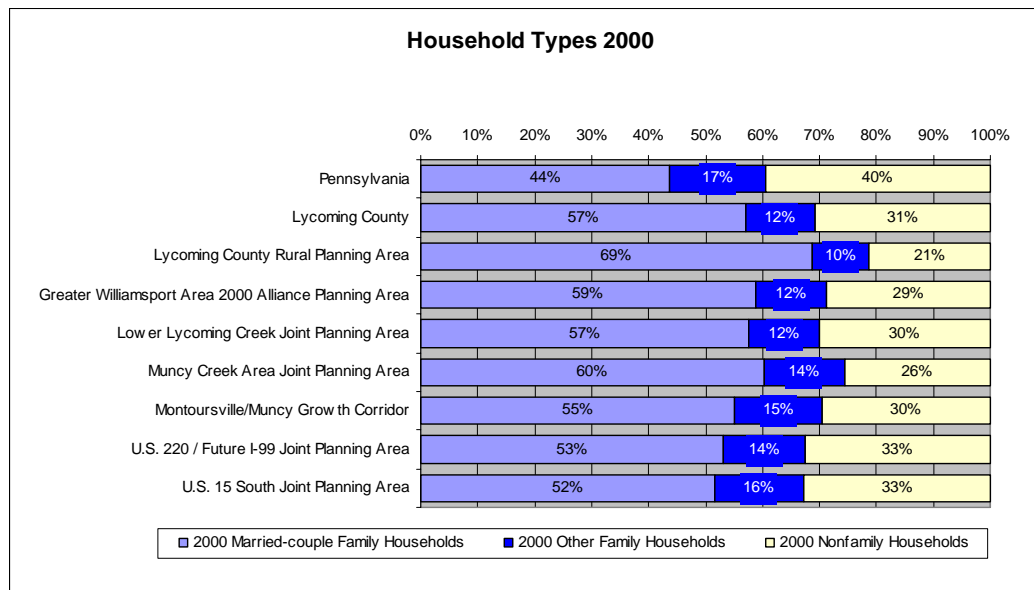


Figure 10 Age of Housing Stock, 2000

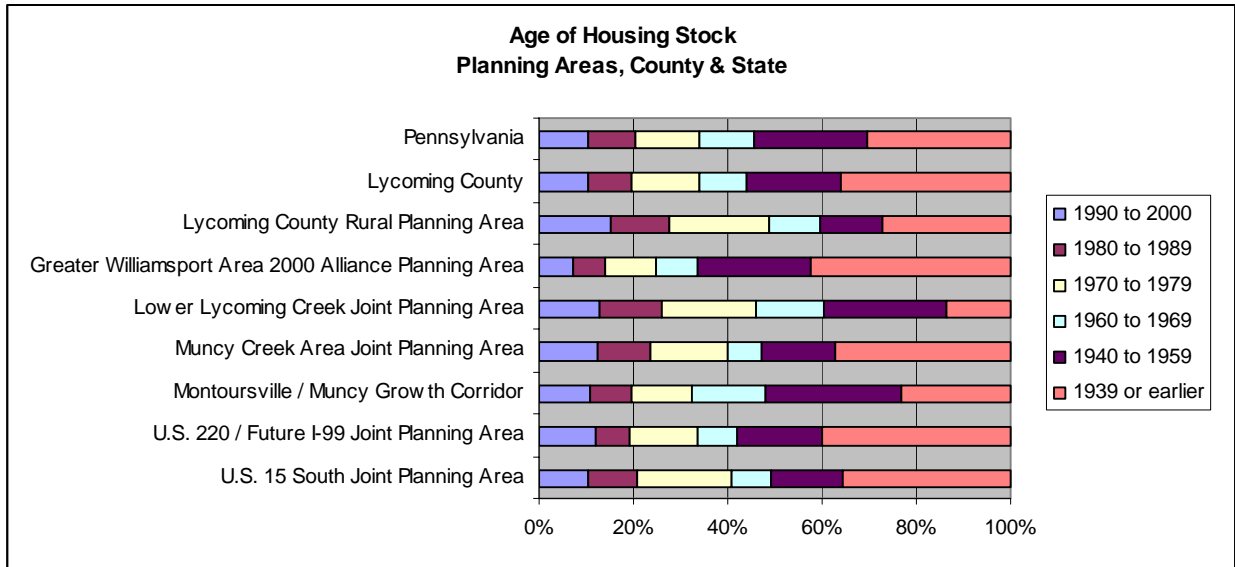
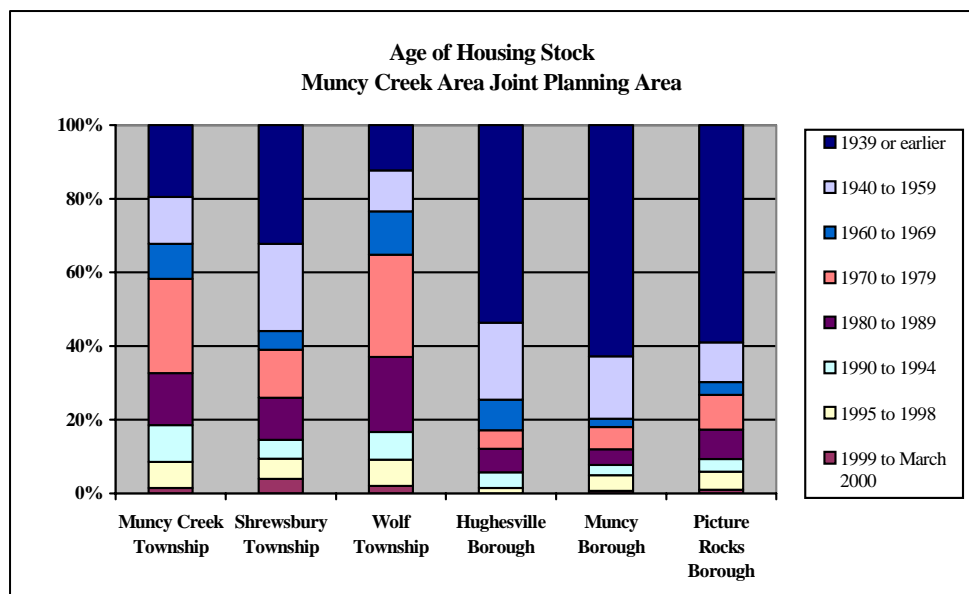


Figure 11 Age of Housing Stock, Muncy Creek Planning Area, 2000



The Implications to our Community

- Younger families will need to look elsewhere to find affordable housing to meet their needs.
- An increasing elderly population will have difficulty maintaining an aging housing stock that is better suited to larger and/or higher income families.

- More individuals and families may need community housing assistance to meet their needs.

Our Vision for the Future

Our community will have suitable, affordable and diverse housing choices for all ages and income levels. Improvements in housing stock will be undertaken in a manner that will enhance and maintain the integrity of existing neighborhoods, rural communities and outlying rural areas.

Common Goal

To diversify our housing choices while enhancing and preserving our local community settings.

Common Objectives

- Reduce suburban sprawl
- Increase opportunities for senior housing/living development
- Increase community awareness about the advantages of different housing types and densities.
- Examine market supply and demand to assure that options are available to those that desire them
- Increase housing and building code enforcement
- Establish a more balanced diversity of housing types and price ranges in all communities.



Apartments in Muncy



Single family home in Muncy

Issue: Lycoming County has a good labor force that has served a relatively diverse economy that was anchored by the Manufacturing Sector. However, it may not be well equipped to support our nation’s changing economy, where the number of manufacturing jobs is *decreasing* and the number of high tech service jobs is *increasing*.

Figure 12 Employment Change by Industry, Lycoming County, 1990-2000

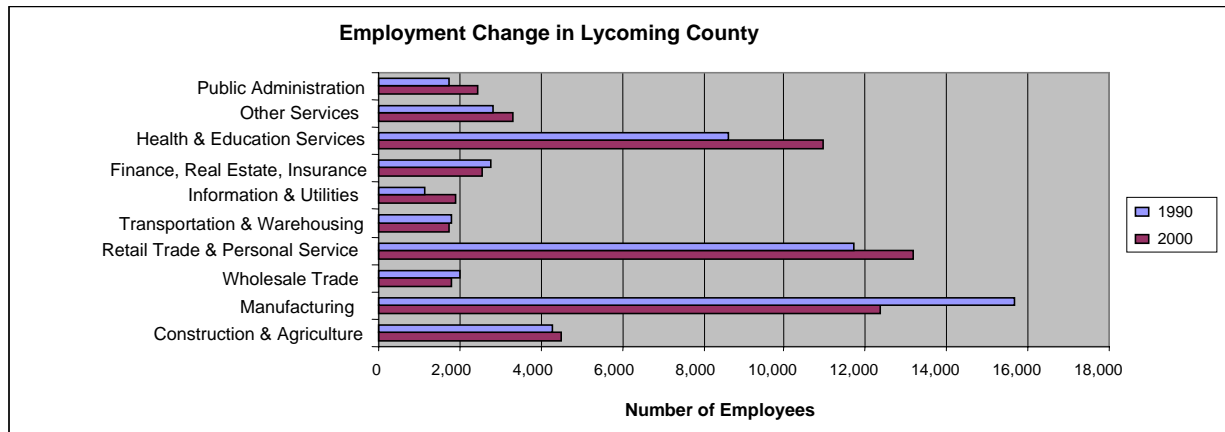
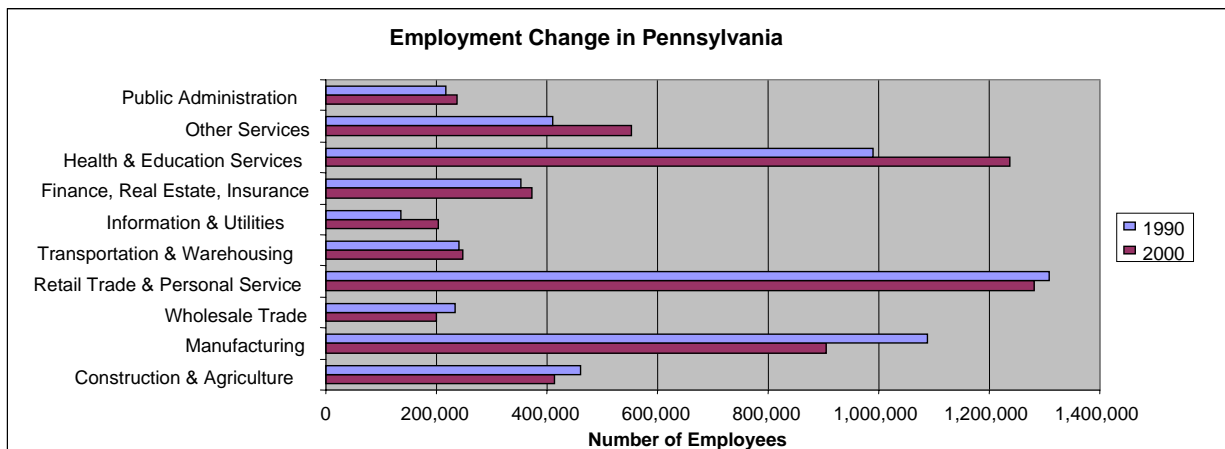


Figure 13 Employment Change by Industry, Pennsylvania, 1990-2000



The Implications to Our Community

- If fewer manufacturing jobs are available, workers not sufficiently trained for high-tech jobs will be faced with accepting positions that offer lower wages.
- Declining income levels can, in turn, hurt public investments in education and other facilities necessary to attract new industries and younger workers.

Our Vision for the Future

Our workforce will continue to be well trained to support a diverse economy that provides good employment opportunities in all industry sectors. Our economy will be strong as it attracts businesses from outside Lycoming County and grows businesses from within our local community.

Common Goal

To increase and diversify educational and training opportunities for the County workforce

To strengthen and diversify our economy

Common Objectives

- Increase local employment of Lycoming County graduates
- Increase business start-ups and expansions
- Increase employment of older residents
- Increase dialogue between educational institutions and business community
- Improve the tax environment in order to facilitate business creation and existing business expansion
- Increase program capacities to facilitate economic development initiatives.



Andritz Sprout-Bauer in Muncy



Muncy Homes, Inc. in Clarkstown

Issue: Our small business community struggles to expand due to a lack of programs designed to help small businesses access capital and to deal with increasing tax burdens.



Small business in Shrewsbury Township



Small business in Wolf Township

The Implications to our Community

- In Central Pennsylvania, small businesses with less than 10 employees account for a very large proportion of the total employment. Thus, maintaining small business start-ups can be important to the future of the local economy.
- Small business expansions have an important role to play in maintaining the economic vitality of our downtown business districts

Our Vision for the Future

Lycoming County will undertake a collaborative, comprehensive public/private effort to assist our small business community's start up's and expansions, utilizing private, local, state, and federal funding resources and assistance.

Common Goal

To maintain the viability of existing small businesses while increasing small business start-ups and expansions.

Common Objectives

- Increase business start-ups and expansions
- Increase employment of older residents
- Increase dialogue between educational institutions and business community
- Improve the tax environment in order to facilitate business creation and existing business expansion
- Increase and expand program capacities to facilitate economic development initiatives for smaller entrepreneurs
- Improve the regulatory environment for small businesses

Issue: The increasing number of storefront vacancies in our downtown business districts adversely impacts our ability to maintain or improve the vitality of our towns.

The Implications to our Community

- This condition can negatively impact the number and variety of retail stores and local service oriented businesses available to the community.
- Small scale higher tech oriented business investors may look to downtown areas if they provide for a variety of their service needs including legal, communication, health care and food services, as well as quality of life needs such as cultural events and historic preservation districts.

Our Vision for the Future

Our communities will improve the image of our downtown business districts through residential and *mixed-use* development in order to promote future investments within our towns.

Common Goal

To maintain and reinvest in downtown districts as vital centers of our communities

Common Objectives

- Increase understanding of commercial trends in the downtown areas.
- Invest in infrastructure needs to support business and residential development in the downtown areas.
- Encourage land use policy to support development in the downtown areas.
- Expand business development programs to support small business entrepreneurs.
- Provide streetscape improvements in Picture Rocks, Muncy and Hughesville



Retail store in Picture Rocks



Target area for redevelopment

Issue: Concerning trends in the City of Williamsport include a declining population, increasing number of non-family households, high mobility rate of city residents, low median household income levels, and lack of affordable housing. All can impact the fabric of the community leading to higher crime rates and increasing social service needs.

The Implications to our Community

- Declining population means less tax revenues to support community services.
- The higher mobility rate among residents may indicate that the closeness that often helps bond a community together, may not be as strong within the center city as it may be in the smaller rural communities.
- The lower income levels and increasing percentage of individuals below the poverty level within the City of Williamsport results in less tax revenues to support a community that may have more human service needs than the other surrounding municipalities.



Community Arts Center

Our Vision for the Future

Public and private partnerships within our County will continue to create and promote a more vibrant City of Williamsport where people of all walks of life and income levels will live, work and play, and where residents from across the County can find employment and entertainment options in an urban setting.

Common Goal

To create and promote Williamsport as a vibrant place to live, work and play.

Common Objectives

- Improve the sense of the City community and community pride
- Improve the City's image as friendly, exciting, accessible
- Promote and increase entertainment options (day, evening, and weekend)
- Increase partnership visibility

Figure 14 Demographic Trends for the City of Williamsport and Surroundings

Population Change 1970-2000								
Municipality	Total Population				Population Change			
	1970	1980	1990	2000	1990-2000		1970-2000	
					#	%	#	%
Pennsylvania	11,800,766	11,863,895	11,881,643	12,281,054	399,411	3.40%	480,288	4.10%
Lycoming County	113,296	118,416	118,710	120,044	1,334	1.10%	6,748	6.00%
GWA 2000 Alliance Planning Area	62,463	57,831	56,476	55,499	-977	-1.70%	-6,964	-11.10%
Armstrong Township	727	732	676	717	41	6.10%	-10	-1.40%
Dubois Borough	1,468	1,218	1,201	1,280	79	6.60%	-188	-12.80%
Loyalsock Township	10,581	10,763	10,644	10,876	232	2.20%	295	2.80%
Old Lycoming Township	4,616	5,136	5,526	5,508	-18	-0.30%	892	19.30%
South Williamsport Borough	7,153	6,581	6,496	6,412	-84	-1.30%	-741	-10.40%
Williamsport City	37,918	33,401	31,933	30,706	-1,227	-3.80%	-7,212	-19.00%

Resident Mobility								
Municipality	Population 5 years and over	Same house in 1995	New Residents since 1995	Mobility Rate	Origin of New Residents			
					Elsewhere in Lycoming County	Elsewhere in PA	Other State	Abroad
Pennsylvania	11,555,538	7,333,591	4,221,947	36.50%	59.50%	20.70%	15.80%	3.90%
Lycoming County	113,461	69,217	44,244	39.00%	66.80%	21.70%	9.60%	1.90%
GWA 2000 Alliance Planning Area	52,437	28,550	23,887	45.60%	65.50%	22.70%	10.40%	1.50%
Armstrong Township	687	503	184	26.80%	82.60%	6.00%	11.40%	0.00%
Dubois Borough	1,220	840	380	31.10%	84.70%	13.70%	1.60%	0.00%
Loyalsock Township	10,335	6,306	4,029	39.00%	73.50%	14.30%	11.50%	0.80%
Old Lycoming Township	5,257	3,587	1,670	31.80%	81.60%	8.70%	9.20%	0.50%
South Williamsport Borough	6,091	3,575	2,516	41.30%	79.10%	13.80%	6.40%	0.70%
Williamsport City	28,847	13,739	15,108	52.40%	58.60%	28.30%	11.10%	1.90%

Housing Affordability							
Municipality	2000 Median Home Value	1999 Median Household Income	Median Monthly Household Income	Median Monthly Owner Costs, with a Mortgage	% of Owner Income	Median Monthly Gross Rent	% of Renter Income
Pennsylvania	\$97,000	\$40,106	\$3,342	\$1,010	30.20%	\$531	15.90%
Lycoming County	\$86,200	\$34,016	\$2,835	\$848	29.90%	\$449	15.80%
GWA 2000 Alliance Planning Area	\$84,983	\$34,433	\$2,869	\$828	28.80%	\$476	16.60%
Armstrong Township	\$87,900	\$34,844	\$2,904	\$805	27.70%	\$456	15.70%
Dubois Borough	\$78,700	\$35,132	\$2,928	\$786	26.80%	\$493	16.80%
Loyalsock Township	\$105,900	\$36,806	\$3,067	\$981	32.00%	\$538	17.50%
Old Lycoming Township	\$94,300	\$39,852	\$3,321	\$861	25.90%	\$455	13.70%
South Williamsport Borough	\$75,600	\$34,018	\$2,835	\$746	26.30%	\$488	17.20%
Williamsport City	\$67,500	\$25,946	\$2,162	\$786	36.40%	\$424	19.60%

Note: Most lenders employ a monthly housing ratio of 28%. This number is the maximum percentage of monthly gross income that the lender allows for housing expenses. The U.S. Census "monthly owner costs" include the same housing expenses plus the costs

Population Projections, Forecasts, and Targets

Future population growth can be characterized by various methods: projections, forecasts, and targets.

Projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. Projections can be created through very simple or very complex calculations. The choice of method is based on the available data and desired use of the projection.

Forecasts are also based on statistical models. Forecast calculations, however, include additional quantifiable factors based on local knowledge, such as building permit approval rates, public utility capacity, or other community investment that could catalyze population growth.

Targets express desirable future populations based on public policies and community development goals.

Population projections of Lycoming County and its municipalities were prepared in 2003 by Bondata of Hummelstown. These projections, shown below, anticipate moderate growth of more than 300 new residents per decade for the Muncy Creek Planning Area.

Table 4 Population Projections

Municipality	Census Counts				Population Projections					
	1990	2000	1990-2000 Change		2010	2000-2010 Change		2020	2010-2020 Change	
	#	#	#	%		#	%		#	%
Lycoming County	118,779	120,444	1,542	1.40	121,397	1,542	1.28	122,859	1,590	1.31
Muncy Creek Planning Area	11,838	12,203	365	3.08	12,567	364	2.98	12,895	327	2.60
Hughesville Borough	2,050	2,220	170	8.29	2,395	175	7.86	2,567	172	7.19
Muncy Borough	2,704	2,663	-41	-1.52	2,618	-45	-1.69	2,562	-56	-2.14
Muncy Creek Township	3,403	3,487	84	2.47	3,569	82	2.36	3,639	70	1.96
Picture Rocks Borough	660	693	33	5.00	726	33	4.80	758	31	4.33
Shrewsbury Township	402	433	31	7.71	465	32	7.33	496	31	6.70
Wolf Township	2,619	2,707	88	3.36	2,794	87	3.23	2,873	79	2.82

Source: Bondata

*Rounding of decimals in individual municipality projections may alter total projections for the Planning Area.

Population forecasts were prepared by the Lycoming County Department of Economic Development and Planning Services for the County Water Supply Plan Update (2003). These forecasts were developed based on 2000 population figures and the average decennial growth rate from 1950-2000. These forecasts suggest double-digit growth for the Muncy Creek Planning Area over the next 15 years. Growth could occur primarily in Muncy Creek and Wolf Townships, and Muncy Borough could witness a slight fluctuation between population loss and gain.

Table 5 Population Forecasts

Municipality	Average Growth Rate per Decade (1950-2000)	2000 Population	2010		2000-2010 change		2020		2010-2020 change	
			Forecast (1)	#	%	Forecast (2)	#	%		
Lycoming County	-	120,044	128,308	8,264	6.88	138,872	10,564	8.23		
Muncy Creek Planning Area		12,203	13,725	1,522	12.47	15,594	1,869	13.62		
Hughesville Borough	1.2%	2,220	2,246	26	1.19	2,273	27	1.19		
Muncy Borough	-0.7%	2,663	2,645	-18	-0.67	2,627	-18	-0.67		
Muncy Creek Township	22.4%	3,487	4,267	780	22.37	5,222	955	22.37		
Picture Rocks Borough	4.4%	693	723	30	4.36	755	32	4.36		
Shrewsbury Township	6.2%	433	460	27	6.16	488	28	6.16		
Wolf Township	25.0%	2,707	3,384	677	25.00	4,230	846	25.00		

Source: Lycoming County Water Supply Plan; Gannett Fleming

(1) Based on 2000 population x Average Growth Rate per Decade (1950 - 2000)

(2) Based on Forecast 2010 Population x Average Growth Rate per Decade (1950 - 2000)

These forecasts were further refined as population targets by the Lycoming County Department of Economic Development and Planning Services. Development of these targets incorporated a growth percentage for public infrastructure availability (water, sewer, and transportation). Population targets characterize the Muncy Creek Planning Area as the third fastest growing planning region in Lycoming County in terms of numbers of new residents. Such growth is enabled by development factors in Muncy Creek and Wolf Townships. Under the population targets, Muncy Borough is able to sustain its population. Hughesville and Picture Rocks show nominal growth due to near build-out conditions at present.

As targets, these figures will require the implementation of this comprehensive plan, namely revisions to policy, and collective and collaborative initiatives to enhance the existing community and to improve the standards for future community development. Only with a focused effort will the Muncy Creek Planning Area be able to expect to achieve the population target shown below.

Table 6 Population Targets

Municipality	Development Factor	2000 Population	2010		2000-2010 change		2020		2010-2020 change	
			Target (1)	#	%	Target (2)	#	%		
Lycoming County	-	120,044	130,378	10,334	8.61	141,093	10,715	8.22		
Muncy Creek Planning Area		12,203	14,013	1,810	14.83	15,937	1,924	13.73		
Hughesville Borough	1%	2,220	2,269	49	2.21	2,296	27	1.19		
Muncy Borough	1%	2,663	2,671	8	0.32	2,653	-18	-0.67		
Muncy Creek Township	3%	3,487	4,395	908	26.04	5,378	983	22.37		
Picture Rocks Borough	0%	693	723	30	4.36	755	32	4.36		
Shrewsbury Township	2%	433	469	36	8.29	498	29	6.16		
Wolf Township	3%	2,707	3,485	778	28.75	4,357	871	25.00		

Source: Lycoming County Water Supply Plan; Gannett Fleming

(1) Based on Forecast 2010 Population x Development Factor

(2) Based on Forecast 2020 Population x Development Factor

Discerning the Strategic Actions

With agreement on the goals and objectives regarding community and economic development, discussion turned to the changes needed in public policy, public education efforts, and cooperative planning and development. This matrix demonstrates that there are several key strategies that could positively impact the priority community and economic development issues identified for rural Lycoming County. Each strategy represents a range of tasks to be undertaken by various partners and entities. The strategic actions on the following pages further define the steps to address the issues.

Matrix 1 Issues and Strategies for Community and Economic Development


Strategy	Key Issues for Rural Lycoming County					
	<i>Aging Population</i>	<i>Housing</i>	<i>City of Williamsport Trends</i>	<i>Economy</i>	<i>Small Business (Defined as less than 100 employees)</i>	<i>Storefront Vacancies</i>
Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comprehensive plan.	X	X	X	X	X	
Implement a Central Business District Revitalization and Community Gateway Initiative.	X	X	X	X	X	X
Establish a County Partnership Forum that will meet on a regular basis to create strategic partnerships and coordinate the mutual initiatives among these partnerships to achieve economy of scale and program efficiencies.	X	X	X	X	X	X
Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community.	X	X	X	X	X	X
Undertake specific actions or programs to promote the development of housing to support the community goals and objectives identified in the Comprehensive Plan.	X	X	X	X		X
Undertake specific actions or programs to promote economic development that supports the community goals and objectives identified in the Comprehensive Plan.	X	X	X	X	X	X
Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation.	X	X	X	X	X	X

Strategy #1	
Review all applicable ordinances to make sure they are conducive to meeting the specific goals and objectives identified in the comprehensive plan.	
Methods, Tools, and References	
Planning Commission audits of codes for compatibility with goals and objectives while maximizing opportunities provided in the Municipalities Planning Code such as Traditional Neighborhood Development.	
Partners	
County, Townships, Boroughs, Chamber of Commerce, Industrial Properties Corporation (IPC), Economic Development and Planning Services (EDPS), the development community, Our Towns 2010.	
Funding Sources	
DCED-Land Use Planning Technical Assistance Program., Shared Municipal Services	
Strategic Action	Notes
1a. Make regulations conducive to reuse and rehab of older structures.	<p>Older structures including abandoned industrial sites (“brownfields”) are underutilized. Educating officials about the importance of zoning for industrial land is important. Many municipal construction codes contain provisions that unwittingly discourage property rehabilitation and infill development because they evaluate projects against the same standards used for new construction. More flexible guidelines are needed to lower the cost of building renovation and to facilitate reinvestment in established neighborhoods.</p> <p>Review existing building and fire codes to identify barriers to downtown housing development. A substantial portion of the housing stock within the County and its boroughs such as Muncy, Hughesville and Picture Rocks were built prior to 1960. It would be cost prohibitive for developers to satisfy many of today’s code requirements when much of the housing stock was built over 40 years ago. To promote the redevelopment of underutilized downtown buildings (e.g. upper stories of downtown businesses, vacant buildings), a method must be available for developers to seek variances or waivers from current building and fire codes.</p>

Strategic Action	Notes
<p>1b. Employ good code enforcement to help keep property values where they should be.</p>	<p>This should include enforceable ordinances to address junkyards, junk on individual properties, abandoned vehicles, screening, tree planting and exterior building maintenance ordinances.</p>
<p>1c. Allow for and promote housing diversity.</p>	<p>The county should work with local municipalities to develop Traditional Neighborhood Development Guidelines in order to promote the development of ordinances that will facilitate a diversity of housing types and neighborhood designs.</p> <p>The single-family home is the predominant housing type in Lycoming County. However, apartments and townhouses, in particular, have become a popular housing option for many working professionals and retirees because they require less maintenance and provide a good ‘stepping stone’ toward home ownership.</p> <p>Yet, density restrictions, impervious surface coverage, parking, and setback requirements often limit the type of housing that can be built within a given municipality. The County can assist municipalities by providing model regulations that support more integrated development.</p>
<p>1d. Examine regulations and policies to see if they are business/citizen friendly.</p>	<p>The county should work with the Chamber of Commerce to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting business development.</p>
<p>1e Evaluate existing regulations in downtown business districts to ensure that opportunities for large, medium, and small retail establishments can be provided.</p>	<p>Same as above.</p>

Strategic Action	Notes
1f. Evaluate existing zoning, subdivision & land development, and building codes to ensure they are conducive to the promotion of vibrant communities.	The county should work with Our Towns 2010 to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting on initiatives to promote a vibrant community. This should include the development of design standards that address the characteristics of individual neighborhoods and boroughs.
1g. Ensure that ordinances appropriately support any Neighborhood Preservation Programs that may exist or be established.	Same as above.
1h. Ensure that appropriate mixed-use zoning is provided in the downtown business district of Hughesville, Muncy and Picture Rocks Boroughs.	Same as above.
1i. Meet with businesses to identify potential expansion or permitting issues.	The county should work with the Chamber of Commerce to develop code audit guidelines to help municipalities assess where ordinance provisions may adversely impact business development.
1j. Promote mixed-use development within core communities by providing density bonuses or special incentives such as tax abatement etc.	Promote mixed-use development within core communities like Muncy Borough by providing density bonuses or special incentives (e.g. tax increment financing, tax abatement) to those developers that include housing within their development proposals. According to a discussion paper prepared for The Brookings Institution entitled “Ten Steps to a Living Downtown,” (1999) many cities provide similar incentives to commercial developers. Developers that opt out of the housing requirement may pay into a fund in lieu that is used to capitalize the municipality’ housing trust fund. By encouraging more commercial development, communities ease the tax burden on residential property owners, thereby making downtowns a more attractive place in which to live.

Strategic Action	Notes
<p>1k. Promote the use of shared parking agreements for businesses that have different peak hours of operation, through subdivision and land development ordinances (SLDO).</p>	<p>Because parking often comes at a premium in downtown locations, and parking requirements often inhibit new development, local Subdivision/Land Development Ordinances (SLDO) within the Boroughs of Muncy, Hughesville and Picture Rocks should contain provisions for shared parking. Shared parking agreements reduce business costs, maintain downtown density, and promote more pedestrian activity outside the 8-5 business day.</p>
<p>1l. Develop fast-track review/development procedures for businesses locating in downtown business districts.</p>	<p>To change perceptions about downtown business development, work with local zoning hearing boards and planning commissions to streamline review processes for projects in designated high-priority areas.</p> <p>The county should work with the Chamber of Commerce to develop a simple code audit guideline to help municipalities assess where ordinance provisions may be adversely impacting business development.</p>
<p>1m. Designate areas for heavy industry along existing rail lines.</p>	<p>Also see Chapter 3: Land Use and Resource Management.</p>

Strategy #2	
Implement a Central Business District Revitalization and Community Gateway Initiative.	
Methods, Tools, and References	
Partnership creation, community projects, implementation of Lower West Branch Susquehanna River Conservation Plan and marketing the live, work and play benefits of Lycoming County, and the Market Street Land Use and Transportation Study.	
Partners	
County, City, Boroughs, Townships, Chamber of Commerce, Our Towns 2010, Pennsylvania College of Technology, Lycoming College, Arts Council, IPC, EDPS, Lycoming Housing Finance Inc. , Northcentral PA Conservancy.	
Funding Sources	
Federal Transportation Appropriations, Transportation Equity Act Reauthorization, Commonwealth Capital Budget, Transportation Enhancements Funding, DCNR Community Conservation Partnership Program	
Strategic Action	Notes
2a. Establish a partnership between the County, Chamber of Commerce, and Our Towns 2010 to sustain and implement “Main Street” Initiatives for the Muncy, Hughesville, and the Picture Rocks Boroughs Central Business District.	The Market Street Land Use and Transportation Study is a key partnership initiative to be considered in formulating an approach for these boroughs.
<div style="text-align: center;">  </div> <p style="text-align: center;"><i>Main Street in Picture Rocks</i></p>	
2b. Develop additional activities in the downtown areas of Muncy, Hughesville and Picture Rocks Boroughs that will increase pedestrian activity during daytime, evening and weekend hours.	This may include a marketing initiative to promote the “live, work and play” concept. Also see Strategic Actions 2.g. and 2.i., below.

Strategic Action	Notes
<p>2c. Promote cultural events and establishments in the City and the Boroughs of Muncy, Hughesville, and Picture Rocks Boroughs as a package. This may include the development of a cultural district in the City.</p>	<p>Our Towns 2010 is currently working with the Chamber of Commerce to identify and promote museums and other cultural attractions in the City. It is anticipated that this process will be undertaken in other municipalities including Muncy, Hughesville and Picture Rocks.</p>
<p>2d. Promote initiatives that encourage downtown living.</p>	<p>As the saying goes “retail follows rooftops.” As people fled urban areas, opting for the single-family home in the suburbs, many businesses have followed suit. Businesses will return to downtown when residents return to downtown. Such initiatives may include streetscapes with good lighting and pedestrian walkways to promote safety, outdoor seating for cafes adjacent to pedestrian malls, and tax incentives, etc.</p>
<p>2e. Increase public awareness of the cultural and historical resources unique to the area by promoting implementation of the Lower West Branch Susquehanna River Conservation Plan.</p>	<p>Developed by the Northcentral Pennsylvania Conservancy, the river conservation plan outlines a series of management options to restore, enhance, and protect this river corridor. Many of the recommendations outlined in this study are designed to increase the public’s awareness of the cultural and historical resources unique to this area.</p>
<div data-bbox="290 1178 709 1709" data-label="Image"> <p>The image shows the front cover of a document titled "The Pennsylvania Rivers Conservation Program Lower West Branch Susquehanna River Conservation Plan DRAFT May, 2003". It features the NPC logo (Northcentral Pennsylvania Conservancy) and contact information: "Prepared by: The Northcentral Pennsylvania Conservancy, 320 East Third Street, 3rd Floor, Williamsport, PA 17761, www.npcweb.net".</p> </div> <p data-bbox="245 1711 773 1881"><i>The Lower West Branch Susquehanna River Conservation Plan can be used as a preliminary inventory and project / programming reference by municipalities in the river corridor.</i></p>	

Strategy #3	
<p>Establish a County Partnership Forum that will meet on a regular basis to create strategic partnerships and coordinate the mutual initiatives among these partnerships to achieve economy of scale and program efficiencies.</p>	
<p>Methods, Tools, and References</p> <p>Existing County Economic Development Strategy, partnerships, and targeting priorities.</p>	
<p>Partners</p> <p>County, City, Boroughs, Townships, Chamber of Commerce, Industrial Properties Corporation, Greater Williamsport Alliance, Lycoming Neighborhood Development Corporation, Lycoming Housing Finance Inc., Williamsport Hospitality Group, the Williamsport / Lycoming Foundation, Business Roundtable, Little League World Series, Our Towns 2010, IPC, EDPS, and the development community, Northcentral PA Conservancy/Lumber Heritage Region.</p>	
<p>Funding Sources</p> <p>DCED, Shared Municipal Services</p>	
Strategic Action	Notes
<p>3a. Implement the Partnership Agreement between the County of Lycoming and the Williamsport/Lycoming Chamber of Commerce and the Industrial Properties Corporation.</p>	<p>Contact Lycoming County EDPS for copies of the <u><i>Partnership Agreement</i></u> and the <u><i>Economic Development Strategy</i></u>. These should be reviewed periodically to identify objectives that are completed, need to be modified or implemented.</p>
<p>3b. Continue to promote and enhance existing public-private partnerships through the Williamsport/Lycoming Chamber of Commerce and the Greater Williamsport Alliance.</p>	<p>Not applicable.</p>
<p>3c. Target the redevelopment of vacant, “brownfield” properties through partnerships with private developers, federal, state, local and city resources.</p>	<p>Because the County’s affordable housing program is a powerful economic development tool that is transforming brownfields into productive properties, it should be continued indefinitely. In 2001, Lycoming County established a countywide affordable housing program.</p> <p>As authorized by the Option County Affordable Housing Funds Act (Act 137 of 1992), the County deposits recording fees for deeds and mortgages in the general fund. (continued)</p>

Strategic Action	Notes
(Continued)	To date, these special set-aside funds have been matched (at a 1:4 ratio) with State “Brownfields for Housing” monies to support affordable housing initiatives in previously developed areas.
3d. Evaluate local incentives for economic and community development to determine opportunities to leverage federal, state, and private funding resources.	By pooling local incentives and funding resources, there is a greater opportunity to secure Federal, state, and private funding to support community development projects.
3e. Establish a Williamsport / Lycoming Business Roundtable to represent businesses with a significant employment presence in Lycoming County.	<p>In addition to advocating for initiatives that will improve the region’s business climate, the organization can help to increase awareness of the job opportunities available to <i>local</i> college graduates. Because many of today’s students are being prepared for careers in high-tech and emerging industries, they represent tremendous human capital that can strengthen the workforce and diversify the economy. A business recruitment alliance could help to reverse this ‘brain drain,’ by promoting <i>local</i> job opportunities through on-campus recruiting, career fairs, and alumni networks. Membership in the alliance would be comprised of companies that have a presence in Lycoming County</p> <p>Support efforts of the Pennsylvania Business Roundtable and The Business Climate Coalition to institute state fiscal reforms that deliver a more competitive tax structure to Pennsylvania. In 1999, the Pennsylvania Economy League compared Pennsylvania’s major business taxes to determine how it measured up against competitor states. This study was updated in 2001.</p> <p>Although the General Assembly did institute changes throughout the early 1990s to reduce the state’s business tax liability, Pennsylvania still maintains the 3rd highest Corporate Net Income tax (9.99 percent) in the nation.</p> <p>(continued)</p>

Strategic Action	Notes
(Continued)	It is also among a handful of states that levies a distinct tax on corporate worth, known as the Capital Stock/Franchise Tax. Although the CS/F tax is scheduled for full elimination by 2009, other changes could be implemented in the more immediate future to reduce business tax liability. Lycoming County can promote a more positive business climate by lobbying for changes to the Commonwealth's Tax Reform Code.
3f. Develop a "Live Lycoming" campaign that promotes the County's "town and country" lifestyle to working young professionals	Sponsored primarily by local real estate agencies, this campaign could utilize the Internet and radio ads to promote the unique qualities of the Lycoming lifestyle. The web site should feature available properties and provide links to participating organizations ³ . Other potential program sponsors might include the Business Roundtable, the Williamsport Hospitality Group, the Williamsport/Lycoming Foundation, Lycoming Neighborhood Development Corporation (LNDC), and the Williamsport/Lycoming Chamber of Commerce.
3g. Support efforts of the Pennsylvania Business Roundtable and the Business Climate Coalition to institute state fiscal reforms that deliver a more competitive tax structure to Pennsylvania.	Government Officials and Businesses represented by the Chamber of Commerce need to act as "one voice" advocating a more competitive tax structure statewide.
3h. Utilize the Little League World Series and other conference events as a means to promote historical, cultural and tourism attractions to the City and the surrounding area, including the Muncy Creek Planning Area.	The Little League World Series represents a two week opportunity for the County and City to showcase local attractions and highlight the quality of life this area affords those visiting or businesses looking to expand or locate in Lycoming County.

³ This campaign builds upon the success of the Live Baltimore project (www.livebaltimore.com), funded in part by the Abel Foundation.

Strategic Action	Notes
<p>3i Establish a Keystone Innovation Zone (KIZ) Partnership. <i>(Also see item 6.a)</i></p>	<p>This partnership will need to include the City, Penn College and Lycoming College. The Chamber should take the lead in implementing this action item.</p> <p>To be considered eligible for State designation, municipalities must establish a Partnership organization comprised of private business, commercial lending institutions, venture capital networks, and institutions of higher education, et al. Because the Partnership has a specific objective - to seek designation for the KIZ - it could support purposeful interaction between these organizations.</p>
<p>3j. Publicize the existence of partnerships to increase awareness of their value in making for a better community.</p>	<p>The county and Chamber should work together to produce an educational piece that highlights existing partnerships and clearly defines the importance of such partnerships to this community.</p>
<p>3k. Establish Community Resource Centers as clearing-house for community information.</p>	<p>The county, Chamber and Our Towns 2010 should work together to establish “one stop shops” that provide all types of community and economic development information to local residents, businesses and future business investors.</p>

Strategy #4	
Establish a closer working relationship with our educational institutions to make them a more integral player in shaping our community.	
Methods, Tools, and References	
Program implementation, evaluations and partnerships.	
Partners	
County, City, boroughs, townships, school districts, local colleges, Neighborhood Development Corporation, Chamber of Commerce, IPC, EDPS, Leadership Lycoming (adult and youth) and the Work Force Investment Board.	
Funding Sources	
Not Applicable	
Strategic Action	Notes
4a Work with the local school districts to establish a senior citizens volunteer program in grades K-12.	As our elderly population grows, it is increasingly disconnected from society at large. Distance separates many senior citizens from their families, while senior housing limits their interaction with other age groups and sensibilities. A senior citizens volunteer program would provide many seniors with a sense of purpose. It would also expose young children and adults to a positive relationship with elderly people. Volunteers can be paired with students in need of special attention or can be brought on to support specific projects.
4b. Establish a youth mentor / young achievers program that pairs “at risk” high school students with successful students from area colleges.	<p>To reverse the ‘brain drain’ in Lycoming County, establish a youth mentor/young achievers program that pairs ‘at risk’ high school students with successful students from area colleges. In the interest of recruiting new students, participating colleges could sponsor networking opportunities (e.g. campus site visits) that help young adults appreciate the value of a college education.</p> <p>Participating schools can also establish pen-pal programs via email, allowing students to dialogue with their mentors on a regular basis. As incentive for participation on both sides, college students could earn internship credits and high school students could earn credits toward graduation.</p>

Strategic Action	Notes
4c. Review the Leadership Lycoming Program in terms of how it addresses resident education about local government process.	Such a program empowers residents to address problems in their communities. It also helps to open the lines of communication between citizens and their local government.
4d. Work with Neighborhood Development Corporation and area lending institutions to develop homebuyer education classes.	The program should offer free seminars that cover all aspects of the home buying process, from finding the right lender to assessing your credit worthiness.
4e. Continue to support the Job Corps Program, which recently established an admissions office in downtown Williamsport.	Authorized by the Workforce Investment Act of 1998, Job Corps is a national job-training program for at-risk youth, ages 16 through 24. It provides free jobs training for a variety of trades, and can help participants earn their high school diploma or equivalency.
4f. Work with the regions’s Work Force Investment Board and other institutions to identify priority job training needs.	The county, Chamber, Lycoming College and Penn College should work together to establish an evaluation approach that can be used to periodically monitor job training needs.
4g. To promote dialogue between the business community and the educational community, establish a Teacher / Job Shadow Program.	Such a program exposes teachers to the skills required of today’s workforce. Teachers can utilize this experience to develop classroom curriculum and exercises designed to provide students the life skills they need to succeed in the business world. This program could be incorporated within the Intermediate Unit’s in-service program as part of the professional development requirements for area teachers.
4h. Evaluate the need for countywide centralized high school vocational training.	This will require the cooperative efforts of the School Districts including the School Board Members and the District superintendents.
4i. Establish mentoring program to help younger generation create new businesses or maintain existing family businesses.	The first step may be to establish a family-owned business forum.

Strategic Action	Notes
4j. Establish a partnership with the schools and colleges to keep the educational institutions involved in the planning process.	Institutional initiatives such as expansions and/or program changes can impact on the surrounding community. Coordination of plans with local government will help everyone better understand the needs of the institution and the value they provide within the community.

Strategy #5	
Undertake specific actions or programs to promote the development of housing to support the community goals and objectives identified in the Comprehensive Plan.	
Methods, Tools, and References	
Program implementation, need assessments, loan fund, partnerships and associations.	
Partners	
County, City, boroughs, townships, Neighborhood Development Corporation, Lycoming Housing Finance Inc., Our Towns 2010, Chamber of Commerce, IPC, and EDPS.	
Funding Sources	
U.S. Department of Housing and Urban Development, Community Development Block Grant Program, Pennsylvania Housing Finance Programs, Commonwealth Capital Budget	
Strategic Action	Notes
5a. To help retain the County’s educated and skilled workforce, partner with the region’s major employers to establish a “live near your work” program.	Maryland’s General Assembly established the innovative Live Near Your Work Program (LNYW) in 1997 as part of its smart growth program. The objective of the program was two-fold: (1) to stabilize neighborhoods surrounding major employers and (2) to promote homeownership in targeted neighborhoods. Today, The State of Maryland, the City of Baltimore, several city and county governments, and nearly 85 private businesses participate in the LNYW grant program, which provides a minimum of \$3,000 to homebuyers moving to designated neighborhoods ¹ . To qualify, employees must purchase a home in a designated LNYW area, and live there for at least 3 years. The program was capitalized with an allocation in State funds, which is used to match equivalent grants from participating jurisdictions and employers. Participating employers can designate the neighborhoods that they will consider eligible for employee participation in the LNYW program, with concurrence from the local jurisdiction and the State Department of Housing & Community Development. (continued)

¹

Strategic Action	Notes
(continued)	<p>Due to budget constraints, funding for the Live Near Your Work (LNYW) Program was not included in the State budget for fiscal year 2004. But due to its popularity, the City of Baltimore and other jurisdictions will continue administering the program at the local level.</p> <p>¹ The LNYW neighborhoods must be located in State-designated revitalization areas.</p>
5b. Because the County’s affordable housing program is an economic development tool that is transforming brownfields into productive properties, it should be continued.	
5c. Conduct a housing needs assessment to determine if the County’s existing housing stock meets the needs of existing and prospective residents.	The assessment should also identify current gaps in housing services.
5d. Establish a revolving loan fund to support the rehabilitation of historic buildings.	The National Trust for Historic Preservation offers loans, ranging in size from \$50,000 to \$350,000, which can be used to capitalize a revolving loan fund to acquire, stabilize, and rehabilitate historic buildings.
5e. Establish a residential tax abatement program in the City, boroughs and older villages to entice homebuyers to purchase, construct or improve homes in our core communities.	<p>Many residential properties fall into disrepair because homeowners are reluctant to invest in improvements that will increase their real estate tax liability. When a homeowner undertakes a major construction or remodeling project on their home, the County tax assessor’s office conducts a property reassessment.</p> <p>As a result of a higher property valuation, the reassessment often triggers higher real estate taxes. In mid- and low-income areas, the reassessment process often inhibits people from undertaking property improvements that would contribute to a more stable neighborhood. To encourage homeowners to improve their properties and to entice homebuyers to purchase/construct homes in core communities, it is recommended that</p> <p>(continued)</p>

Strategic Action	Notes
(Continued)	residential tax abatement programs be established in the City of Williamsport and the County’s old boroughs, villages, and town centers. Residential tax abatement programs exempt homeowners from paying real estate taxes that result from increased property valuation. Abatement terms are set by local ordinance and can be extended to developers of residential properties.
5f. Establish Neighborhood Preservation Programs to support property maintenance and beautification in target areas.	Establish Neighborhood Preservation Programs to support property maintenance and beautification in targeted areas. Rather than provide a uniform level of service, municipalities may realize better results if various public departments (e.g. code enforcement, police, housing) coordinate their efforts within targeted areas. Targeted programs could include: concentrated code enforcement, spot blight removal, critical home repairs, and home maintenance courses. The program can utilize sweat equity to leverage investment from the public and private sectors. For instance, taking a cue from Governor Rendell’s ‘Anchor Partner’ program, municipalities should engage leading businesses in their backyard to contribute seed money, which could be matched with other state and federal programs to revitalize residential areas.
5g. Establish neighborhood associations to promote a “sense of community” and to give residents a stronger voice in local government.	Incentives for developing neighborhood associations might include preferential consideration for neighborhood cleanup assistance, targeted code enforcement, and streetscape enhancement programs. Once established, neighborhood associations can establish a range of programs that encourage home maintenance and community togetherness. Examples include tool lending programs, neighborhood block parties, and clean-ups ² .

² The City of Madison, Wisconsin maintains a list of recognized neighborhood associations that have registered with its Department of Planning & Development. This list is shared with other city departments and agencies, which will solicit these associations when considering projects, programs, and services, in their respective neighborhood.

Strategic Action	Notes
5h. Establish incentive program to promote construction of low cost homes.	The county should provide educational information to developers and realtors about Federal incentives such as low interest loans.
5i. Establish educational program to change perceptions about multi-family housing.	This will need to be cooperative effort with the development and real estate community.
5j. Work with educational institutions to provide opportunities for students to become more integrally involved with local government decision-making.	The Leadership Lycoming program should be maintained. Government for a Day workshops in various locations throughout the county may be useful.
5k. Identify growth areas for development of larger residential subdivisions where infrastructure is available.	This concept is important to land use and resource management. See Chapter 3.

Strategy #6	
Undertake specific actions or programs to promote economic development that supports the community goals and objective identified in the Comprehensive Plan.	
Methods, Tools, and References	
KIZ and KOZ Designation, Business Improvement Districts and business incubator.	
Partners	
County, City, boroughs, townships, local colleges, local lending institutions, and the Chamber of Commerce.	
Funding Sources	
KIZ Program Funding, Commonwealth Capital Budget, Federal Transportation and Sewer and Water Appropriations, DCED Programs- Business in Our Sites, First Industries Program, Pennsylvania Economic Development Finance Authority, Industrial Sites Reuse Program, Infrastructure Development Program, Opportunity Grant Program, Community Economic Development Program, Machinery and Equipment Loan Fund, PENNVEST, Small Business First	
Strategic Action	Notes
6a. To promote new business start-ups, seek designation of a Keystone Innovation Zone (KIZ) within the vicinity of Penn College.	In early May 2003, the PA House introduced amendments to the 1998 Keystone Opportunity Zone Act that recognized another zone category – the Keystone Innovation Zone. A college or university must be located at the core of any KIZ, which provides tax and other economic incentives (e.g. R&D tax credits) to start-up companies that locate within the zone. The objective of the program is to stimulate growth in knowledge-based industries and to promote public-private partnerships for the advancement of local economies.
6b. Pursue federal funding opportunities that improve the cost of competitiveness of Lycoming County’s Keystone Opportunity Zones (KOZs).	For instance, the Lycoming County Industrial Park offers 361 acres of industrially zoned property that has good access to major highways and airport service. Yet, the lack of adequate public infrastructure (primarily water and sewer service) places the park at a competitive disadvantage. The County has communicated this project need to its respective State and Federal legislators and will continue to advocate for high priority infrastructure projects that will facilitate business growth and job creation.

Strategic Action	Notes
<p>6c. Establish a shared-risk seed fund to provide gap financing to business start-ups and local firms pursuing business expansions.</p>	<p>Due to the low survival rate of many small businesses and the risk adverse nature of the lending industry, it is difficult for small business to obtain the capital necessary to finance start-up or key growth stages. A shared-risk seed fund would pool financing from several area lending institutions, thus reducing the investment risk shouldered by any one company. Once capitalized, the fund can be administered as a revolving loan fund (RLF), which uses loan repayment to make additional loans.</p>
<p>6d. Implement a split-rate real estate tax in the City and the boroughs of Muncy, Hughesville, and Picture Rocks to promote infill development.</p>	<p>Several cities in Pennsylvania, including Harrisburg and Pittsburgh, utilize the split-rate tax system to encourage infill development and discourage land speculation. Rather than levy a uniform real estate tax, municipalities with a split-rate tax lower the tax burden on buildings and increase the tax burden on land, thus providing incentive to improve properties.</p>
<p>6e. Establish Business Improvement Districts to promote a positive business climate.</p>	<p>To promote a positive business climate, consider the benefits of a Business Improvement District. To establish a business improvement district, property owners within a designated area voluntarily contribute to an annual assessment that supports enhanced services within the BID area. Services typically include security, streetscape enhancements, and marketing. Business Improvement Districts can be particularly beneficial for small businesses, which often have small - or nonexistent - marketing budgets⁵.</p>

⁵ By way of example, the City of Reading (Berks County) has maintained a Downtown Improvement District (D.I.D.) within its CBD since 1995. It employs District Ambassadors who maintain radio communication with the City police department, alerting them to problems or suspicious activity. They patrol the area on bicycle, providing visitor assistance and after-hours escort service. In addition to the ambassador program, the D.I.D. supports cleaning and beautification activities that have contributed to a positive perception of downtown Reading. The popular Midday Café and Concert Series, held annually, features local restaurants and artists during lunch hour. The Reading D.I.D. has successfully promoted the downtown business district as an inviting place to live, work, and play.

Strategic Action	Notes
6f. Establish a business incubator program.	The Chamber and local educational institutions should work together to establish a business incubator program.
6g. Publicize a comprehensive listing of financial assistance available to small business.	This should be a joint effort of the Chamber and the County and should include the development of a web-site.
6h. Establish a long-term funding stream dedicated to a competitive economic development program.	This funding stream should include long-term funding from both county and local resources. It may involve low interest loans or bonds.
6i. Develop a plan and funding strategy to provide infrastructure to service 1,000 new acres of land ready for industrial development in Lycoming County.	Infrastructure ready sites will make the county more attractive for new commercial or industrial development.
6j. Identify and inventory underutilized properties of 5 acres or more.	The county and Chamber should utilize the county’s GIS technology to inventory and monitor redevelopment opportunities.

Strategy #7	
Establish a Regional Cooperation Forum to focus on important issues requiring regional cooperation.	
Methods, Tools, and References	
Partnerships, Regional Asset District, Economic Development Committee, inventories, integration of functional planning areas, targeting, guidelines and capital improvement programs.	
Partners	
County, City, boroughs, townships, authorities, Chamber of Commerce, IPC, EDPS.	
Funding Sources	
Shared Municipal Services and Land Use Planning Technical Assistance Program	
Strategic Action	Notes
7a. Establish a comprehensive approach to the provision of infrastructure to meet the needs of new and expanding industries.	See Strategic Action 6.i. Infrastructure ready sites will make the county more attractive for new commercial or industrial development.
7b. Strengthen cooperation between local government and the County.	The planning Advisory Teams (PATs) should be utilized as a forum to promote this cooperation.
7c. Consider the development of Regional Asset Districts for sharing regional resources.	Also see strategy 3.
7d. Establish an inventory and monitor lands available for industrial development.	Also see strategic action 6.j and 6.k.
7e. Integrate local land use planning with transportation planning.	A well coordinated system that is compatible with and effectively serves the desired land use pattern and community needs is important to promoting business expansions in the area. Also See Chapter 4: Transportation Plan.
7f. Prioritize and target particular projects to support investment by key industries expanding in the regional economy.	The County, Chamber and local governments should work together to identify key industries expanding in the region.

For discussion on how these strategies and actions relate to the other three planning elements, Land Use and Resource Management, Transportation, and Community Infrastructure, see Chapter 6.



Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Land Use and resource Management Plan draws upon issues related to existing land use patterns and development trends and natural and cultural resource use and management in the Muncy Creek Planning Area to outline a strategic plan for more thorough and coordinated land and resource stewardship.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of land use policy and natural and cultural resource management were identified in relation to the Muncy Creek Planning Area as a whole or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within the Planning Area:

1. **Steep slope development** - There are several areas within the Planning Area that have steep slopes, i.e., 15 percent grade or higher. Most of these lie in Wolf and Shrewsbury townships. Development of steep slopes often results in increased stormwater runoff, which in turn leads to siltation and erosion of streams. Steep slope development also requires improved on-lot sewage disposal technologies as approved by the Pennsylvania Department of Environmental Protection. Steep slope development is regulated

locally through zoning and subdivision/land development ordinances.

2. **Residential development pressure from the City of Williamsport** - The U.S. Census Bureau reported that from 1950 to 2000, the City of Williamsport's population decreased steadily. During this same period, the populations of neighboring municipalities increased, including the Muncy Creek Planning Area, which suggests that city's losses were the neighboring municipalities' gain. This population growth has produced a proliferation of residential developments, impacting the area's farmland, and other open spaces.
3. **Private driveways and erosion** - Maximum gradients for the construction of private driveways are regulated by local subdivision/land development ordinances. However, many single-lot developments have no central storm drainage system and therefore, runoff from driveways, roofs, and other improved surfaces are diverted and carried downhill along driveway edges. This often causes severe erosion impacts.
4. **Strip housing developments** - Residents in this region are concerned with the trend to build housing developments that are strung out along one road, which creates access management problems. In addition, they are not really conducive to developing a sense of neighborhood.
5. **Residential Sprawl** - There are many developments in this Planning Area that are dependent upon on-lot facilities (sewer & water) and are contributing to residential sprawl development in the Planning Area.



Muncy Borough

6. **Promote traditional mixed-use neighborhoods** - Residents and officials would like to encourage mixed use neighborhoods, though current regulations do not accommodate such designs. Mixed-use areas would more easily allow for development that is similar in character to historic town and village patterns, where housing was more closely integrated with commercial and civic uses.

7. **Commercial development along U.S. Route 220** - Most of the U.S. Route 220 corridor through the Muncy Creek Planning Area is currently undeveloped; however, growth pressures stemming outward from Williamsport along Interstate 180 may soon begin to impact the eastern portion of the U.S. 220 corridor. Moreover, the construction of I-99 is likely to increase the County's through traffic as it will provide increased access to the U.S. 220 corridor via Interstate 180.



Shrewsbury Township

8. **Junk/Salvage Yards** - Unregulated junk/salvage yards are posing a serious threat to the Planning Area's scenic beauty and rural quality of life. Provisions in zoning ordinances regulate the creation and expansion of such uses, however municipalities feel limited in their ability to regulate yards that pre-date the ordinances.
9. **Telecommunication towers** - Due to their rural location and proximity to I-180 and U.S 220, the Planning Area municipalities have already begun to experience the development of wireless facilities. The regulation of wireless telecommunication facilities is necessary as such facilities pose liability risks to local municipalities, as well as diminish the Planning Area's rural image and character.
10. **Open space preservation** - The preservation of the Planning Area's open spaces serves to protect its rural character, protect and preserve its groundwater quality and quantity, provide habitat for local biological resources, and provide adequate recreational opportunities. Open space protection is typically addressed in local land use regulations; however, the Planning Area's municipal zoning and subdivision/land development ordinances do not include effective open space preservation techniques.

11. **Agricultural Preservation** - The protection of the Planning Area's agricultural lands is an important issue considering the possible future development impacts posed by the Planning Area's proximity to the existing U.S. 220 and I-180 corridors, as well as to the proposed I-99 corridor.

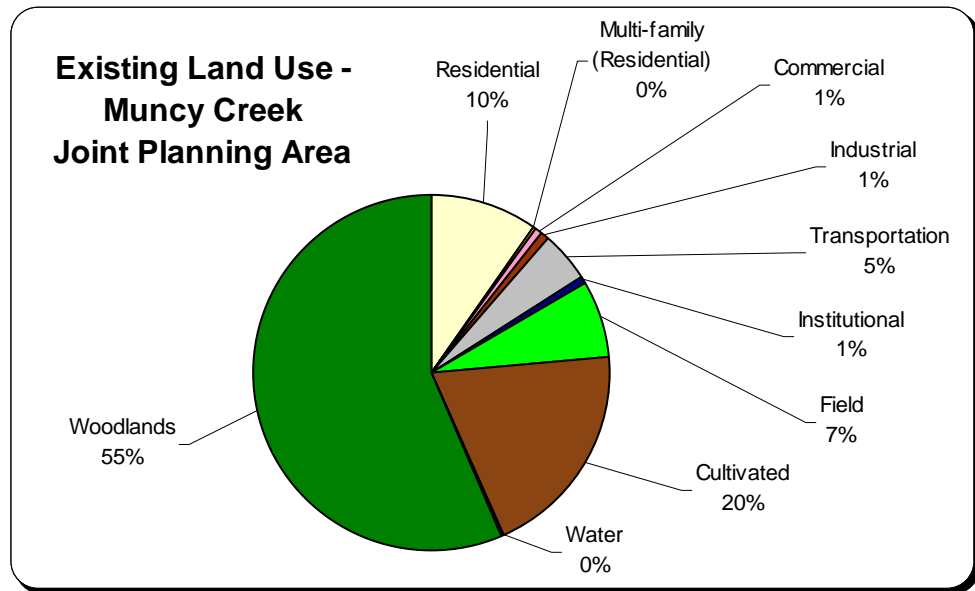


Muncy Creek Township

12. **Industrial Farm Operations** - The sustainability of the traditional family farm is becoming increasingly difficult to achieve as trends in the agricultural industry are shifting towards franchising and cooperatives, where independent producers enter into a production contract with animal processing corporations. In addition to the environmental impacts, research is beginning to reveal negative social impacts as well. Lycoming County is in the process of amending the county's zoning ordinance to limit concentrated animal feeding operations to areas zoned specifically for agriculture, and then only after a public hearing and proof that measures have been taken to protect public health and safety. If approved, such measures would only apply to those municipalities who have adopted the county's zoning ordinance.
13. **Standardized land use inventory** - The need for developing a standardized land use inventory system has long been recognized. Such a system would greatly benefit the regional cooperation and planning initiatives of the Muncy Creek Planning Area's municipalities, as well as enhance land use and community development objectives. Moreover, a standardized land use system would, in part, enable local municipalities and the county to achieve consistency among their comprehensive planning policies and land use regulations. To this end, the county, in cooperation with its municipal partners, has drafted

the Lycoming County Comprehensive Plan Consistency Manual, which uses the American Planning Association's Land-Based Classification Standards (LBCS) model in their GIS-based land use inventory and classification procedures.

Figure 15 Distribution of Existing Land Uses in the Muncy Creek Planning Area, 2003



Lycoming County's current land use data set shows that undeveloped lands predominate in the Muncy Creek Planning Area.

14. **Uniform Construction Code (UCC) - Uniform Construction Code** - The Pennsylvania Uniform Construction Code (Act 45 of 1999) has established consistent construction standards in every municipality in the commonwealth. The goal of the law is to prevent substandard construction, both for residential and commercial purposes. The Muncy Creek Planning Area municipalities have not yet enacted any building codes or ordinances and are therefore, immediately subject to the new regulations. The municipalities have hired Code Inspections, Inc. through the West Branch Council of Governments to provide code enforcement and inspection services.
15. **Groundwater** - Groundwater is a main source of drinking water for residents of the area and its protection will require sound practices regarding sewage and septic systems. In addition, new development will need to be sensitive to the fact that paving and other surface alterations will impact both the quality and quantity of accessible ground water.

16. **Surface Water Quality** - The surface waters of the Susquehanna River and its tributaries are very important as they provide drinking water, recreational opportunities, and wildlife habitat. Stormwater management, soil conservation measures, and riparian buffers are key tools for maintaining their quality.
17. **Floodplains** - A large portion of the Planning Area is located in the floodplains of the Susquehanna River, Muncy Creek, and their tributaries. While protection of existing development remains a constant challenge, accurate delineation of the floodplains and appropriate regulations will help ensure that new development is sensitive to this hazard.
18. **Air Quality** - Air quality is very important to the overall quality of life and is generally good in the Planning Area. Identified hazards to air quality include auto emissions and open burning. Methods to minimize their impact will need to be developed.



Shrewsbury Township

19. **Scenic And Natural Resources** - The Planning Area has numerous scenic and natural resources that enhance the quality of life here. New development will need to be sensitive to preserving these characteristics.
20. **Historical/Cultural Resources** - These resources play a key role in defining the Planning Area's overall character. They are a source of pride and provide a sense of local identity and heritage.

For a more detailed analysis of land use and resource conditions and trends, see the following profiles in the Technical Background Studies Document:

- No. 2 - Existing Land Use Profile
- No. 6 - Natural and Cultural Resources Profile
- No. 7 - Flood Hazards Profile

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Planning Area.

Stakeholders and residents from across the Muncy Creek Planning Area and the County were invited to discuss these issues and give input to vision statements that described the preferred approach to addressing unfavorable conditions and trends. Discussion was facilitated by statistical analysis from the following sources:

- Lycoming County GIS Database
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- The Pine Creek Valley Management Plan (1996)
- Lycoming County Scenic Resource Inventory (1973)
- Grafius, McClures and Millers Run Watershed Plan (2000)
- Lower West Branch Susquehanna River Conservation Plan (2003)
- Lycoming County Comprehensive Plan (1997)

Various perspectives on the priority issues were contributed. In some cases, consensus on preferred future conditions and trends was reached quickly. In other instances, more extensive discussion or a broader, more flexible vision statement was needed for all participants to agree. From the preferred vision statements, goals and objectives were developed to outline specific areas of emphasis for sustaining and improving the Planning Area's quality of life.

The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future conditions for community and economic development topics.

Creating the Vision, Establishing the Goals, and Setting the Objectives

Issue: Development pressure has increased in recent years.

The Implications to our Community

- New development is scattered throughout the community anywhere land becomes available, making the rural landscape appear more suburban and creating numerous access points to major roadways.
- Costs for the maintenance of roadway and utility infrastructure and the provision of municipal services increase as the distance between existing and new development increases.



Wolf Township

Our Vision for the Future

Most development in the Muncy Creek Planning Area will be attracted to sites that expand the community’s towns and villages, as identified through the designation of growth boundaries.

Some development will occur throughout the Muncy Creek Planning Area where land becomes available, zoning provisions can be met, and developers seek to invest.

Common Goal

To maintain and enhance the communities of the Muncy Creek Planning Area, while reducing suburban sprawl across the rural countryside.

Common Objectives

- Attract development to areas adjacent to existing communities
- Discourage suburban-style development in rural areas

Issue: Open space and agricultural lands are less prominent. Preservation of natural resources, including open spaces, wetlands, and prime agricultural soils is a high priority.



Wolf Township

The Implications to Our Community

- As a result of less open space and farmland, the community's physical and scenic character of woodlands, fields, and meadows is changing to buildings, parking lots, and lawns.
- Development of open space and agricultural lands impacts natural resources—paving and compacting prime farmland soils and removing native vegetation and the natural habitat of local wildlife.

Our Vision for the Future

A community that recognizes and balances the economic, environmental and aesthetic values of its open space lands to preserve the quality of life.

Common Goal

To manage open space lands, agricultural and other lands, with clear regard for economic, environmental and aesthetic values

Common Objectives

- Focus natural resource preservation efforts
- Encourage a range of public and private preservation techniques appropriate for the Muncy Creek Planning Area and Lycoming County
- Emphasize brownfield development to reduce pressure on greenfields

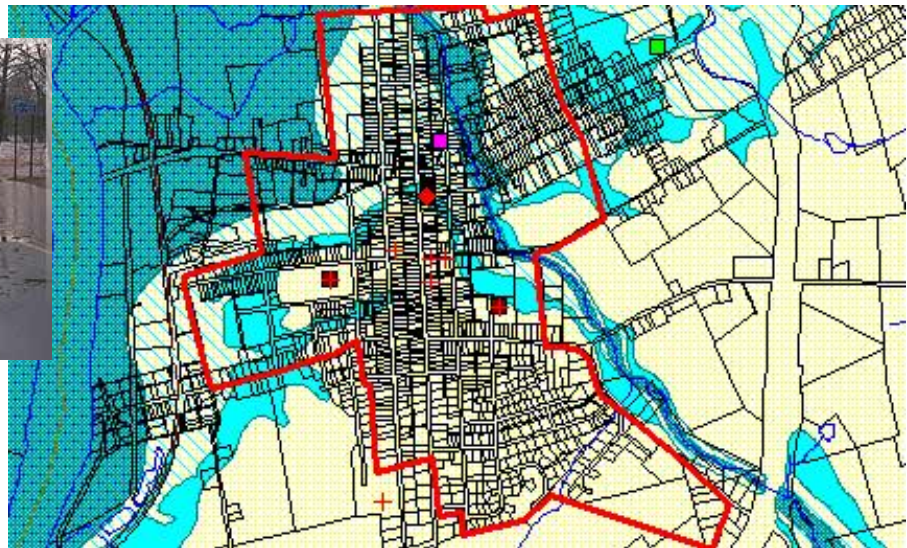
Issue: Much of the usable land in the Muncy Creek Planning Area and across Lycoming County is located in the floodplains of the Susquehanna River and its tributaries. Minimizing flood damages, while still allowing for growth and development, is a significant challenge.

The Implications to our Community

- Flooding damages property and can threaten human life.
- Floodplain management and hazard mitigation is essential to reducing the costs of flooding, not only direct costs in terms of physical damages and loss of life, but also indirect costs, such as the disruption of business activities.



Route 405



Flood mapping for Muncy Borough. Source: lyco.org/projectimpact

Our Vision for the Future

Restrict new floodplain development. Allow continued use and reuse of existing structures and public infrastructure on the floodplains where adequate flood proofing and flood mitigation requirements can be met.

Common Goal

To reduce the loss of life and property due to flooding by restricting floodplain development

Common Objectives

- Restrict new floodplain development through local ordinances
- Provide incentives for new development to locate in targeted growth areas, rather than in floodplain
- Require and enforce flood proofing and flood mitigation requirements for existing properties

Issue: Many of the Planning Area’s cultural and historical resources are not protected.



One of many well-maintained older homes in Muncy Borough



George A. Ferrell Elementary School, Picture Rocks

The Implications to our Community

- Neglect of historical resources (architecture, building styles and materials, settlement patterns, historic sites, etc.) shows disregard for local heritage.
- Once historical resources have been removed, local heritage is not truly reflected.
- Numerous cultural activities and resources help provide the high quality of life found in the Planning Area. Local celebrations and festivals throughout the area enhance the sense of community.

Our Vision for the Future

Our community will prioritize and protect the cultural and historical resources that define our local heritage, while encouraging growth that complements our character.

Common Goal

To maintain and develop our cultural identity

Common Objectives

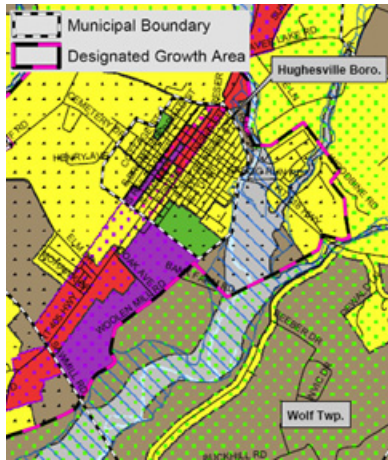
- Conserve significant cultural and historical resources through a prioritization process
- Engage in the development of the Lumber Heritage Region
- Promote state and federal historic preservation programs locally

Discerning the Strategic Actions

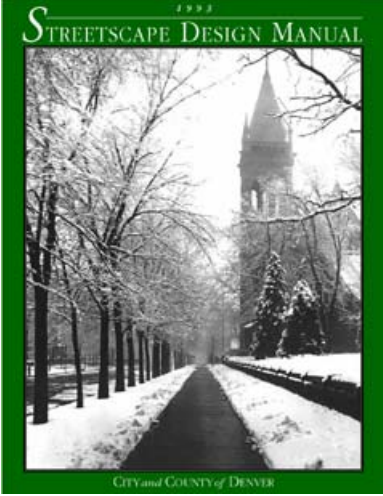
With agreement on the goals and objectives regarding land use and resource management, discussion turned to the changes needed in public policy, public education efforts, and cooperative planning and development. This matrix demonstrates that there are several key strategies that could positively impact the priority land use and resource management issues identified for the Muncy Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as further defined under the strategic actions on the following pages.

Matrix 2 Issues and Strategies for Land Use and Resource Management

Strategic Action	Key Issues in the Muncy Creek Planning Area						
	Natural Resource Protection	Historic and cultural resource protection	Floodplain Management	Guidance for development pressure	Potential recreational/tourism development of open space/public lands	Open space and agricultural preservation	Water supply/water quality protection
Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	X	X	X	X	X	X	X
Develop and support additional public and/or private programs to achieve the comprehensive plan's goals and objectives.	X	X	X			X	X
Develop public education programs to address environmental concerns related to land use and property maintenance.	X		X	X	X	X	X
Support the continued presence of agricultural and forest industries.			X	X	X	X	X
Improve community image through fostering community pride and enforcement of property maintenance codes.	X	X		X	X		X
Coordinate resource inventory, management, and protection.	X	X		X		X	X
Coordinate economic development and transportation and infrastructure planning with land use planning			X	X	X	X	X
Utilize land management to protect natural resources.			X	X		X	X

Strategy #1	
Review and revise ordinances to ensure that they are consistent with the goals and objectives of the comprehensive plan.	
Methods, Tools, and References	
Model ordinance(s), e.g. developed by LCPC, Natural Lands Trust and other sources Public Education	
Partners	
Lycoming County Planning Commission, local municipalities, Conservation District, Northcentral Pennsylvania Conservancy, next generation land owners	
Funding Sources	
State: DCED SPAG Program and Shared Municipal Services Program, DEP/DCNR, PENNDOT Local: watershed organizations, private foundations, employers invested in quality of life for employees	
Strategic Action	Notes
<p>1a. Revise zoning to guide development to desired growth areas. Utilize growth areas as interim limits to community development. Review zoning to provide for all developed uses within the growth boundaries. Provide for mixed use zoning districts and multi-story development where appropriate for the community context.</p>	<p>These areas would be re-evaluated periodically (every 10 years) to determine if and where relocation is needed to accommodate the future desired amount of development.</p> <p>Determine an appropriate residential zoning density target for growth areas in the Muncy Creek Planning Area. Utilize zoning density capacity (and density bonuses) to support desired transportation and infrastructure improvements within designated growth areas, particularly where current demand fails to warrant extended service.</p> <p>Seek assistance from Lycoming County on the use of growth areas for sound land use planning and community development.</p>
 <p><i>Excerpt from the Future Land Use Map (shown over current zoning data)</i></p>	

Strategic Action	Notes
<p>1b. Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of the Muncy Creek Planning Area.</p>	<p>“Standard” or universal ordinances will yield universal results – Anytown, USA. Locally relevant ordinances model new development after historical patterns and densities and require features that physically and visually connect the community to its specific geographic and socio-cultural place – its “sense of place”. This “sense of place” is further enhanced by site or building features, such as lot size, building scale, building materials, and even roof angles, that are consistent with local architectural patterns.</p> <p>This action will require research on the preferred patterns of development, meaning measurement of setbacks, building height, lot sizes, and other features of development that models what the community would like to see in the future.</p> <p>Alternatively, design guidance manuals can provide suggested building patterns, materials, and techniques for certain districts or corridors. These suggestions can be used as a negotiation tool when reviewing land development plans.</p>
<p>1c. Develop regulations for site improvements that are compatible with local character.</p>	<p>In addition to the abovementioned features, locally relevant development looks to architectural patterns of historic sites, such as vegetation quantity and species selection, connected sidewalk or trail networks, paving or hardscape materials, low-impact stormwater management techniques.</p>
<p>1d. Develop design guidance for the gateway development. Clearly establish uses compatible with gateway areas. Also establish signage, landscape, and buffer standards and/or regulations.</p>	<p>The County’s villages serve as gateways to truly rural areas and natural environments. Hughesville and Picture Rocks could both be considered gateway communities to the mountain areas, while Muncy could be considered a gateway to the Susquehanna River corridor.</p>

Strategic Action	Notes
 <p><i>This Streetscape Design Manual for the City and County of Denver was developed specifically to address design issues of commercial and residential streets.</i></p>	<p>These communities may incur additional development pressure, if recreational access to these areas increases. Sensitive regulations and quality-based performance standards will be needed to guide development in ways that complement the landscape and community character.</p> <p>Signage regulations will be of particular importance to these areas, which may serve as many or more County visitors than residents. Cookie-cutter service facilities, e.g. chain restaurant buildings and signage, should not be permitted, but rather these services should be fitted into the scale and patterns of local development.</p>
<p>1e. Revise zoning ordinances to restrict salvage yards from community gateway areas.</p>	<p>While such uses can be well managed, these are not appropriate uses for the entry to a community.</p>
<p>1f. Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.</p>	<p>Updated FEMA Maps are available. The Muncy Creek planning partners should update ordinances, as needed.</p> <p>They should also continue to pursue funding for property purchases and retrofits in the floodplain.</p>
<p>1g. Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.</p>	<p>See above.</p>
<p>1h. Revise zoning ordinances to permit CAFOs in appropriate areas, where they would cause minimal community and environmental impacts.</p>	<p>CAFOs are indeed one arm of the agricultural industry. The potential impacts to water quality justify careful placement of such industries away from designated growth areas, karst topography and water supply areas, and sensitive habitats.</p> <p>Review municipal ordinances. Regulations should include provisions for state regulation compliance.</p>

Strategic Action	Notes
<p>1i. Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.</p>	<p>Include performance standards for driveway access, slope and surfacing; amount of lot to be disturbed; degree of slope allowable for development; and a requirement for erosion and sediment control plans with definitive grading standards.</p> <p>Lycoming County’s steep slope/ridgetop overlay district is an excellent example and should be considered for adoption by all Muncy Creek planning partners.</p>
<p>1j. Retain complete forest structure (canopy and understory) to protect scenic viewsheds, water groundwater recharge and water quality, and other environmental benefits through adopted performance standards and incentives.</p>	<p>Review ordinances for current guidance on forest retention. Since forestry must be permitted in all zoning districts, develop and adopt standards that protect scenic and environmental benefits. Provide consistent enforcement of ordinances.</p> <p>Develop performance standards and incentives for sound forest management that benefits the community environmentally and economically, where they are not already in place.</p> <p>Encourage the development of forest stewardship plans.</p>
<p>1k. Review local ordinances for standards that require excessive impervious coverage, e.g. wider than necessary streets, excessive parking, etc. Revise such standards with provisions for better stormwater management practices, e.g. for shared parking, uncurbed streets, where appropriate.</p>	<p>Organizations such as the Natural Lands Trust and the Builders for the Bay are working to revise these standards. The Natural Lands Trust offers a Growing Greener Audit – a review of current regulations and recommendations for “greener” community standards.</p> <p>Builders for the Bay organizes local roundtable discussions between municipal officials, developers, and environmental interests to discuss site design criteria that meet the needs of all parties. For more information, see www.natlands.org and www.cwp.org/builders_for_bay.htm.</p>

Strategic Action	Notes
<p>1l. Review and revise local zoning ordinances to permit additional tourism-related uses in appropriate districts.</p>	<p>Some tourism-related uses may already be permitted. Review from the perspective of a potential business owner, considering development requirements as well as uses.</p>
<p>1m. Review and revise local zoning ordinances to permit additional private and public recreation uses.</p>	<p>See above.</p>

Strategy #2	
Develop and support additional public and/or private programs to achieve the comprehensive plan’s goals and objectives.	
Methods, Tools, and References	
State Keystone Opportunity Zones, PENNDOT Scenic Byways Program, County Agricultural Preservation Program	
Partners	
Conservation County, District, DCED, PENNDOT, DCNR, Northcentral Pennsylvania Conservancy, developers, Natural Lands Trust	
Funding Sources	
Keystone Innovation Zone Funding	
Strategic Action	Notes
2a. Support the County’s efforts to develop a program to identify and market Key Opportunity Sites – sites with infrastructure that would be eligible for local and County tax incentives for development.	<p>This strategic action has been implemented prior to the adoption of this comprehensive plan. PennSiteSelect is hosted by Industrial Properties Corporation at www.pennsiteselect.com.</p> <p>Review and revise zoning to support Key Opportunity Sites designations, if and when they occur.</p>
2b. Support the County’s efforts to develop Keystone Innovation Zones (KIZ) as proposed by the Rendell administration. Promote KIZ locations to upcoming Penn College and Lycoming College graduates.	Review and revise zoning to support KIZ designations, if and when they occur.
2c. Support public and private easement donations/ purchases with letters of support and/or matching funds.	<p>Where private interests in land and resource conservation coincide with Common Goals of the Planning Area, these interests should be recognized with letters of support or financial contributions. Leveraging funding is increasingly used as a testament to partnerships and joint pursuit of a common goal.</p> <p>Matching funds from public and private sources can significantly increase the value of one individual’s or organization’s gift or purchase.</p>

Strategic Action	Notes
<p>2d. Develop and coordinate scenic preservation programs, such as a scenic byways program and programs that accommodate scenic easements.</p>	<p>This strategy intends to coordinate land use and transportation planning to protect rural character. Additionally, it can be dovetailed with state and federal scenic byways programs to promote tourism. Scenic byways designation and appropriate zoning can help to limit the visual impacts of new development, such as signage.</p>
<p>2e. Promote the use of conservation design techniques.</p> <div data-bbox="228 661 800 1003" data-label="Image"> </div> <p data-bbox="209 1005 532 1035"><i>A conventional subdivision</i></p> <div data-bbox="215 1071 784 1409" data-label="Image"> </div> <p data-bbox="225 1411 729 1442"><i>An open space or conservation subdivision</i></p> <p data-bbox="212 1480 763 1547"><i>Source: Conservation Design for Subdivisions, Randall Arendt</i></p>	<p>Conservation design techniques allow for development and open space preservation to co-exist on a single site. Applied most often to residential development, the conservation design approach removes environmentally sensitive features (waterways, wetlands, steep slopes, etc.) first. Second, it identifies features that are specific to the site, such as wooded areas, prime farmland soils, historic ruins, and scenic views. The remaining land area is then developed for residential lots. Overall development density can be achieved, and the open space is maintained jointly by the homeowners. The Natural Lands Trust can provide educational materials, including a hand-on design workshop, and model ordinance language that incorporates such techniques.</p>

Strategy #3	
Develop public education programs to address environmental concerns related to land use and property maintenance.	
Methods, Tools, and References	
Multi-media education: newspaper articles, newspaper columns, radio and TV talk shows, website articles, e-newsletter	
Partners	
Media, school districts, municipalities (e.g. newsletters), Conservation District, County Extension Service, US Department of Agriculture, and Pennsylvania Department of Agriculture	
Funding Sources	
First Industries Program	
Strategic Action	Notes
3a. Provide public information on the environmental and community benefits of forestland.	<p>Specifically, include information on forest benefits to water quality and groundwater recharge, wildlife, biodiversity, and recreation. Provide information on the impacts of forest removal and the need for sound forest management, whether for timber production, wildlife habitat, or other goals.</p> <p>The County may develop materials for countywide distribution.</p>
<p>3b. Provide information on agricultural operations:</p> <ul style="list-style-type: none"> ▪ state regulations and permitting requirements for agricultural operations. ▪ Municipalities abilities and limitations to regulate such operations ▪ Accepted agricultural methods 	<p>Develop a rural agricultural community statement/ clause for inclusion in real estate sales agreements and/ or annual resident mailings, e.g. tax bills.</p> <p>In many cases, CAFOS are more heavily regulated by the state than small-scale family farms, and therefore pose fewer unmanaged risks to the environment. However, the public is generally not aware of this.</p> <p>Information on the listed topics should be distributed through municipal newsletters, websites, or other communication.</p>

Strategic Action	Notes
<p>3c. Provide information on the use of growth areas for sound land use planning and community development.</p>	<p>This information may be developed by the County Planning Commission for countywide distribution. Municipalities should forward key concepts to residents.</p>
<p>3d. Provide information on the impacts of building and expanding development in the floodplain.</p>	<p>Municipalities should forward key concepts in floodplain management to residents.</p>

Strategy #4	
Support the continued presence of agriculture.	
Methods, Tools, and References	
Agricultural zoning, agricultural easements,	
Partners	
Conservation District, USDA, PA Dept of Agriculture, local farmers	
Funding Sources	
First Industries Program	
Strategic Action	Notes
<p>4a. Identify farmland that should be permanently preserved for agricultural use. Consider soil quality and local paths of development and infrastructure in this identification process.</p>	<p>Land use planning and zoning in resource conservation areas should consider the protection of prime agricultural soils from developed uses. Clustering limited development on non-agricultural soils may enable farmers, either present or future, to maintain lands in agricultural productivity.</p>
<ul style="list-style-type: none"> i) Designate funding for agricultural easement purchases. ii) Review and amend land use planning and zoning to manage the quantity and quality of land available for agricultural purposes (production, processing and sales), and to manage permitted development patterns to limit encroachment and to maximize agricultural land availability. iii) Promote enrollment in the Agricultural Security Area and Clean and Green programs. iv) Continue to assess active farmland based on its use, not its potential for development. 	<p>Regarding 4a.i., coordinate funding where possible to maximize funding efficiency. Utilize multiple easements to protect large tracts incrementally. Involve environmental organizations, when property includes wetlands or other sensitive habitat.</p> <p>Regarding 4a.iii, identify property owners who would benefit from these programs based on the size and location of their property. Meet with them to explain the benefits of these programs.</p>
<p>4b. Review and revise local ordinances to permit non-traditional/ non-production agricultural operations, e.g. organic produce, specialty livestock, aquaculture, etc., in appropriate districts order to support supplemental revenue sources among farmers.</p>	<p>Work with partners to define the intensity and potential compatibility and conflicts of these uses with other planning area zoning districts,</p>

Strategic Action	Notes
4c. Support the diversification of agricultural operations.	Invite speakers to meet with local farmers. Consider speakers from the Pennsylvania Association for Sustainable Agriculture, and other niche markets.
4d. Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions and to designate appropriate areas for concentrated animal feeding operations.	Seek assistance from Lycoming County EDPS, as needed, to acquire mapping and other data on sensitive resource areas.
4e. Protect resource conservation areas from incompatible public facilities, e.g. public utilities and major road improvements.	<p>As stated in the 1994/1997 Comprehensive Plan, farmers are often required to help pay for local improvements though they gain no benefit, e.g. utility transmission line.</p> <p>The designation of growth areas and implementation through zoning would reduce the potential for this inconsistency. For the then limited instances of this condition, Muncy Creek Planning Area municipalities should consider the exemption of farmers from such costs of improvements.</p>

Strategy #5	
Support the sustainability of forest resources and the forest-related economic sector.	
Methods, Tools, and References	
Ordinances, conservation easements, municipal newsletters,	
Partners	
Conservation District, forest landowners, foresters, logging companies	
Funding Sources	
Not applicable	
Strategic Action	Notes
5a. Promote enrollment in forest conservation programs, e.g. Forest Legacy Program, Clean and Green – Forest Reserve Program.	Work with partners to provide information on forest conservation programs to forest land owners. Promote understanding of continued opportunities to harvest, while managing forestland for other forest resource goals.
5b. Designate funding for forest easement purchases.	Municipalities that are committed to the future of agriculture in their jurisdiction should consider establishing a funding mechanism that would provide matching monies for other public or private easement purchases. Mechanisms could entail an open space preservation tax that would be invested to yield the municipal contribution for future purchases.
5c. Remove disincentives for timbering.	Currently, forest land owners are taxed on timber as part of property values, and again on the income that timber generates. This results in a disincentive to harvest standing timber. Work with landowners and tax assessors to develop assessment values appropriate for forestland that will not be developed for other uses.
5d. Develop a logging ordinance that supports reforestation.	If forestry is to be a part of the future economy, its continued presence and health must be ensured. Regulations that protect the long-term benefits of forests should include the replacement of removed vegetation or provision for natural forest re-vegetation.

Strategy #6	
Improve community image through fostering community pride and enforcement of property maintenance codes.	
Methods, Tools, and References	
Shared Municipal Services	
Partners	
Municipal officials and staff, civic and social clubs	
Funding Sources	
Land Use Planning Technical Assistance Program, Shared Municipal Services	
Strategic Action	Notes
6a. Explore shared codes enforcement services through councils of government or other intergovernmental cooperation methods.	<p>Shared codes enforcement can bring a higher skill level to the position, as the cost as well as the benefit of a trained professional is shared among the municipalities.</p> <p>The municipalities within the Planning Area are members of the West Branch Council of Governments.</p> <p>Through COG discussions, identify obstacles to sound enforcement and determine if shared enforcement offers opportunities for greater effectiveness.</p>
6b. Define and promote local identities.	Pursue visioning activities to define local identity and develop signage and marketing materials to promote community image(s).

Strategy #7	
Coordinate resource inventory, management, and protection.	
Methods, Tools, and References	
Floodplain ordinance provisions, Riparian buffer ordinance/overlay, local building/site design manual, marketing community identity	
Partners	
Lycoming County EDPS, DCNR, PHMC, Preservation Pennsylvania, Northcentral Pennsylvania Conservancy, Williamsport-Lycoming Arts Council, Lycoming County Historical Society	
Funding Sources	
State and federal rehabilitation tax credits (historic rehab), PA Travel and Tourism Office=s Matching Grant Fund and Regional Marketing Initiative Fund, DCED LUPTAP Program	
Strategic Action	Notes
7a. Assist in the update to the Lycoming County scenic resource inventory and recommendations. The inventory should address community gateways, and scenic vistas and routes (road, rail, trail, and water) beyond its previous scope. Recommendations should include a prioritization of scenic resource protection efforts.	Muncy Creek planning partners should review the updated document to insure that local scenic resources are adequately identified. Planning partners should review the recommendations for items requiring municipal action.
7b. Assist in the development of a Lycoming County Historic Preservation Plan that would include an update of the historic sites inventory. Assist in identifying techniques appropriate for the Planning Area and prioritizing needs.	Muncy Creek planning partners should review the updated document to insure that local historic resources are adequately identified. Planning partners should review the recommendations for items requiring municipal action.
7c. Identify riparian forest buffers, wetlands & natural undeveloped water retention areas and encourage stream bank preservation programs. Develop riparian buffer ordinance provisions.	Become educated on municipal authority to regulate riparian buffer areas. Encourage the use of buffer areas for non-intensive uses, such as agriculture and forestry.

Strategic Action	Notes
<p>7d. Encourage restoration of natural floodplain functioning, and use of acquisition and restoration or demolition programs.</p>	<p>Uses that do not impact the natural function of floodplains include greenways, open space, recreation, and agricultural uses.</p> <p>Promote the use of floodplain conservation easements through public education.</p>
<p>7e. Support the application of historic properties to the Pennsylvania Inventory and National Register of Historic Places eligibility list. Similarly, support nominations to these preservation programs.</p>	<p>Provide letters of support, where appropriate, to indicate preference and desire for historic designation.</p>
<p>7f. Develop guidelines for historic site/district redevelopment. Include flexibility for conversion and adaptive re-use of historically significant structures in these guidelines.</p>	<p>For historic districts, this should entail an Historic District Overlay. For individual sites not located in a historic district, specific historic site provisions should be developed.</p> <p>Muncy Creek Planning Area municipalities should look to Lycoming County EDPS for assistance. Lycoming County may be able to provide a model overlay district for local consideration and adoption.</p>
<p>7i. Market historic sites redevelopment opportunities. Offer incentives for historic site rehabilitation.</p>	<p>Some businesses, and individuals who lead them, are drawn to historic structures for their historic value and aesthetic appeal, particularly when the office environment can be viewed as a marketing component of their business.</p> <p>The County should identify a few historic structures for targeted marketing to such investors. Incentives could be financial or procedural.</p>

Strategic Action	Notes
<p>7m. Establish working partnerships that link cultural, economic, and educational development outcomes.</p>	<p>Planning Area municipalities should be sure to participate in such partnerships, whether by invitation or by volunteer.</p>
<ul style="list-style-type: none"> a) Promote local cultural program and festivals may be of interest to Lycoming County tourists. b) The use of existing public and private facilities as locations for cultural programs and events further promotes the facility and may foster more diverse social interactions. 	<p>This strategy could expand existing partnerships for broader community benefit.</p>

Strategy #8	
Coordinate economic development and transportation and infrastructure planning with land use planning	
Methods, Tools, and References	
Act 537 plans, WATS TIP, tax and other incentives, Official Map, localized gateway and corridor master plans	
Partners	
County, municipalities, school districts, EDPS,	
Funding Sources	
First Industries Fund, Commonwealth Capital Budget, Federal Transportation Appropriations, LUPTAP	
Strategic Action	Notes
8a. Offer incentives and assist in the development and expansion of tourism-related businesses.	Gather ideas from local tourism and recreational specialists, e.g. outfitters, sports shop owners. Inform local businesses how they can support tourism through friendly service.
8b. Market Lycoming County as “the place to visit for (insert target resource).” Work with the Bureau of Tourism and the Chambers of Commerce to promote a consistent tourism message.	Muncy Creek municipalities should participate in Countywide marketing initiatives in order to represent what they do and do not want for their futures. The municipalities could appoint one Planning Area representative or four municipal representatives. Participation could range from regular phone communication to potential committee positions.
8c. Identify communities that can act as gateways to the County’s natural resources. Market gateway communities for tourism and recreation development, particularly small business that is compatible with local character.	Local economic development should focus some attention on the gateway community in order to promote the identification of a desired area for certain development.
8d. Plan for gateway development prior to marketing.	Make sure that appropriate zoning and development guidance is in place prior to inviting development pressure. Consider land use planning as well as transportation improvements and water and sewer needs for future businesses.

Strategy #9	
Utilize land management to protect natural resources.	
Methods, Tools, and References	
Forest stewardship plans, open space and greenways designation, buffer ordinances	
Partners	
DEP, Chesapeake Bay organizations	
Funding Sources	
DEP Growing Greener Funding	
Strategic Action	Notes
9a. Promote forest cover and forest stewardship to promote filtration (quality) and infiltration (recharge).	Public education – See 2a. Incorporate Best Management Practices (BMPs) into ordinances. Replace high maintenance lawn requirements with successional meadow options.
9b. Develop wellhead protection programs for municipal wells.	Municipal water authorities should pursue wellhead protection areas to protect wells from potential land use and pollutant impacts that could contaminate public water supplies. DEP has information on such program.
9c. Develop a greenways plan to complement open space, natural resource, and alternative transportation goals.	Lycoming County is developing a Recreation, Open Space and Greenways Plan that includes greenway recommendations. Planning partners should help to implement recommendations in their communities.
9d. Protect water supply and water quality.	Review and revise regulations that unnecessarily require impervious surfaces, e.g. large parking lots, wide streets, that direct rainfall into storm sewers and surface waterways, rather than into recharge areas. Incorporate Best Management Practices (BMPs) into ordinances. Promote provision of stormwater management facilities that improve water quality, groundwater recharge, wildlife habitat. (continued)

Strategic Action	Notes
(Continued)	Reduce water consumption by promoting conservation. Educate consumers on the need for water conservation (water resource stewardship) at all times.
9e. Revise ordinances to establish buffer zones around valuable wetlands.	Define buffer zones by both a minimum distance and hydric soils, allowing the lesser to be the determining factor.
9f. Promote land use patterns that reduce vehicle trips and encourage pedestrian, bicycle, and transit alternatives.	Even in rural areas, safe transportation alternatives are needed for those who are unable to drive (both young and old). Trails and paths provide bicycle and pedestrian routes, whether on the road shoulder or on separate surfaces.
9g. Support and monitor compliance with state requirements for environmentally safe mining practices and area restoration after extraction has ceased.	Review municipal ordinances. Regulations should include provisions for state and federal compliance, development/extraction plans, operational performance standards, reclamation performance standards, and inspections, should be addressed.

For discussion on how these strategies and actions relate to other three planning elements, Community and Economic Development, Transportation, and Community Infrastructure, see Chapter 6.

Future Land Use Map

Growth boundaries have been delineated to separate lands for desirable and suitable growth (or growth areas) from lands to be used for rural use applications (or rural resource areas). These growth boundaries contain significant areas with existing public water and/or sewer service or with areas planned for such services in the future. The growth boundaries represent a policy decision to encourage the majority of growth to locate within the boundary, thereby reducing development and its impacts on the rural areas outside the growth boundary.

As elements of public policy, growth boundaries are able to be amended or revised over time, specifically in response to growth and land consumption rates. For example, as a community, in this case a Planning Area or subregion thereof, approaches a build-out condition within its growth boundary (or boundaries),

consideration should be given to where the growth boundary should be adjusted to best guide the continued growth of the community. These adjustments, like the original delineation, should be made with regard to public utilities provisions and planning, as well as transportation infrastructure and other community services. Adjustment to growth boundaries should be considered in conjunction with a comprehensive plan review, as the changes to the growth boundary and the future land use plan/map should be made concurrently and coherently.

“Designated growth areas,” a region in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, within which residential and mixed use development is permitted or planned at densities of one unit per acre or more, and commercial, industrial and institutional uses are permitted or planned and public infrastructure services are provided or planned.

“Rural Resource areas,” an area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agricultural, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted and public infrastructure services are not provided except in villages.

Act 2000-67 (amendment to the PA MPC)

Specific future land uses are associated with growth areas and with rural resource areas, based on the intensity of development and the use requirements for public infrastructure.

These uses are classified in the following tables.

The growth area for the Muncy Creek Planning Area encompasses the PA 405 corridor anchored by Hughesville and Muncy Boroughs. Portions of Muncy Creek and Wolf Townships are included in this corridor. This growth corridor promotes a mixed use, downtown environment in Muncy and Hughesville and at the PA 405/PA 442 intersection. Business and industry uses are recommended around the I-180 interchange and along a small segment of PA 442. Neighborhood uses are promoted to expand the development patterns of Hughesville into Wolf Township and of Muncy into Muncy Creek Township.

Table 7 Recommended Uses and Development Guidance in the Growth and Future Growth Areas

	Growth Area / Future Growth Area		
	Business/Industry	Downtown	Neighborhood
Purpose	To function as centers of commerce supported by a industrial activity, and accompanied institutional facilities by infrastructure	To serve as diverse community centers of mixed-uses including, commercial activity, civic and institutional facilities, cultural amenities and affordable housing opportunities.	To accommodate residential neighborhoods interspersed with public and private services and civic and institutional facilities
Recommended Uses	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Light to Heavy Industry ▪ Warehousing, Whole/Retail Stores, Commercial Retail Facilities ▪ Commercial Service Facilities ▪ Professional Offices ▪ Sale of Agricultural Products <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Community Facilities ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities ▪ Parks/Open Space 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Light Industry ▪ Small- to mid-scale retail ▪ Commercial Service Facilities ▪ Professional Offices ▪ Community Facilities ▪ Parks/Open Space ▪ Sale of Agricultural Products <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached, townhouses, duplexes, and apartments) ▪ Light Industry ▪ Small-scale retail ▪ Commercial Service Facilities ▪ Professional Offices ▪ Community Facilities ▪ Educational Facilities ▪ Transportation Facilities ▪ Recreation Facilities ▪ Parks/Open Space <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Sale of Agricultural Products
Recommended Densities	<p>Density ranges (per acre) with public utilities:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities 	<p>Density ranges (per acre) with public utilities:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No separate density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities 	<p>Density ranges (per acre) with public utilities of:</p> <ul style="list-style-type: none"> • Single Family Detached (4-10) • Duplexes (6-12) • Townhouses (8-15) • Apartments (8-50) <p>Note:</p> <ul style="list-style-type: none"> • No separate density standard for non-residential uses • Maximum density of 1 dwelling unit per acre with on-lot utilities
Recommended Sewer and Water Systems	Public sewer and public water systems	Public sewer and public water systems	Public sewer and public water systems
Recommended Land Use Practices and Tools	Traditional Neighborhood Development, Community Housing, Performance Standards	Traditional Neighborhood Development, Community Housing, Performance Standards	Traditional Neighborhood Development (TND), Planned Residential Development (PRD), Community Housing

The majority of the Muncy Creek Planning Area is recommended as a rural resource area, including Picture Rocks Borough and all of Shrewsbury Township. Picture Rocks is designated as a Rural Resource Center, where mixed uses can be clustered amid rural surroundings. The balance of the rural resource area is comprised of lands recommended for rural uses. These areas are most suitable for woodlands, agriculture and rural living uses.

In several locations, land uses associated with rural resource areas are designated within the growth boundary. These locations represent logical places to promote development before making adjustments to the growth boundary. These should be considered as potential future growth areas.

"Future Growth Area," an area of a municipality or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses are permitted or planned at varying densities and urban services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension of urban services.

Act 2000-67 (amendment to the PA MPC)

In conjunction with the growth and rural resources areas, and their respective future land use categories, several overlay categories are recommended to provide special protection or development guidance for specific resources or locations. The following table outlines the special guidance provisions for these overlay areas, to be further developed and refined through local zoning and/or subdivision and land development ordinances.

Scenic/High Quality Watershed overlay provisions are recommended for the upper Muncy Creek valley, including all of Shrewsbury Township, as well as the mouth of Muncy Creek where it converges with the Susquehanna River.

Floodway/Floodplain overlay provisions are recommended throughout the respective FEMA-designated areas.

Table 8 Recommended Uses and Development Guidance in the Rural Resources Areas

Rural Resource Area			
	Rural	Rural Center	Village
Purpose	To support traditional agriculture, forestry and other natural resource production/extraction uses and accommodate supporting activities.	To concentrate a variety of residential uses and small-scale retail and service activities that support rural communities.	To preserve concentrated residential uses as rural neighborhoods.
Recommended Uses	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Commercial Agricultural and Traditional Agricultural Uses ▪ Agricultural Sales and Services ▪ Recreation/Open Space Uses ▪ Natural Resource Production/Extraction Uses ▪ Small scale-industry, businesses, stores, offices and community facilities, which, by nature, require a rural location or are designed to serve the rural area. <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached dwellings) 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached dwellings, duplexes, apartments, and mobile home parks) ▪ Neighborhood Commercial Uses ▪ Light Industry ▪ Professional Offices ▪ Community Facilities ▪ Educational Facilities ▪ Recreation Facilities ▪ Parks/Open Space ▪ Agricultural Sales and Services ▪ Sale of Agricultural Products <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Transportation Facilities 	<p>Primary:</p> <ul style="list-style-type: none"> ▪ Housing (single family detached dwellings, duplexes, apartments, and mobile home parks) ▪ Neighborhood Commercial Uses <p>Secondary:</p> <ul style="list-style-type: none"> ▪ Transportation Facilities
Recommended Densities	<ul style="list-style-type: none"> ▪ Minimum density of one (1) dwelling unit per acre. ▪ Sliding Scale (Density is based on the size of the lot-effective agricultural zoning application) ▪ Open Space/Cluster Development (Densities same as above) 	<p>Density ranges (per acre) with public utilities of:</p> <ul style="list-style-type: none"> ▪ Single Family Detached (4-6) ▪ Duplexes (6-15) ▪ Apartments (8-15) ▪ Planned Residential Developments (4-12) ▪ Open Space/Cluster Development (Densities same as above) 	<p>Density ranges (per acre) with public utilities of:</p> <ul style="list-style-type: none"> ▪ Single Family Detached (4-6) ▪ Duplexes (6-15) ▪ Apartments (8-15) ▪ Planned Residential Developments (4-12) ▪ Open Space/Cluster Development (Densities same as above)
Recommended Sewer and Water Systems	<ul style="list-style-type: none"> ▪ On-Lot Disposal Systems (OLDS) ▪ Sewage Management Programs 	<ul style="list-style-type: none"> ▪ Shared On-lot Systems ▪ Small Flow or Community Package Treatment Facilities ▪ Public sewer and public water systems (in cases of need for public health) ▪ Sewage Management Programs 	<ul style="list-style-type: none"> ▪ On-Lot Disposal Systems (OLDS) ▪ Shared On-lot Systems ▪ Sewage Management Programs ▪ Small Flow or Community Package Treatment Facilities ▪ Public sewer and public water systems (in cases of need for public health)
Recommended Land Use Practices and Tools	Open Space/Cluster Development	Traditional Neighborhood Development (TND), Planned Residential Development (PRD), Open Space/Cluster Development , Community Housing	Planned Residential Development (PRD), Open Space/Cluster Development

Table 9 Recommended Uses and Development Guidance for Special Resources Areas

Other/Overlay		
	Scenic Area/HQ Watershed	Floodway/Floodplain
Purpose	To protect significant natural resources, including stream corridors, woodlands, wetlands, groundwater recharge areas, steep slopes (>25%), and prime agricultural soils, and scenic areas through special land use and development guidance.	To conserve lands areas naturally affected by flood events
Recommended Uses	Primary: <ul style="list-style-type: none"> ■ Parks and Open Space ■ Woodlands ■ Agriculture Secondary: <ul style="list-style-type: none"> ■ Single family detached housing 	Primary: <ul style="list-style-type: none"> ■ Parks and Open Space ■ Stream/River access ■ Woodlands ■ Agriculture
Recommended Restrictions for Land Use and Development	No Junk/salvage yards	No Junk/salvage yards
Special Guidance for Land Use and Development	Signage regulations Property maintenance requirements	
Recommended Densities	<ul style="list-style-type: none"> ■ Minimum density of one (1) dwelling unit per acre. ■ Sliding Scale (Density is based on the size of the lot) ■ Open Space/Cluster Development (Densities same as above) 	
Recommended Sewer and Water Systems	<ul style="list-style-type: none"> ■ On-Lot Disposal Systems (OLDS) ■ Sewage Management Programs 	Per underlying recommendations/regulations
Recommended Land Use Practices and Tools	Overlay zoning district	Overlay zoning district



Lime Bluff Recreation Area, Wolf Township

The Muncy Creek Planning Area contains one development of regional significance: the Lime Bluff Recreation Area. This development, or perhaps better titled conservation of regional significance, represents the collective efforts of the East Lycoming Recreation Authority, the East Lycoming School District and private landowners to preserve a significant open space for passive recreation and to link it to the nearby school district complex.

Table 80 Acres of Developable Land within the Designated Growth Areas of the Muncy Creek Planning Area

MUNICIPALITY	NAME	ZONING DISTRICT	TOTAL ACRES IN ZONING DISTRICT	DEVELOPED ACRES	AVAILABLE ACRES*	NET DEVELOPABLE ACRES**
Hughesville Borough	Designated Growth Area	O	61.93	61.55	0.38	0.38
		R-1	72.44	67.80	4.64	4.64
		R-2	196.47	196.46	0.01	0.00
		R-3	22.77	22.77	0.00	0.00
		C-1	14.77	14.77	0.00	0.00
		C-2	27.51	27.51	0.00	0.00
		I	17.61	17.61	0.00	0.00
Muncy Borough	Designated Growth Area	R-1	328.99	306.42	22.57	12.60
		R-2	73.82	71.60	2.23	0.00
		R-3	34.12	34.12	0.00	0.00
		C	15.75	15.52	0.22	0.00
		CBD	12.47	12.47	0.00	0.00
		I	62.73	50.35	12.38	0.00
Muncy Creek Township	Designated Growth Area	FW	89.04	25.19	63.84	0.07
		A	509.46	206.88	302.58	207.25
		R	1,264.65	525.18	739.47	716.20
		C-1	140.67	91.26	49.41	40.86
		C-2	152.92	81.63	71.30	58.65
		I-1	53.31	43.86	9.45	0.00
		I-2	333.60	140.29	193.31	114.62
Wolf Township	Designated Growth Area	FW	158.63	36.45	122.18	10.28
		A-R	380.07	44.06	336.01	286.97
		R-S	321.73	171.82	149.91	123.86
		R-U	603.31	268.18	335.13	322.36
		C	136.84	97.37	39.47	27.20
		I	212.96	83.02	129.94	129.94

Source: Lycoming County EDPS

* Acres currently in field, cultivated, woods, or vacant land use.

** Available acres minus floodway, floodplain, steep slopes, wetlands, state lands, and federal lands.

Table 91 Acres of Developable Land outside the Designated Growth Areas of the Muncy Creek Planning Area

MUNICIPALITY	ZONING DISTRICT	TOTAL ACRES IN ZONING DISTRICT	DEVELOPED ACRES	AVAILABLE ACRES*	NET DEVELOPABLE ACRES**
Muncy Creek Township	FW	1,524.16	490.63	1,033.53	0.09
	A	8,122.20	810.67	7,311.53	3,679.83
	R	773.76	307.46	466.30	181.68
	C-1	0.19	0.19	0.00	0.00
	C-2	27.83	14.09	13.74	3.41
	I-1	3.69	1.38	2.32	0.00
	I-2	205.98	62.55	143.42	6.77
Picture Rocks Borough	OS	333.06	71.91	261.16	77.32
	R	199.69	134.71	64.98	43.70
	VC	76.01	72.50	3.51	1.14
Shrewsbury Township	C (Cons)	10,155.21	273.99	9,881.22	6,490.53
	A	219.93	28.51	191.42	0.00
	R	603.80	129.79	474.01	245.64
	V	186.08	87.99	98.09	40.88
	LI	45.11	17.52	27.58	3.54
Wolf Township	FW	453.63	60.14	393.49	0.47
	A-R	7,676.02	689.57	6,986.45	3,541.33
	R-S	2,396.58	423.98	1,972.60	872.62
	R-U	103.87	26.93	76.95	43.20
	C	86.93	41.09	45.84	16.61

Source: Lycoming County EDPS

* Acres currently in field, cultivated, woods, or vacant land use.

** Available acres minus floodway, floodplain, steep slopes, prime ag soils, wetlands, state lands, and federal lands.



Tivoli in Shrewsbury Township

Comprehensive Plan

Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Transportation Plan draws upon issues related to the movement of people and goods to outline a strategic plan for a multi-modal transportation network that improves mobility for people and the economy.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of transportation conditions and trends were identified in relation to the Muncy Creek Planning Area as a whole or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within the Planning Area:

1. **The Planning Area is served by a well-defined transportation corridor**, with plans to improve access to other areas. However, growth has put significant pressure on the local road systems, particularly the corridors served by Route 405 and Route 220.
2. **Public Transit** is currently available within the more urbanized areas of the County. City Bus, which is operated by the Williamsport Bureau of Transportation, has scheduled fixed routes that serve most of the area along the river corridor, but not the communities in the outlying areas to the north and

south. The lack of public transit options limits opportunities for residents who may wish to find alternative ways to work and for those who don't own a car or drive at all, e.g., younger residents and senior citizens.

3. **Access management needs to be improved.** Currently there are too many access drives along the main thoroughfares, and many of these are poorly designed. This has resulted in a number of safety issues.
4. **Many of the bridges in the Planning Area need major rehabilitation or replacement.** Funding these projects is a challenge, but the need is great. In fact the Williamsport Area Transportation Study Long Range Plan includes 10 bridge projects in Stage I and 10 more in Stage II.
5. **The Williamsport Regional Airport provides connecting services to Philadelphia; however, affordability is an issue for many residents.** Located in the Borough of Montoursville, the Williamsport Regional Airport is classified by the Pennsylvania Bureau of Aviation as a scheduled service facility and provides services to area businesses, residents, and companies visiting the region. The airport provides commercial airline services with direct flights via US Airways Express to major international hubs at Philadelphia and Pittsburgh. Multiple daily departures connect Williamsport to over 160 cities in the U.S., Canada, Europe, and Central and South America. Due to the Airport Authority's Fare Watch Program, which is designed to keep the airport's fees competitive, fares are normally within 5-15 percent of competitor's prices.
6. **Truck Traffic through Muncy Borough along Route 405** has increased significantly with the development of the industrial park in Clinton Township. Residents would like to investigate the possibility of a by-pass.
7. **There are numerous intersections throughout the Planning Area that appear to have reached capacity for the type and volume of traffic that passes through them.** They include the intersections of Routes 405/US 220 and Routes 118/405 in Hughesville, Routes 864 and US 220 in Picture Rocks, and Routes 405 and Main Street in Muncy.



Muncy Creek Bridge

For a more detailed analysis of transportation conditions and trends, see the following profiles in the Technical Background Studies Document:

No. 4 – Transportation System Profile

Creating the Vision, Establishing the Goals, and Setting the Objectives

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Muncy Creek Planning Area. The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future for this topic area.

Issue: Traffic congestion and access points to roadways are increasing



Downtown Muncy Borough

The Implications to Our Community

- Traffic congestion in the Muncy Creek Planning Area is increasing due to intersections that have reached their capacity to move traffic efficiently.
- Traffic hazards are increasing due to this congestion and to numerous access points onto major roadways.

Our Vision for the Future

The transportation network in the Muncy Creek Planning Area will include roadways and intersections, as well as public transit, bicycle and pedestrian facilities, that are improved, where needed, and compatible with desired land uses.

Common Goals

To more fully develop effective multi-modal transportation network, including public transit components

Common Objectives

- Continue to identify and submit roadway improvements to PENNDOT with priority given to projects with multi-modal components.
- Expand park and ride facilities
- Increase bicycle and pedestrian facilities and connections


Discerning the Strategic Actions


This matrix demonstrates that there are several key strategies that could positively impact the multiple key community and economic development issues identified for the Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as outlined under the strategic tasks on the following pages.


Matrix 3 Issues and Strategies for Transportation

Key Issues for the Muncy Creek Planning Area


Strategic Action	<i>Multi-modal transportation network</i>	<i>Increase public transit availability/use</i>	<i>Traffic congestion/roadway network</i>
Maintain public transit as a viable transportation alternative in Lycoming County.	Not a priority issue	Not a priority issue	X
Increase bicycle and pedestrian facilities and connections.			X
Maintain/improve roadways to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.			X

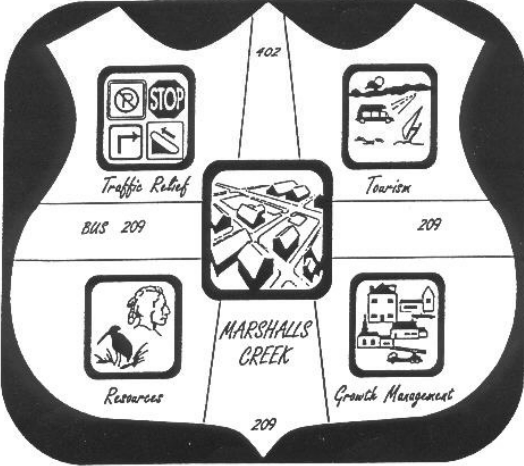
Strategy #1	
Maintain public transit as a viable transportation alternative in Lycoming County.	
Methods, Tools, and References	
Transit Needs Assessment, Transit Marketing Strategy, Walkable Communities Assessment	
Partners	
County, City of Williamsport, Local Municipalities, STEP Inc., PENNDOT, CityBus	
Funding Sources	
Federal Aviation Administration Funding, Air 21 Reauthorization	
Strategic Action	Notes
<p>1a. Continue working closely with Williamsport Bureau of Transportation to assess transit needs and opportunities.</p>	<p>This strategic action was identified as a very important priority during the June 2003 Transportation Workshop. It should address the exploration of institutional arrangements to provide transit to areas that have a demand for such service.</p>
<div style="text-align: center;">  <p><i>City Bus at the Trade and transit Center</i></p> </div>	
<p>1b. Develop a consistent strategy for route assessments.</p>	<p>Local municipalities should play an integral role in establishing transit routes that are compatible with and serve local community goals and objectives.</p>
<p>1c. Include transit network/facilities in downtown development plans.</p>	<p>The Trade and Transit Center plays a critical role in the redevelopment plans for downtown Williamsport. Transit initiatives on a smaller scale should play a role in other communities.</p>
<p>1d. Encourage new development that is transit oriented, where appropriate.</p>	<p>Providing increased development density along major transit corridors will provide the mass of ridership necessary to make transit services efficient, affordable and marketable. (continued)</p>



Strategic Action	Notes
 <p><i>Excerpt from the French Creek Center Concept Plan for Phoenixville, PA – a transit-oriented design concept</i> Source: www.pecpa.org</p>	<p>In addition, new developments should include facilities that will promote the use of transit such as good safe parking lots with pedestrian pavilions to protect riders from the elements.</p>
<p>1e. Evaluate the need for park and ride facilities in outlying areas.</p>	<p>Providing alternatives to single occupancy vehicles is important for providing alternative modes of travel, reducing air pollution, and protecting congested travel corridors. Strategically located and well-designed park and ride facilities can help promote car-pooling, transit and ride-sharing initiatives.</p>

Strategy #2	
Increase bicycle and pedestrian facilities and connections.	
Methods, Tools, and References	
Partnerships, Needs Assessment, Susquehanna Greenway Initiative	
Partners	
County, WATS, PENNDOT, school districts, developers, health care community	
Funding Sources	
Federal Transportation Appropriations, and Transportation Enhancements, Hometown Streets and Safe Routes to School Program, Community Conservation Partnership	
Strategic Action	Notes
2a. Develop connectors between existing bike routes and pedestrian routes.	<p>Bicycle and pedestrian facilities are important components of any community for non-drivers, both young and old. Where off-road connections between neighborhoods and common destinations can be made, they should be requested if not required of developers. Retrofitting trails into existing development is also possible, particularly when the entire community is in support of increasing transportation alternatives.</p> <p>An expanded and improved network of bike and pedestrian facilities will provide expanded mobility options to Planning Area residents.</p>
2b. Encourage new development that incorporates bike/pedestrian facilities. Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.	<p>“Healthy Communities” that provide better opportunities to walk or bike to key daily functions, such as school, shopping, civic and recreation sites, are now in more demand.</p> <p>Consider bike/pedestrian facilities as options for meeting recreation requirements of the subdivision and land development process.</p>
	
<p><i>One examples of a walkable community</i> www.pedbikeimages.org/DanBurden</p>	

Strategic Action	Notes
2c. Continue active participation in the development of the Susquehanna Greenway.	The Susquehanna River Greenway is an important regional connection. Off-road trails in the greenway could connect Muncy with activities throughout the river corridor.
2d. Promote the use of bike/pedestrian facilities as a recreation and destination alternative.	All development initiatives, whether for the development of highway infrastructure, development of parks, or development of residential subdivisions, should include consideration of pedestrian and bicycle facilities. Local ordinances should be reviewed to ensure that this issue is adequately addressed. Also see Strategic Action 4h.
2e. Continue utilization of available transportation enhancement funding for bike/pedestrian facilities.	This should be coordinated with the prioritization of the Williamsport Area Transportation Study, in which planning partners should give input.
2f. Develop partnerships with local biking clubs to promote routes, assess needs, and develop alternative funding possibilities.	

Strategy #3	
Maintain/improve roadways through redesign initiatives to provide a safe and efficient mode of travel for local residents, visitors, and through-travelers.	
Methods, Tools, and References	
Partnerships, Transportation and Land Use Management Strategies, Project Prioritization.	
Partners	
County, Local Municipalities, PENNDOT, SEDACOG, Rail Authority, Transit Authorities	
Funding Sources	
Annual Federal Transportation Appropriations Process, TEA Reauthorization, PENNDOT 12-Year Program	
Strategic Action	Notes
<p>3a. Complete programmed bridge replacement and rehabilitation projects. Identify and prioritize additional bridge candidates for TIP funding based upon the PENNDOT BMS state bridge condition data and the Lycoming County Bridge Inspection Program.</p>	<p>With so many streams and crisscrossing transportation corridors both highway and rail, and rural areas requiring access for everyday activities and promoting tourism, safe functional bridges are a priority in Lycoming County. Municipalities need to work together to promote bridge priorities at the state level.</p>
<div style="text-align: center;">  <p><i>Muncy River Bridge</i></p> </div>	
<p>3b. Continue to work closely with Lycoming County to identify priorities and to program projects, locally through PENNDOT’s Twelve-Year Plan.</p>	<p>Also see Strategic Action 3a above.</p>

Strategic Action	Notes
<p data-bbox="250 270 719 338">3c. Integrate land use planning with major transportation projects.</p>  <p data-bbox="201 863 797 961"><i>Logo from the Comprehensive Transportation and Land Use Management Strategy for Marshalls Creek/Route 209</i></p>	<p data-bbox="833 270 1393 520">Good transportation systems should efficiently serve land use development patterns, while good land use plans should evaluate available transportation infrastructure and transportation improvements. In the past this has rarely been accomplished.</p> <p data-bbox="833 560 1398 877">Today, PENNDOT is working more closely with counties and local municipalities to better integrate transportation and land use planning initiatives. In several locations throughout this state, Comprehensive Transportation and Land Use Management Strategies involving many municipal partners and stakeholders have been initiated.</p>

Strategy #4	
Maintain and expand (where appropriate) the infrastructure for the rail network.	
Methods, Tools, and References	
Partnerships, Service Evaluations.	
Partners	
County, SEDA-COG, IPC, Chamber of Commerce, Norfolk Southern Railroad, LVRR, PENNDOT, Williamsport Regional Airport	
Funding Sources	
Rail Freight Assistance Program, FAA Funding, Federal Transit Administration Funding, Commonwealth Capital Budget	
Strategic Action	Notes
<p>4a. Continue to work closely with the SEDA-COG Joint Rail Authority to identify opportunities for rail service improvements within the planning area.</p>	<p>Currently, the Lycoming Valley Railroad (LVRR) is the key provider of service and needs to be an integral part of this strategic action. It will be important to maintain and upgrade the LVRR to provide for Class 2 or better tracks with connections to competitive Class 1 railroad operators. Funding is a critical concern that will require the consideration of funding opportunities related to transportation enhancements, historic enhancements, and tourist excursions.</p>
 <p><i>Lycoming Valley Railroad</i></p>	
<p>4b. Support efforts to explore the possibilities of greater connectivity with other transportation modes – air, road, and transit.</p>	<p>Federal funding strategies currently favor multi-modal connectivity. It is anticipated that future Federal funding programs will also place emphasis on this approach. Planning partners should support the County’s efforts to be proactive in accomplishing multi-modal connections.</p>
 <p><i>Williamsport Regional Airport</i></p>	

Strategic Action	Notes
<p>4c. Complete rail projects currently identified in WATS 20 year Long Range Plan.</p>	<p>Municipalities should give their input to the prioritization of projects.</p>
<p>4d. Work with IPC to promote rail services as a potential asset for new business development.</p>	<p>Municipalities should participate in these discussions to contribute and to be aware of the related community impacts.</p>
<div data-bbox="269 598 729 854" data-label="Image"> </div> <p data-bbox="310 856 691 888"><i>Muncy Industrial Park Phase II</i></p>	<p>Municipalities should also support the County’s efforts to develop rail serviced industrial sites and promote rail freight to new and existing industries and business. Appropriate sites would include the following features:</p> <ul style="list-style-type: none"> ○ 2% or less grade ○ Proximity to rail ○ Outside the 100 year floodplain ○ Chamber or IPC involvement ○ Brownfield Sites



Defining the Issues, Validating Issues, and Identifying Trends

Creating the Vision, Establishing the Goals, and Setting the Objectives

Discerning the Strategic Actions

The Community Infrastructure Plan integrates issues related to community facilities and services, and public utilities with a vision for sustained service quality into a strategic plan for the effective delivery of services to residents and businesses in the Muncy Creek Planning Area. This Plan covers, perhaps, the broadest range of issues of any of the Comprehensive Plan's internal components, and definitively involves the greatest number of stakeholders, policy and decision-makers, and state and federal agencies. Therefore, the recommendations of this Plan inherently involve broad partner participation and cooperation.

Defining the Issues, Validating Issues, and Identifying Trends

Many of the important issues that could potentially impact the community in terms of community facilities, services and public utilities were identified in relation to the County as a whole or to the broader region. The following issues were noted by the Planning Advisory Team as being of particular importance within rural Lycoming County:

1. **Water Quality for Wells** - The quality of the natural groundwater is not high in many areas. Although well water may be potable, often it is not palatable without treatment. Pollution of groundwater from non-point

sources, such as agriculture, has not been identified as problematic.

2. **Water Quantity for Wells** - The quantity of water available through drilling of private wells has been problematic in several areas. Areas have been identified where there is no source of well water available, with instances of residences constructed without a public or private water source.
3. **Storm Water Management Problems** - Development has occurred without storm water management controls required. This has led to runoff problem areas adjacent to township roads and complaints amongst residents.
4. **Telecommunication Towers** - Telecommunication tower issues are two-fold. It is important that the Muncy Creek Corridor have cellular telephone service without dead space. Also commercial and industrial growth requires cellular service. In this regard there is a need for a planned distribution of cellular towers to insure adequate service is provided. On the other hand, the placement of cellular towers must be reviewed in relation to the natural beauty of the communities and the viewsheds.
5. **Flood Protection** - Flood protection from Muncy Creek and the Susquehanna River is a primary concern of many citizens.
6. **Good school systems (public/private)** - The communities in the Muncy Creek Planning Area have the opportunity to attend quality public and private school systems at the elementary, middle school and high school levels. Additionally, there are excellent technical schools, colleges, and universities in the immediate area.
7. **Intermunicipal Cooperation** - There are cooperative agreements in-place and a general spirit of cooperation between the municipalities in providing services. Municipalities in this Planning Area are members of the West Branch Council of Governments.
8. **Integration of Land Use and Facilities** - There has been poor integration of land use changes with existing facilities.
9. **Subdivision without Infrastructure** - An issue that is prevalent throughout the rural areas of these municipalities is residential subdivisions that are planned and constructed without adequate road network, sewage treatment, or water supply.



Muncy High School

- 10. Access to the Susquehanna River** - Access to the river is both a strong point and a weakness. The river is a tremendous recreational asset flowing through the community. In some respects it is readily accessible, however, there is room for significant improvements in boating access and general public access.
- 11. Bikeway Connectivity** - This area does not have any connection to the regions bikeways.
- 12. Natural Beauty** - This area of central Pennsylvania is rich in natural beauty, with tree covered mountains and rich valleys. There are vistas and scenic overlooks throughout the County. A single trip along any one of a number of scenic corridors, such as the Muncy Valley, US Routes 220, and PA Routes 118 and 442, will bring visitors back to our area year after year. There is seasonal beauty with snow-covered mountains in the winter, lush greenery and abundant wildlife in the spring and summer, and a fall foliage that rivals any in the world.



A riverside trail in Muncy Creek Township

- 13. Outdoor Recreation** - There are many opportunities for outdoor recreation with numerous hiking and mountain biking trails in nearby State Forest Land and State Game Lands. The opportunities for outdoor recreation in the vast forestland and open fields of Lycoming County are endless. The region is also rich with quality streams and creeks, plus the Susquehanna River, offering opportunities for swimming, boating and fishing.

14. Indoor Recreation (YMCA, YWCA) - There are indoor recreation facilities within a reasonable distance, including the YMCA & YWCA in Williamsport and several commercial facilities.

15. Recreation Facilities - There is a community pool supporting these communities. Recreation facilities such as baseball and soccer fields have been constructed through volunteer efforts, with improvements dependent on donations and volunteerism. There are excellent recreation areas and parks, such as Lime Bluff, Kiess, Van Rensselear, and Bodines, including a new accessible playground at Van Rensselear park. The Planning Area still lacks community playgrounds.

For a more detailed analysis of community infrastructure conditions and trends, see the following profiles in the Technical Background Studies Document:

No. 3 - Utilities Profile

No. 5 - Community Facilities and Services Profile

Additional information can be found in the County's Open Space, Recreation, and Greenways Plan. For a summary of this functional plan's purpose, goals, and recommendations, see Chapter 7.

Creating the Vision, Establishing the Goals, and Setting the Objectives

While many other issues were identified, these land use and resource management issues were of the greatest concern to community leaders and residents of the Muncy Creek Planning Area. The following discussion of issues, trends and implications, consensus vision, and goals and objectives documents the preferred future for this topic area.

Issue: The availability and maintenance of public Infrastructure impacts potential residential, commercial and industrial growth.

The Implications to our Community

- Existing infrastructure is aging and is expensive to repair/replace.
- Many areas in Lycoming County do not have sufficient infrastructure, particularly water and sewer, to support development.
- Expanded infrastructure may lead to concentrated growth along infrastructure corridors.

Our Vision for the Future

We will improve and rehabilitate existing infrastructure to maintain quality service levels and to attract new and re-development to our designated growth areas. We will expand the infrastructure network, within these growth areas, through sound, coordinated land use, transportation and infrastructure planning.

Common Goals

To develop and maintain effective infrastructure systems for long-term community use and to expand systems in targeted areas

Common Objectives

- Improve/Upgrade infrastructure components
- Replace outdated infrastructure
- Plan expansion in conjunction with sound land use planning

Table 12 Growth Scenario* Based on Population Projections versus Sewer Capacity in the Muncy Creek Planning Area – Part 1

Municipality	ALL POPULATION SCENARIO IN GROWTH AREA					
	2000 Pop.	Year 2020 Highest Projection / Target	Population Difference	Average Household Size / Municipality	EDUs (1,2)	GPD for Population Difference (3,4)
Hughesville Borough	2,220	2,567	347	2.3	151	34,700
Muncy Borough	2,663	2,653	(10)	2.33	(4)	(1,000)
Muncy Creek Township	3,487	5,378	1,891	2.48	763	189,100
Picture Rocks Borough	693	758	65	2.53	26	N/A
Shrewsbury Township	433	498	65	2.39	27	N/A
Wolf Township	2,707	4,357	1,650	2.58	640	165,000
Totals	12,203	16,211	4,008	---	1,549	387,800

Table 13 Growth Scenario* Based on Population Projections versus Sewer Capacity in the Muncy Creek Planning Area – Part 2

Municipality	ACREAGE FOR BUILDOUT DEMAND ULTIMATE SCENARIO			
	Net Dev. Acres in Res. Zones (5,6)	Net. Dev. Acres minus Efficiency Factor of 25%	EDUs (1,7)	GPD (Sewage) for Acres (8)
Hughesville Borough	4.64	3.48	10	2,401
Muncy Borough	12.60	9.45	28	6,606
Muncy Creek Township	716.20	537.15	1,611	399,640
Picture Rocks Borough	N/A	N/A	N/A	N/A
Shrewsbury Township	N/A	N/A	N/A	N/A
Wolf Township	733.19	549.89	1,650	425,617
Totals	1,466.63	1,099.97	3,300	834,263

Notes:

*Growth area calculations include Designated Growth Areas and Future Growth Areas

Italicized entries show dwelling unit calculations for municipalities outside of the growth area.

(1) EDU=Equivalent Dwelling Unit— term used in sewage calculations; i.e. dwelling units (DU)

(2) Based on Population Increase/Average Household (per 2000 Census used for scenario)

(3) GPD (gal. per day) = Population Difference x 100 gal. per capita

(4) N/A because municipality has zero acres available for development within the growth area

(5) Residential zones include A-R

(6) Net Developable Acres = Acres for development minus (floodway + floodplain + steep slopes + wetland + public ownership)

(7) 3 DU/acre for estimate of build-out

(8) GPD = Avg. Household x 100 gal per capita x EDUs

Table 14 Growth Scenario* based on Building Permit Trends of Past 20 Years versus Sewer Capacity in the Muncy Creek Planning Area – Part 1

Municipality	RESIDENTIAL BUILDING PERMIT DEVELOPMENT PROJECTION AT YEARLY RATE BASED ON LAST 20 YEARS				RESIDENTIAL BUILDOUT DWELLING UNIT (DU) SUMMARY		
	Average DU/yr (9,10)	Total DUs in 2020	Average Household Size	GPD for Building Permits (11)	Population-based (12)	Acreage-based (12)	Building permit-based
Hughesville Borough	6.25	125	2.30	28,750	151	10	125
Muncy Borough	7.40	148	2.33	34,484	(4)	28	148
Muncy Creek Township	23.70	474	2.48	117,552	763	1,611	474
Picture Rocks Borough	2.50	50	2.53	12,650	26	N/A	50
Shrewsbury Township	3.30	66	2.39	15,774	27	N/A	66
Wolf Township	20.50	410	2.58	105,780	640	1,650	410
Totals	63.65	1,157	---	286,566	1,549	3,300	1,157

Table 15 Growth Scenario* based on Building Permit Trends of Past 20 Years versus Sewer Capacity in the Muncy Creek Planning Area – Part 2

Municipality	ACREAGE FOR COMMERCIAL BUILDOUT DEMAND SCENARIO			ACREAGE FOR INDUSTRIAL BUILDOUT DEMAND SCENARIO			Comm./ Ind. GPD Totals
	Net Dev. Acres in Commercial Zones (6)	50% Buildout Acreage (13)	GPD (Sewage) for Acres (14)	Net Dev. Acres in Industrial Zones (6)	50% Buildout Acreage (13)	GPD (Sewage) for Acres (14)	
Hughesville Borough	0.00	0.00	0	0.00	0.00	0	0
Muncy Borough	0.00	0.00	0	0.00	0.00	0	0
Muncy Creek Township	81.89	40.94	29,725	114.38	57.19	41,521	71,246
Picture Rocks Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shrewsbury Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wolf Township	27.20	13.60	9,874	129.94	64.97	47,167	57,040
Totals	109.09	54.54	39,599	244.32	122.16	88,687	128,286

Table 16 Available Treatment Capacity at Local Sewer Treatment Plants

Available GPD at Sewer Plant	
Hughesville Borough / Wolf Township	275,000
Muncy Borough	700,000

Notes:

*Growth area calculations include Designated Growth Areas and Future Growth Areas

(6) Net Developable Acres = Acres for development minus (floodway + floodplain + steep slopes + wetland + public ownership)

(9) DU = dwelling units

(10) Average DU/year = (residential units (1980-1989) + residential units (1990-2000))/20 years

(11) GPD (gal per day) = DUs in 2020 x Avg. HH x 100 gal per capita

(12) From Table 12 Growth Scenario Based on Population Projections versus Sewer Capacity in the US 15 South Planning Area

(13) Forecast 50% of available acres are developed in growth area by 2020

(14) GPD = Buildout acreage x 726 gal per day per acre

Issue: Open Space, State Forest Land and State Game Lands have existing, untapped potential for additional recreational and tourism development.

The Implications to our Community

- The natural setting of the County with abundant open space and immediate access to State Forest Land and State Game Lands provides a great environment to live in and raise a family.
- The natural setting, abundant wildlife, and excellent fishing opportunities provide a tremendous tourism potential.



Open Space in Shrewsbury Township



Open Space in Shrewsbury Township

Our Vision for the Future

Lycoming County will expand recreational opportunities on public and private lands where appropriate for and compatible with ownership and natural resource conservation needs.

Common Goals

To expand outdoor recreation opportunities where appropriate.

Common Objectives

- Integrate recreational opportunities with a multi-modal transportation network
- Encourage expansion of passive recreational uses on state lands
- Support tourism expansion, particularly small business tourism operations, e.g. bed and breakfasts, hunting lodges, etc.
- Support wildlife protection through state agencies and local, private organizations
- Promote appropriate towns and villages as gateways to the County's natural resources

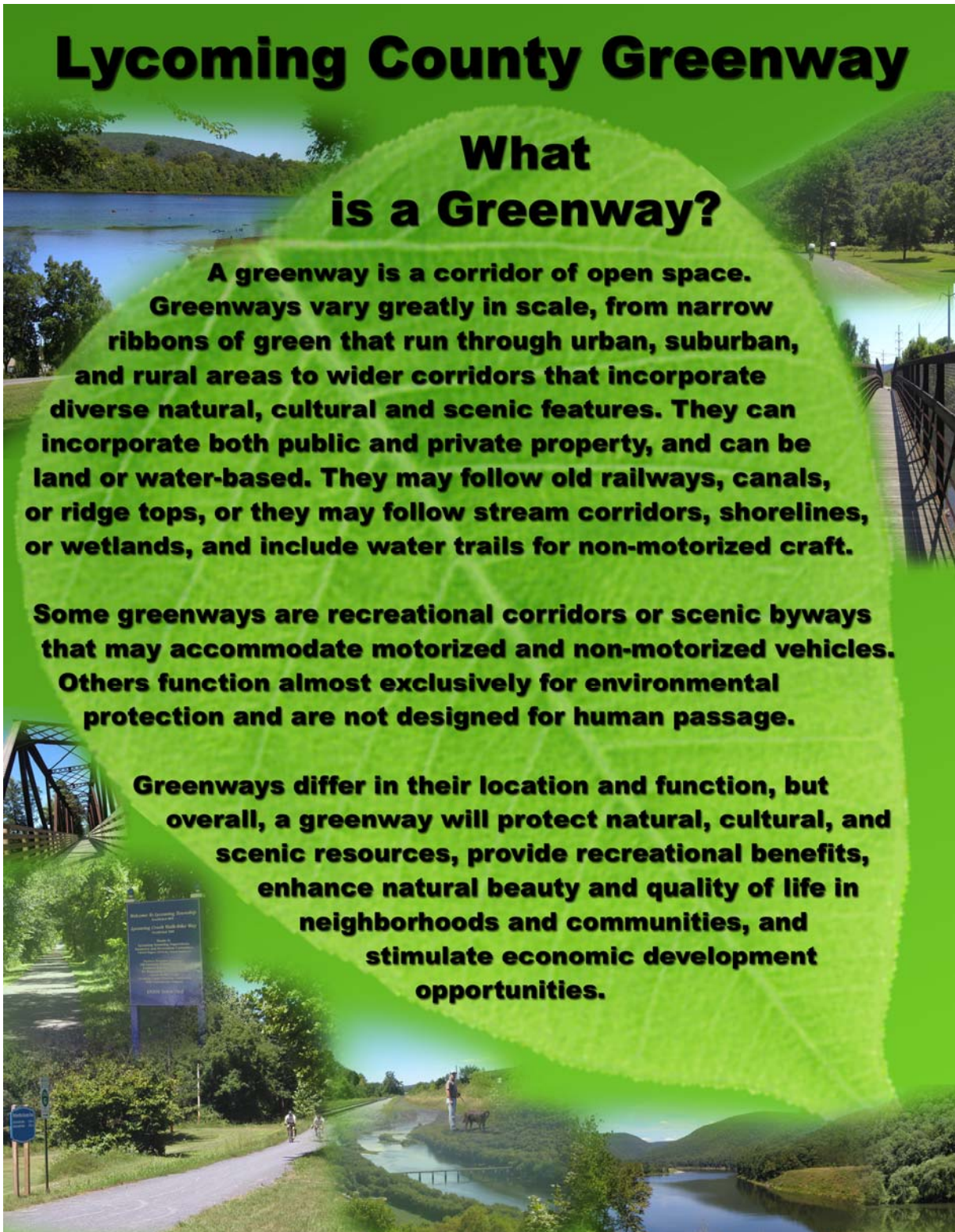
Lycoming County Greenway

What is a Greenway?

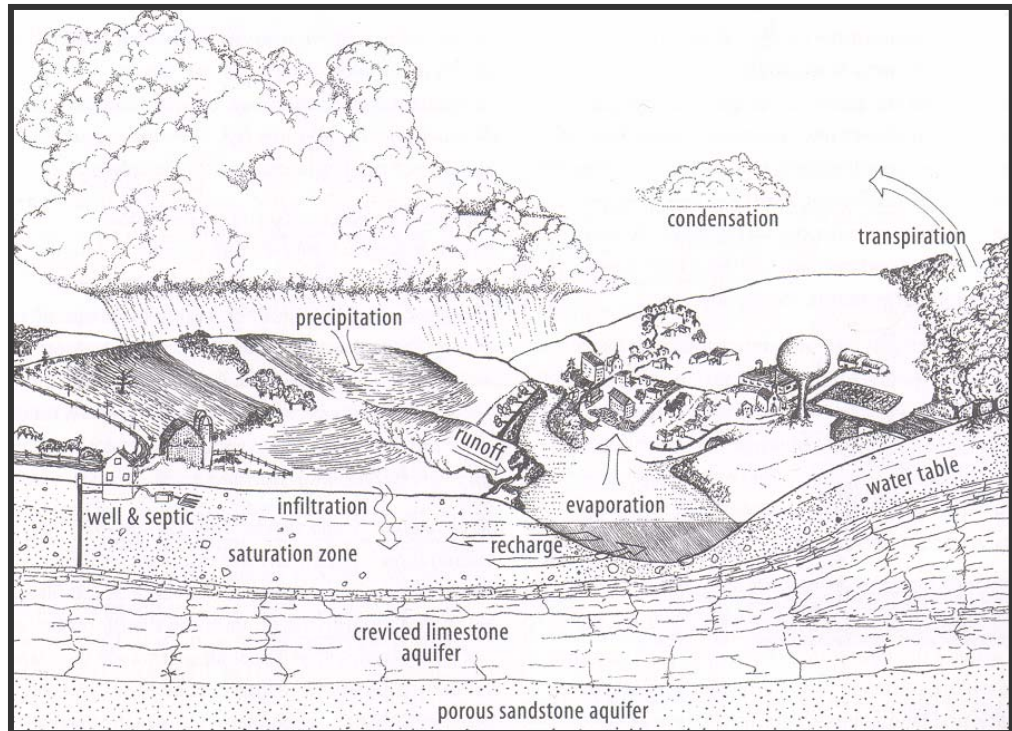
A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural and scenic features. They can incorporate both public and private property, and can be land or water-based. They may follow old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or wetlands, and include water trails for non-motorized craft.

Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designed for human passage.

Greenways differ in their location and function, but overall, a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.



Issue: Groundwater supply in some areas of the Muncy Creek Planning Area is limited. Groundwater quality is variable.



Groundwater may seem to be a limited resource, but is part of the much larger hydrologic cycle. Source: Huron River Watershed Council

The Implications to our Community

- Developing new wells may draw water away from existing wells.
- Some groundwater requires treatment to make water palatable prior to use.
- Inadequate stormwater controls increase runoff, erode soils, and threaten streams with polluted runoff waters. Streams are polluted and degraded, impacting wildlife habitat and fishing opportunities, and increasing the cost of water treatment for downstream public water supplies.

Our Vision for the Future

Development in the Muncy Creek Planning Area will be directed to areas with available public water or strong groundwater supply.

Common Goals

To manage land development with regard for water service demand and water quality protection

Common Objectives

- Attract development to existing water service areas
- Allow development with associated private wells in areas of strong groundwater supply
- Discourage development near sensitive water resources (surface and groundwater recharge)

Issue: Intermunicipal Cooperation is productive and beneficial.

The Implications to our Community

- With intermunicipal cooperation, local governments can coordinate efforts toward providing services, addressing regional issues and conserving and protecting resources, potentially stretching the tax payer’s dollar.
- Without intermunicipal cooperation, each government operates on its own without expressed concern for the impacts caused to or by adjacent or regional municipalities.

Our Vision for the Future

Municipalities of the Muncy Creek Planning Area will work together, in addition to participation in the West Branch Council of Governments, to address development, conservation, public safety, emergency services and regulations with a coordinated, regional approach.

Common Goals

To further enhance intermunicipal cooperation

Common Objectives

- Encourage municipal membership and participation
- Encourage intermunicipal dialogue

Issue: Lack of concern for community character and image.

The Implications to our Community

- The image of our community as one based in natural beauty is negatively impacted by those who do not maintain their properties.
- Residents and businesses may choose to relocate to other communities.

Our Vision for the Future

Our community will take pride in the natural beauty of the region and care for the rural character of the community.

Common Goals

To maintain and enhance the image of Lycoming County as a scenic place where communities take pride in maintaining the image of their properties.

Common Objectives

- Promote community pride
- Assist landowners in proper disposal of salvage/junk materials
- Promote and increase recycling
- Increase enforcement of property maintenance codes



Streetscape character in Picture Rocks

Discerning the Strategic Actions


This matrix demonstrates that there are several key strategies that could positively impact the multiple key community and economic development issues identified for the Muncy Creek Planning Area. Each strategy represents a range of tasks to be undertaken by various partners and entities, as outlined under the strategic tasks on the following pages.

Matrix 4 Issues and Strategies for Public Infrastructure and Services


Key Issues for the Muncy Creek Planning Area



Strategy	<i>Community Facilities</i>	<i>Community Services</i>	<i>Recreation & Open Space</i>	<i>Storm Water Management</i>
Promote intermunicipal cooperation	X	X	X	X
Improve community image and appearance	X		X	
Develop new recreation opportunities			X	
Increase usage of existing recreational and other community facilities (e.g. libraries).	X	X	X	
Promote facilities and services to attract industry.	X	X	X	
Maintain viability of volunteer fire companies	X	X		
Promote effective stormwater management				X
Coordinate facilities development with land use plans.	X			

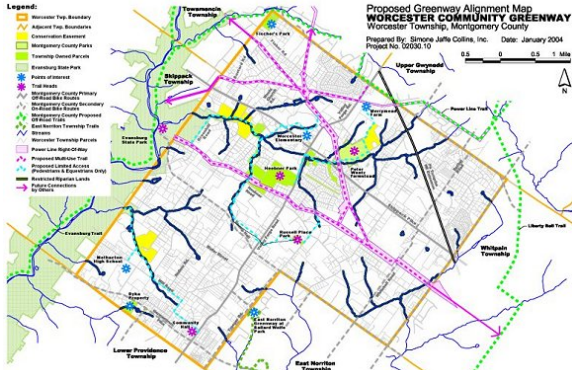
Strategy #1	
Promote Intermunicipal and Organization Cooperation	
Methods, Tools, and References	
Planning Advisory Team Involvement, formation of multi-dimensional council, cooperative agreements and educational information.	
Partners	
County, Municipal Government, COGs, Community Service Agencies, School Districts, Public Safety Organizations.	
Funding Sources	
Shared Municipal Services	
Strategic Action	Notes
1a. Identify Council of Government opportunities.	The municipalities in the Muncy Creek Planning area are members of the West Branch Council of Governments.
1b. Review potential for shared services.	The County Planning Commission, Department of Public Safety, and local police and fire service providers should work to establish a “Council of Agencies” and “Council of Public Safety Agencies” and then work with those councils to perform a systematic evaluation of community services to see where shared service opportunities may exist. Also see Strategic Action 1c and 1e below.
1c Review potential for consolidated services	Once Strategic Action 1b is completed, the next step will be to see if the results lend themselves to possible consolidation efforts. This will need to be coordinated by the Lycoming County Planning Commission Staff.


Strategic Action	Notes
<p>1d. Schools should work more closely with recreation organizations to provide improved recreational services including transportation to recreation resources.</p>  <p><i>Montgomery Area Athletic & Community Center</i></p>	<p>Schools have many recreational resources that go unused during certain periods. Increased use of such facilities may improve the public perception about increasing tax dollars to support school facilities.</p>
<p>1e. Establish a multi-dimensional “Council of Agencies” that will meet periodically to implement a strategy that effectively and efficiently provides community services and infrastructure to meet the needs of Lycoming County residents.</p>	<p>In the past agencies have not been getting together on a regular basis to address the efficient provision of community services. The existing North Central Interagency Council has provided a forum for professional networking that leads to further collaboration. This needs to be built upon and expanded into more comprehensive “Council of Agencies.” This is a priority action strategy. This council will need to establish a clear set of outcomes with goals, objectives and strategies for meeting those outcomes.</p> <p>Some of the key issues the Council of Agencies will need to address are good transportation for elderly and handicapped, and the importance of the family in dealing with both family and community needs.</p>
<p>1f. Develop and distribute educational material that highlights where and how shared services have worked in a beneficial way for the community.</p>	<p>Examples of shared services arrangements that are working successfully in Lycoming County include:</p> <ul style="list-style-type: none"> ○ West Branch Council of Governments ○ Old Lycoming and City Fire Departments ○ East Lycoming Recreation Authority ○ County / Municipal Zoning Partnership ○ County / Municipal Subdivision Partnership ○ Williamsport Recreation Commission

Strategic Action	Notes
<p>1g. Initiate the development of cooperative agreements by building on where good cooperation and agreements now exist.</p>	<p>The Lycoming County Planning Commission staff will develop a list of existing cooperative arrangements that will include the following:</p> <ul style="list-style-type: none"> ○ Name of Agreement ○ Function ○ Geographical Service Area ○ Program Scope ○ Legal Requirements for Formation ○ Organizational Structure ○ Scope of Membership ○ Contact Persons ○ Budget


Strategy #2	
Improve Community Image and Appearance	
Methods, Tools, and References	
Ordinances, Streetscape Plans, Clean-up Programs, Gateway Initiative, Art Displays	
Partners	
County, Local Municipalities, Community Organizations, Colleges, Schools	
Funding Sources	
Main Street Funding, Streetscape Enhancements	
Strategic Action	Notes
2a. Review ordinances to address junkyards.	The presence of junk creating an eye sore and bad image for the county is consistently viewed as a critical impediment to promoting the county as a good place to live and do business. The LCPC Staff should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of junk.
2b. Review abandoned vehicle ordinances.	Same as above.
2c. Develop community streetscape and traffic calming plans	Streetscapes such as those displayed here, provide a friendlier neighborhood feeling with safe pedestrian facilities that can promote improved livability in our communities.
 <p><i>Muncy neighborhood streetscape</i></p>	Primary focus should be in providing safe crossing for school children and downtown visitors.
2d. Review ordinances for screening and tree planting requirements.	The LCPC Staff should do a systematic audit of local ordinances and make recommendations on how to improve the regulation of landscaping and tree planting requirements. It is important that criteria for placing and maintaining trees in a manner that protects public safety be included.

Strategic Action	Notes
<p>2e. Adopt property maintenance ordinances.</p>	<p>The LCPC staff should develop a model ordinance.</p>
<p>2f. Establish a Community Clean-up Program</p>  <p><i>Volunteer litter patrol</i></p>	<p>The LCPC staff should investigate funding opportunities to support such an effort to deal with junk, junk cars, debris, and unsightly “lawn art.” The program should be monitored for success and highlights publicized in order to promote the image of a county and community that cares about the way it looks.</p>
<p>2g. Develop Community Gateways that reflect community heritage.</p>  <p><i>Gateway signage at Hughesville</i></p>	<p>The Community and Economic Development Plan identified the implementation of a “Community Gateway Initiative” as a critical strategy for community and economic development in the future. Those gateways should clearly reflect the character of the community. Key steps to achieving this include:</p> <ul style="list-style-type: none"> ○ Work with garden clubs, colleges, local schools and associations such as watershed associations. ○ Develop inventory of Gateway successes and publicize those successes. ○ Develop a list of those gateways that need improvement. ○ Establish criteria to define what a gateway is (i.e. natural settings, gardens, parks, scenic views etc.)

Strategy #3	
Develop New Recreation Opportunities	
Methods, Tools, and References	
Municipal Parks and Recreation plans, Recreation surveys,	
Partners	
Municipalities, Recreation Boards/Departments, Authorities, County, School Districts, PA Fish and Boat Commission, PA DCNR, COGs, health care sector, and recreation user groups organizations	
Funding Sources	
Transportation Enhancements, Community Conservation Partnership Program, Growing Greener Funding	
Strategic Action	Notes
3a. Implement recommendations from the Lycoming County Comprehensive Recreation, Parks, Open Space, and Greenway Plan.	The Lycoming County Comprehensive Recreation, Parks, Open Space, and Greenways Plan contains specific strategic actions to enhance recreational opportunities in this planning area and Lycoming County as a whole.
3b. Prepare Community Greenway Plans.	The Lycoming County Greenway Plan provides the framework for developing Community Greenways. The Community Plans should enhance, complement, and implement the County Greenway Plan.
 <p style="text-align: center;"><i>Proposed Greenway Alignment Map Worcester Community Greenway Worcester Township, Montgomery County, PA</i></p>	

Strategy #4	
Increase usage of existing recreational and other community facilities (e.g. libraries).	
Methods, Tools, and References	
Recreation Forum, Recreation Commissions, Cultural Events Series	
Partners	
County, Local Municipalities, Community Organizations, Schools, Colleges, Business Community and recreation user organizations.	
Funding Sources	
Hometown Streets and Safe Routes to School, Community Conservation Partnership, Transportation Enhancements	
Strategic Action	Notes
4a. Market facilities and their services in ways that attract new users.	Many recreational facilities throughout the planning area and the county are under utilized. It is important to publicize and educate residents and businesses about what is available. Additional usage can lead to additional funding to support facilities and discourage vandalism.
4b. Interconnect facilities with bike-pedestrian routes.	Providing citizens with transportation choices is important to the vitality of a community. The Muncy Creek Planning Area does not have an internal bike pedestrian plan. Additionally, there is no planned connection to the County bikeways. This planning should be done in conjunction with Municipal Greenway Plans.
 <p><i>Trail connection between LimeBluff Recreation Area and the Eat Lycoming school complex</i></p>	
4c. Encourage businesses to use community facilities.	The River Valley Room conference facilities in the Trade and Transit Center are a good example of this approach.
4d. Encourage communities to use business facilities.	Local business facilities are not fully used and could meet a community need.

Strategic Action	Notes
4e. Reestablish the free Community Cultural Events Series	Establish a summer program with outdoor movies and concerts. The East Lycoming Recreation Area is a possible area for outdoor entertainment.
4f. Establish area recreation commissions	<p>Strategy 1 establishes the importance of cooperation and coordination among community service providers. Recreation Commissions are important to focusing on the critical issue of recreation. Such commissions should include representation from:</p> <ul style="list-style-type: none"> ○ Elderly ○ Youth ○ User organizations ○ Municipal Government ○ State Agencies ○ Others
4g. Convene a forum of local recreation providers	The Lycoming County Comprehensive Recreation, Parks, Open Space, and Greenways Plan identified current recreation needs in the County. The LCPC Staff will facilitate monitoring our performance in serving those needs and revising the strategic actions as necessary as needs change.

Strategy #5	
Promote Facilities and Services to attract industry.	
Methods, Tools, and References	
Marketing of facilities, services, events, and achievements, and user comments	
Partners	
County, Local Municipalities, Business Community, Chamber of Commerce, Financial Institutions, Community Service Organizations	
Funding Sources	
Keystone Innovation Zone, Commonwealth Capital Budget	
Strategic Action	Notes
5a. Promote mental and health care facilities and services	Lycoming County has excellent facilities and services which is a strength in attracting new business and industry. A marketing approach for these services should be provided to Lycoming County Industrial Properties Corporation and the Williamsport/Lycoming County Chamber of Commerce.
5b. Promote excellent educational opportunities, to include technical institutes and colleges.	Residents of this Planning Area have excellent access to a variety of institutes of higher learning. It is important to utilize Penn College of Technology, Lycoming College, and Bloomsburg University as key partners for community and economic development initiatives.
5c. Promote excellent facilities and programs to support musicians, artists, and performing artists.	The City of Williamsport provides an excellent environment, facilities, and programs for musicians, artists and performing artists. Satellite locations from this hub of activity should be pursued, such as the dance studio in downtown Jersey Shore. This community strength should be exploited in marketing the planning area for new business and industry.
	
<p><i>The Community Arts Center in downtown Williamsport</i></p>	

Strategic Action	Notes
5d. Promote amateur and professional sports.	Minor league baseball and the Little League World Series play a prominent role in defining the vitality of the Williamsport Area and impacts the surrounding communities. The success of these two sport venues should be built upon and expanded to improve the image of a vital community for “all seasons.”

Strategy #6	
Maintain viability of Volunteer Fire Companies	
Methods, Tools, and References	
Service Evaluation, volunteerism policy and rewards program.	
Partners	
County, Municipalities, Fire Companies, Ambulance Service Providers	
Funding Sources	
Local Municipal Government, donations,	
Strategic Action	Notes
6a. Identify shared facility and service opportunities.	<p>Key components of this strategic action can be found in strategic actions 1b and 1c.</p> <p>Lycoming County Department of Public Safety, with assistance from LCPC staff, should facilitate a forum and an evaluation of opportunities for shared emergency services and facilities.</p> <p>The existing fire service agreement between the City of Williamsport and Old Lycoming Township is a good example of this approach.</p>
6b. Promote volunteerism.	Work with local, county, and state government, and private business to establish guidelines and employee reward programs for those who volunteer to help provide emergency service support.
6c. Promote financial support through donations.	Everyone benefits so everyone should contribute in some way. Funding support for emergency service providers should be easily available and publicized in order to promote appropriate support from local government and private business.

Strategic Action	Notes
<p>6d. Develop a comprehensive evaluation of essential emergency service needs.</p>	<p>This evaluation should specifically address provision of adequate back-up service and costly duplication of equipment and services. Some key issues to be considered in this evaluation includes:</p> <ul style="list-style-type: none"> ○ Lack of staffing personnel ○ Increasing training requirements ○ Liabilities for fire companies and individual volunteers ○ Increasing costs for personnel safety equipment ○ Agreement with DCNR to allow personnel to provide first response in rural areas. ○ Need for municipal financial support. ○ Proactive emergency response plans that definitively address special needs for elderly and handicapped individuals. ○ Maintaining adequate services in the environment of budget cutting. <p>The LCPC staff should facilitate the forum and evaluation of opportunities for shared emergency services and facilities.</p>

Strategy #7	
Stormwater Management	
Methods, Tools, and References	
Act 167 Stormwater Management Plans, Watershed Conservation Plans, Subdivision and Land Development Ordinances	
Partners	
Lycoming County, municipalities, DEP, DCNR	
Funding Sources	
Growing Greener Funding	
Strategic Action	Notes
7a. Complete Act 167 Watershed Studies.	These studies should become a priority so that stormwater management can be focused in those areas needing attention. The one size fits all approach to detention currently in use does not achieve the desired results.
7b. Implement NPDES Phase II program.	Implementing this program will continue conservation of resources in the planning area through control of accelerated erosion, water quality improvements, and groundwater recharge.
7c. Establish watershed associations for all watersheds.	The Muncy Creek Watershed Association has been effective in providing an economically feasible method for evaluating the current health of the Muncy Creek watershed. Additional watershed groups should be established to build upon this success

Strategy #8	
Coordinate facilities development with land use plans.	
Methods, Tools, and References	
Zoning Ordinance Requirements, Capital Programming	
Partners	
County, Local Municipalities, Emergency Service Providers	
Funding Sources	
County and Local Government	
Strategic Action	Notes
8a. Plan infrastructure improvements and expansions to serve planned growth areas.	Priority of effort and funding should focus on the continued viability of the planned growth areas.
8b. Utilize land use controls to provide community facilities and infrastructure to support planned growth.	Land development should include improvements to extend facilities and infrastructure to adjacent and surrounding parcels in planned growth areas.



As mandated by Section 301(4.1) of the Pennsylvania Municipalities Planning Code (MPC), comprehensive plans shall discuss the interrelationships among the various plan components. This demonstrates that the components of the plan are integrated and do not present conflicting goals, policies, or recommended courses of action.

As a result of the integrated discussion held throughout the planning process and integrated policy plans, much of this interrelationship has already been addressed. The matrices on pages 2-21, 3-12, 4-4 and 5-12 summarize specific examples of the interrelatedness of recommended strategies. For further clarity, the following examples of interrelationships among the four policy plans are provided:

- < Efforts to increase housing diversity benefit the Planning Area by providing greater options in terms of housing type and value, expanding the community's socio-economic and socio-cultural breadth and depth.
- < Economic development incentives stimulate community vitality and support for cultural activities and events.

- < The policy of coordinated land use and utilities planning invites development to desired areas.
- < The strategy of education and training programs integrated with the larger community strengthens the economic policy of developing a trained, flexible, and locally employable workforce.
- < Economic development is strengthened by promoting the Planning Area’s historic and cultural resources, as well as its rural recreational opportunities, through tourism activities.
- < Economic development incentives for strengthening the Planning Area’s agriculture and forestry sector will encourage the active and viable management of resources, while conserving, and possibly preserving, the Planning Area’s rural open spaces
- < The Future Land Use pattern provides an opportunity to strengthen both the municipalities’ tax bases by managing the rate of residential growth, strengthening industrial growth and preserving the existing agricultural and open space areas.

“The way land is used in your community affects your taxes and the quality of your life. Land uses influence the size of your local government, the types of services it offers, the types of equipment it must purchase, and the taxes and tax rates it must levy.”

Timothy W. Kelsey,
Fiscal Impacts of Different Land Uses: The Pennsylvania Experience

- < Commercial, industrial, and residential development is encouraged to take place near areas serviced by existing infrastructure, resulting in greater efficiency and effectiveness of community service delivery and management.
- < Preservation of the Planning Area’s agricultural, open spaces and sensitive environmental resources will allow the continued enjoyment of the area’s recreational opportunities, scenic landscapes, and sensitive flora and fauna.
- < The policy of encouraging locally relevant ordinances and conservation design techniques strengthens both the land use, and community facilities and service policies of the plan

- < Progressive zoning of CAFOs protects quality of life in urban and suburban neighborhoods, as well as public water supplies across the Planning Area, and the broader region.
- < Utilities service planning and management are needed to protect natural resource quality, e.g. water quality from failing septic systems, and manage regional water supply and withdrawal.

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Muncy Creek Township

Comprehensive Plan

County Hazard Mitigation Plan

County Water Supply Plan

Forest Management Plans Sproul Tiadaghton Tioga

Open Space, Recreation, and Greenways Plan

WATS Long Range Transportation Plan

The responsibility for shaping the future of the Muncy Creek planning area is a shared effort. The Comprehensive Plan alone cannot ensure the fulfillment of the community's vision. Instead the Comprehensive Plan lays the foundation for a consistent approach to various functional planning tasks.

The following sections summarize the purpose, goals, and current policy and project initiatives of functional plans developed by Lycoming County and regional agencies. These plans provide one arm of implementation for the Comprehensive Plan. Revisions to the Zoning Ordinances and Subdivision and Land Development Ordinances will provide another. When these documents are reviewed and revised, whether annually, biannually, or within other timeframes, the comprehensive plan should be a reference in order to develop appropriate, consistent updated function plans and programs.

See Chapter 9 for the description and guidance on the implementation of the Comprehensive Plan.

County Hazard Mitigation Plan

Lycoming County has put considerable effort into becoming a safer place to live and work. As a major part of that effort, the County has developed a Countywide Vulnerability Analysis. Because of this effort, we know

that flooding is the most costly and damaging of all hazards impacting Lycoming County. However, with over 2,200 miles of stream traversing its borders, the County must prioritize needs. Communities with an abundance of repetitive loss properties may require structural flood protection, while areas susceptible to seepage may benefit from preventative activities, such as utility relocation, flood proofing, and sewage backflow valves. This balanced approach toward flood mitigation should translate into all other natural and technological hazards. No community has unlimited resources to address all hazard risks. A mitigation plan will prioritize risks and provide a plan of action that is both cost-effective and supportive of sustainable community development.

The Lycoming County Hazard Mitigation Plan will assess hazard vulnerabilities within all 52 municipalities of Lycoming County. Hazards considered include the following: (1) Flooding; (2) Winter Storms; (3) Tropical Storms and Hurricanes; (4) Tornadoes and Windstorms; (5) Hazardous Materials Incidents; (6) Fixed Nuclear Incidents; (7) Droughts and Water Supply Deficiencies; and (8) Fires; and (9) Terrorism.

Because flooding has been the most damaging and life threatening of hazards affecting development within Lycoming County, this plan will emphasize flood risk assessment and mitigation. Within each of the County's principle watersheds, flood problems are identified and development trends considered. The County's Geographic Information System (GIS), historical information, documented flood damage, Flood Insurance Rate Maps (FIRM), and Flood Insurance Studies (FIS) will contribute to the preparation of this planning document.

Additionally, we are encouraging specific local plans addressing the hazards within the most vulnerable communities as a first step toward mitigation. These local plans would be added to the Countywide Hazard Plan as they are developed and adopted. The Lower Lycoming Flood Hazard Reduction Plan has been developed, adopted locally, and forwarded to PEMA for State and FEMA approval.

The events of 9-11-01 have made us aware that there is a grave need to develop the means to protect our infrastructure in the event of a terrorist attack. The draft of our plan needs to be expanded to encompass this serious and pressing issue.

The mitigation plan will maximize the benefits of Project Impact. It will support pre-disaster preparedness as compared to post-disaster response. It will emphasize long-term risk reduction over short-term gain. And it will encourage planning at the local level, the first line of defense when disaster strikes.

County Water Supply Plan

The Lycoming County Planning Commission completed a **Lycoming County Water Supply Plan** in 2001, utilizing a \$100,000 grant from PA DEP. The study was developed with the assistance of a specialized professional consultant, Science Applications International Corporation (SAIC), and an Advisory Committee of water supply providers, municipal officials, Chamber of Commerce representatives, and agency officials. The purposes of the Plan are to:

1. Evaluate existing community water system capabilities
2. Project future water needs
3. Identify service deficiencies
4. Evaluate alternative solution strategies and
5. Make recommendations to promote coordination and consistency with County and municipal planning efforts.

The Plan identifies potential cooperative arrangements between water suppliers and helps justify funding requests from State and Federal sources for water supply system improvements. The Plan also provides guidance to the County Commissioners for Community Development Block Grant (CDBG) allocations and other assistance. It also includes suggested Well Head and source protection language to be included in local Zoning Ordinances, as well as assisting with the delineation of Strategic Growth Areas where public water service can be efficiently provided.

The Bureau of Forestry prepared the State Forest Resource Management Plan update in 2003. Final review and approval are pending at this time (March 2004). The Plan sets for a mission and goal of sustainability using an ecosystem management approach. The Plan recognizes that “the state forest provides an abundance of high quality forest products, ... represents a two million acre water treatment plant and air purification system,... provide[s] recreational opportunities and mineral resources, as well as an aesthetic setting that is vital for Pennsylvania's tourism industry, ...[and] is the largest publicly owned habitat for plants and animals in the Commonwealth of Pennsylvania.” Therefore, the state forest needs sound management to protect

its functional integrity or long-term sustainability and the benefits we receive from it.

The following letter excerpt from Dr. James R. Grace, State Forester, to Pennsylvania's residents outlines the plan's significant changes from previous management policy:

- The commitment to ecosystem management, which is based on ecological units, such as ecoregions, landscapes, and a newly developed plant community classification system.
- The forest inventory for the state forest was revised and expanded to include additional ecological parameters, an annualized five-year inventory cycle, and permanent crews to conduct the inventory.
- New technologies, such as Global Positioning Systems (GPS), Geographic Information Systems (GIS), Web-based management and reporting systems, and computer-based modeling have been employed to aid in data and information management, resource planning, and management decisions.
- Through a partnership with Penn State University, a new timber harvest planning system was developed, which uses a sophisticated linear programming computer model to allow for an improved and more accurate allocation of resources than previous plans.
- The establishment of the regeneration fund, which designates a portion of the receipts from state timber sales to be used to implement management practices to address the over-browsing by deer in order to obtain successful forest regeneration.
- Bio-reserve and Old Growth management systems have been established and mapped.
- Several new sections have been added to the plan, including Communications, Ecological Considerations, Soil Resources, Non-timber Forest Products, and Infrastructure.

The State Forest Resources Management Plan is implemented by the Bureau and the 20 district forest offices across the state. The Tiadaghton State Forest is the largest forest district in Lycoming County. Small portions of the Sproul and Tioga State Forests are also located within the County's boundaries. Each of the district offices are responsible for implementing the Plan's management recommendations, once approved.

Each of the Plan's 12 core management sections will be applied to forest lands in Lycoming County in some fashion. The following is a list of policy positions and recommendations for which the County may want to work cooperatively with the district offices. These goals represent the Bureau's future policy on key issues of concern that were identified during the early phases of this planning process.

Communications Goal: To continue listening to and evaluating the wants and needs of the various publics on forestry issues at the local and statewide level.

Potential County Role in Cooperation: The Lycoming County Planning Commission, the Lycoming County Conservation District, and other county agencies can be representatives of County residents and advocates for public wants and needs to district foresters regarding state forest lands.

Ecological Considerations Goal: To integrate ECOMAP into the inventory and management of state forest lands.

Potential County Role in Cooperation: The Lycoming County GIS planning and GIS staff may want to become familiar, if not already familiar, with ECOMAP principles, as a model for County forestland inventory and management, and as means to understanding forest land and resource classification.

Ecological Considerations Goal: To reduce and limit forest fragmentation and promote connectivity of high canopy forests by maintaining fluid corridors throughout the state forests.

Potential County Role in Cooperation: The County may want to enhance its own policy on forest fragmentation, in regards to lands adjacent to state forestlands, riparian corridors, and other key habitat areas.

Forest Health Goal: Determine the degree of impact that adjacent land uses and activities have on state forest health.

Potential County Role in Cooperation: The County could aid the district office by providing current and future land use data.

Geology/minerals Goal: To manage the geologic features, oil gas, gas storage and hard minerals in a cost-effective and efficient manner and in the greatest benefit of the people of the commonwealth.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding subsurface activities on state forest lands.

Recreation Goal: To provide opportunities for healthful, low-density recreational opportunities that are compatible with maintaining the integrity of forest ecosystems.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding recreational activities on state forest lands.

Recreation Goal: To cooperate with regional and state interests in the promotion of low density, ecologically sound tourism opportunities associated with state forest lands.

Potential County Role in Cooperation: The Lycoming County Planning Commission and other county agencies can be representatives of County residents and advocates for public wants and needs regarding tourism activities and promotion on state forest lands.

Silviculture/Timbering Goal: To demonstrate and promote silvicultural practices that sustain ecological and economic forest values.

Potential County Role in Cooperation: The County and the Conservation District could partner with the forest district to demonstrate and promote sustainable forestry that protects ecological and economic forest values.

These potential roles in cooperation by no means require the County to take action. However, they do suggest, as noted, ways in which the County and the state can work cooperatively toward common goals for forest resources. Simply understanding each others methods of assessment and management allows for greater discussion between these agencies, and the potential for greater consistency in policy and action.

Sproul State Forest

The Sproul State Forest (District # 10) is located in north central Pennsylvania, primarily in western Clinton County and northern Centre County, as well as small portions of Cameron, Lycoming, and Potter Counties. The largest of the Pennsylvania's State Forests, it covers 305,000 acres, or slightly more than 476 square miles. The very small portion of the Sproul State Forest in Lycoming County lies along PA 44 southwest of Pump Station in Brown Township.

The District Management Plan gives special emphasis to the value of the state forest to the local economy:

The economy of the area in the vicinity of the forest has been and will most likely continue to be dependent on its land resources. Resource extraction and storage of natural gas provide a significant number of jobs. Forest based recreation has unlimited potential for economic development. There are well over 1,000 recreational camps in the area. The natural beauty of public lands makes this a desirable place to live. Interstate 80 is a major connector to population centers.

Tiadaghton State Forest

The Tiadaghton State Forest (District #12) is comprised of 214,973 acres, most of which is in Lycoming County. Small portions extend into Tioga, Potter, Clinton and Union Counties. Geographically, the Tiadaghton State Forest is divided into three major blocks. The South Block is located south of the Susquehanna River in the Ridge and Valley province. The West Block contains the majority of the Tiadaghton State Forest and is centered on the Pine Creek Valley. The East Block, also on the Allegheny Plateau, is located adjacent to Lycoming and Loyalsock Creeks.

The District Plan for the Tiadaghton State Forest outlines history, extensive resource inventories and agency policy on a wide range of topics. It begins with a classification of the forest lands into land management districts focused on resource uses. The largest percentage of Tiadaghton State Forest is designated for multiple resource use management (51 percent), "the least restrictive management zone and applies to areas managed for many resources, such as timber, water, recreation, fauna, flora, and minerals. Appropriate forest community types within this zone may be considered part of the commercial forest land base."

Within the plan, there are four topics of specific interest to Lycoming County:

- The designation of bioserve and old growth areas. Some of these areas are located in the interior of the forest lands while others lie along the edges. Peripheral areas suggest coordination between state, county, and local officials to manage public access.
- The plan recognizes scenic driving as a recreational activity, as well as the face of the state forest to many Pennsylvanians and visitors. The Plan lists public roads in the Tiadaghton State Forest. These roads, and their contiguous road segments, should be evaluated for potential candidacy for scenic byways designation.
- The plan states, “There are no immediate plans to further develop the mineral resources on the Tiadaghton State Forest, with the possible exception of leases for the exploration of oil and natural gas.” Communication on this topic is of particular concern to residents.
- The plan recognizes the function of state forest lands on municipal and private water supply, and states “Future land use and development within both existing and potential watersheds must be compatible with water production.” Reciprocal acknowledgement that private land use and development affect water quality throughout the downstream watershed should be made in local planning documents.

Tioga State Forest

The Tioga State Forest (District #16) reaches into Lycoming County in Brown and Pine Townships. The Tioga State Forest District Plan follows a similar outline to that of Sproul and Tiadaghton State Forests. This plan places specific emphasis on hiking trails and notes the designation of Pine Creek as a Scenic River in 1992.

Open Space, Recreation, and Greenways Plan

LCPC staff, with assistance from the Larson Design Group and RBA consultant team, has made significant progress in the development of a **County Recreation, Parks, and Open Space/Greenway Plan** update:

1. Completed and compiled a Survey of local needs and demands for recreation programs and park areas;
2. Convened and interviewed a number of Focus Groups (e.g. Youth activities) relating to specialized areas of recreation and natural resource management;
3. Completed an Inventory of existing recreation programs and park facilities and their usage patterns, and;
4. Are in the process of developing recommendations for priority in addressing needs for recreation programs and park facilities.

This project will also help address needs identified by local residents at the Our Towns 2010 Workshops, and has been recognized by the Muncy Creek Planning Area as a top priority, which will enhance existing recreation programs and facilities and will foster increased cooperation and resource sharing between our County's local governments.

Funding from DCNR (\$80,000) and DCED (\$30,000) has been secured. A 60 + member Recreation Advisory Committee has been formed to review recreation and open space inventory information and provide input into project goals and process. The Lycoming County Planning Commission, staff/consultants and Advisory Committee developed and distributed a Comprehensive Recreation Survey to 5,000 randomly selected Lycoming County households. Of these, 67 were returned due to being undeliverable. To date 1,352 surveys were returned ($1352/4933 = 27.4\%$), a very high percentage for this type of survey. The survey will provide statistically significant information about County recreational needs, and will be helpful in obtaining Grant funding for community recreation projects and programs. A summary of the Survey results is posted on the County Website. A draft of the plan is scheduled for completion by the Fall of 2004.

A major focus of this planning effort will be a Comprehensive Open Space and Greenway Initiative. Staff has compiled many data layers and will apply them through the GIS system to develop a comprehensive Open Space and Greenway network. Greenways are linear corridors of open space that will serve to

protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.

WATS Long Range Transportation Plan

The Williamsport Area Transportation Study, (WATS) Metropolitan Planning Organization, (MPO) is responsible for the review and approval of local plans and programs seeking federal and state funds for transportation improvements. The WATS jurisdiction includes all of Lycoming County.

WATS has developed its most current transportation improvement program project listings for the Federal Fiscal Year 2005-2008 TIP and supporting documents for highway and mass transit improvements proposed within Lycoming County. Consistent with the established public involvement process, the TIP will be available for public review during the Summer of 2004. The WATS Coordinating Committee will review the summary of all public comments received and consider adoption of the FFY 2005-2008 TIP.

Multi-task projects listed on the TIP include replacement of the Market Street Bridge, improvements to the Appalachian Thruway (US 15), replacement of the PA 405/442 Muncy Creek Bridge, replacement of the Little Muncy Creek Bridge, development of the Williamsport Airport Access, and five transportation enhancement projects.

The total cost for projects listed on the draft FFY 2005-2008 TIP is more than \$128 million. These projects tap a wide range of funding sources: 14 federal funding programs and 8 state programs, supplemented by local and other funding sources.

*Wolf Township***Comprehensive Plan****Multi-Municipal Planning Partnerships within Lycoming County and Union County****Contiguous County Planning and Development**

As mandated by Section 301(a)(5) of the Pennsylvania Municipalities Planning Code (MPC), comprehensive plans shall discuss the relationship of the existing and proposed development of the municipality or multi-municipal Planning Area to the existing and proposed plans in contiguous municipalities. The intent of this requirement is to instill planning consistency and coordination along municipal boundaries. Comprehensive planning fully recognizes that municipal boundaries are not physical, social, economic or environmental constraints to the impacts of development and conservation.

Multi-Municipal Planning Partnerships within Lycoming County and Union County

Early in this planning process, as local issues were identified by each of the six multi-municipal Planning Areas and the County, it became clear that many areas of Lycoming County are faced with similar issues. The specific location, timing, and results of these issues varied from place to place, but nonetheless, the root causes were often identical. Due to such broad-based commonality among priority issues, and the common vision to improve conditions and resolve problems (as shown in the following table), many recommendations found within each of the Planning Area comprehensive plan documents reflect common and collaborative approaches to community improvement.

Matrix 5 Key Issues Expressed by Planning Area Partnerships and Lycoming County

Common Comprehensive Plan Key Issues among Lycoming County Planning Partnerships

Goal and Objectives address	Lycoming County	Greater Williamsport	Lower Lycoming Creek	Montoursville Creek	Muncy Creek	US 15 South	US 220/I-99
Land Use and Resource Management							
Guidance for highway and interchange development	X	X	X	X			X
CAFO location	X			X			
Reduction of visible junk	X						
Floodplain management	X	X	X	X	X	X	X
Increased development pressure					X	X	
Open space/public lands development potential	X		X			X	
Conservation of steep slopes and ridgetops	X	X	X	X			X
Natural resources management	X	X	X	X			X
Protection of cultural and historic resources	X	X	X	X	X	X	
Open space and agricultural preservation					X	X	
Water supply/water quality					X		
Transportation							
Multi-modal transportation system	X	X	X	X			X
Public transit	X	X		X			
Traffic congestion/roadway network					X	X	
Community and Economic Development							
Demographic changes	X	X	X	X	X	X	X
Housing needs	X	X	X	X	X	X	X
City impact on the County	X	X	X	X	X		X
County economy and workforce	X	X	X	X	X	X	X
Small businesses	X	X	X	X	X	X	X
Storefront vacancies	X	X			X	X	X
Maintenance/Expansion of infrastructure	X		X	X	X	X	
Community Facilities/Other Topics							
Intermunicipal cooperation			X		X	X	
Community image/appearance					X	X	

"X" denotes a topic identified as a priority concern

Furthermore, this commonality lends itself to broad-based coordinated, cooperative and collaborative efforts. Particularly where state and federal funding is sought to implement targeted studies, pursue model ordinance development and local modification/adoption, or transit improvements, government agencies give credence to public and public-private partnerships working together efficiently to address regional issues.

The Muncy Creek Planning Area is bordered by two other multi-municipal planning partnerships that have simultaneously developed Comprehensive Plans. Historic and future development activities in contiguous municipalities have a direct impact on Muncy Creek's land uses, infrastructure, and economic vitality. Likewise, the future recommendations included in this plan also impact the development patterns of these neighboring communities.

Montoursville-Muncy Area (2004)

The focus of the Comprehensive Plan for the Montoursville-Muncy Planning Area is on maintaining the continued vitality of its downtown, while providing for a variety of housing options, redevelopment of key industrial sites, and guiding new development through land use planning and infrastructure development. The municipalities agree that new development should be pedestrian friendly and potentially served by transit.

Transportation improvements are also a strong component of the plan, including support for the primary runway extension at Williamsport Regional Airport and completion of the Lycoming Valley Railroad Bridge.

United by the riverfront, the municipalities seek to increase public awareness of the cultural and historic resources unique to the planning area by promoting the implementation of the Lower West Branch Susquehanna River Conservation Plan. Through the adoption of their comprehensive plan, they have also agreed to work on a regional basis to identify future highway and municipal infrastructure needs related to the anticipated growth and development as part of the completion of the Susquehanna Throughway and other highway projects.

US 15 South Area (2004)

The focus of the Comprehensive Plan for the US 15 South Planning Area is on cooperation, through and independent of the Keystone Central and West Branch Councils of Governments, to address development, conservation, public

safety, emergency services and regulations with a coordinated, regional approach. The Planning Area has outlined the need to address both urban and rural issues collectively. Urban issues include improving the mixed use environment of Montgomery, redeveloping vacant, brownfield properties, developing streetscape for the village of Allenwood, and preserving neighborhoods. Rural issues include a comprehensive approach to planning and providing public utilities and programming transportation infrastructure improvements, preserving and conserving farmland, permitting CAFOs in locations where the community and its environment would not be adversely impacted, and protecting natural resource areas, including wellhead collection areas. Bridging urban and rural areas, there are several topics of planning area interest: improving Brouse Road as a connector from Montgomery to US 15, improving access to the Susquehanna River, and the development of the Susquehanna Greenway.



Stakeholder Meeting at the Genetti Hotel

Comprehensive Plan

Municipal Responsibilities to the Planning Partnership

Plan Review and Maintenance

The responsibility for shaping the future lies in many hands; those of citizens, interest groups, businesses, utilities, institutions, and numerous government entities. Lycoming County's government entities alone total approximately 100 decision-makers within County government, fifty-two municipalities, eleven school boards, and dozens of authorities. State and federal agencies add yet another component to decision-making in terms of fiscal, regulatory, and management programs.

To implement multi-municipal comprehensive plans, counties and municipalities shall have the authority to enter into intergovernmental cooperative agreements.

Act 2000-67 (amendment to the PA MPC)

Fortunately, regional planning is on the rise and is leading neighboring communities toward common goals and agreement on collective approaches or strategies toward sustaining and enriching the region's quality of life. Cooperative planning has been accomplished, now cooperative implementation must carry the vision to fulfillment.

Municipal Responsibilities to the Planning Partnership

Municipal regulations are the cornerstone of implementing a comprehensive plan. If local regulations are inconsistent in their standards and their enforcement, they will be less effective in accomplishing the vision, goals, and objectives to which the planning partners have agreed. This multi-municipal planning effort was a momentous project. It achieved an unprecedented level of intermunicipal dialogue and laid the foundation for continued coordination and collaboration in facing broad community development issues.

First and foremost, the planning partners should continue to discuss local issues and concerns among themselves and with the Lycoming County Planning Commission. These discussions could occur under the umbrella of the West Branch Council of Governments, as a new multi-municipal planning agency, or as a regularly scheduled workshop of municipal officials. Planning Advisory Team members who helped to prepare this plan may provide a core group of knowledgeable individuals to continue to this dialogue.

Second, municipalities are required to have internally consistent planning and implementation policy, meaning that ordinances, sewage facilities plans, and other municipal plans must be reviewed during or following the adoption of the comprehensive plan to ensure that these plans are guiding the development of the municipality in the same direction as the comprehensive plan states. For example, if the comprehensive plan identifies a particular area of the municipality as a rural resource area, the sewage facilities plan should not include extension of public sewer service into this area, unless required in order to protect health and safety, nor should the zoning ordinance allow or require the provision of sewer service in this area. When consistency determinations are made at the planning stage, potential problems are resolved before major investment and resources are committed.

When zoning amendments are needed and prepared, the amendment process in any proposed case must follow the guidelines, excerpted from the MPC Section 916.1 (c) (5) and listed below, of necessary information to be submitted for the review by the respective municipal planning commission and elected officials, and county planning agency:

Amendments, plans and explanatory material submitted by the landowner and shall also consider:

- (1) the impact of the proposal upon roads, sewer facilities, water supplies, schools and other public service facilities;
- (2) if the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by the classes of person otherwise unlawfully excluded by the challenged provisions of the ordinance or map;
- (3) the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources and other natural features;
- (4) the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources and other natural feature, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and
- (5) the impact of the proposal on the preservation of agricultural and other land uses which are essential to public health and welfare.

The Lycoming County Department Economic Development and Planning Services has developed a manual to address the need for consistency, particularly in regards to zoning, for its municipalities. The document is an excellent informational and application-based resource on zoning techniques for both intensive and non-intensive land uses. The County's municipalities and multi-municipal planning partnerships will find this to be a useful reference in the review and revision of their current ordinances.

Key Actions for Municipal Partners

The following table outlines a few key actions for each municipality to pursue toward cooperatively implementing the Comprehensive Plan and proactively sustaining the particular quality of life found throughout the Muncy Creek Planning Area.

Hughesville Borough



Main Street in Hughesville

The borough of Hughesville is one of two urban focal points for community activities within the Muncy Creek Planning Area. The Borough has made strides toward community improvement through a recently completed water improvement project that extended service into a new section of Wolf Township. Community revitalization efforts are reflected in the Borough's current streetscape improvement project along Route 405, which will replace sidewalks and install street trees and lighting from the center of town north to Strawberry Alley. The Borough intends begin and complete phases one and two in 2005, and phases three and four in 2006.

The community has been enhanced by improvements to the East Lycoming school complex. Updates and upgrades to all facilities have included new bleachers at the football field to air conditioning in each of the school buildings.

Hughesville Borough is also home to the annual Lycoming County Fair.

The Borough has been home to a local public library, one of several branches of the Lycoming County Library System. While its location at the center of town was ideal for pedestrian access, the impacts of truck turning movements at the intersection caused repeated damage to the building. Fortunately, the library has found a new location within the Borough on 5th Street. Relocation of the library is still several years away, as design, construction and funding are pursued.

The Borough faces a number of issues amidst the growth and development of the Muncy Creek Planning Area and the broader county environment. Community character is of primary concern as the dynamics of this pedestrian friendly, historic small town are influenced by an increasingly suburban mentality (i.e. automobile-dependent), an aging population with limited income and ability to maintain property, and increasing property conversion to rental units. The Borough would like to preserve its intimate neighborhoods and downtown district, and rely on its planning partners to provide greater housing diversity. Preservation will need to address both the physical appearance and the function of these districts. With limited land for growth, strong guidance for adaptive re-use and

redevelopment will be needed to blend future community change with the small-scale pattern of the town’s physical development and the intimate social and business activities. Such guidance is not reactive, but rather proactive in maintaining and enforcing municipal regulations and utilizing incentives, as needed, to achieve publicly accepted community change over time.



Northern gateway to Hughesville

The Borough also has two transportation-related issues related to its central and northern intersections, at PA 405/PA 118 and PA 405/US 220 respectively. Both intersections were constructed many years ago, when traffic moved at slower speeds and truck traffic was primarily for local delivery. Today, the physical limits of the intersections do not accommodate the movements of drivers and their vehicles.

Limitations at the PA 405/PA 118 intersection have resulted in trucks striking the south east corner property of the intersection. The PA 405/US 220 intersection has experienced numerous crash incidents, perhaps based on difficulty managing turning movements.

A third and final issue for the Borough is that of inter-municipal relationships. The Borough’s relationship with neighboring Wolf Township has been improving, as demonstrated through the water extension project. Continued cooperation for community improvement projects is needed in order to protect the individual character and future vitality of each municipality.

Building upon past success and working to resolve these issues will be important when moving forward to implement the goals and objectives established in this plan.

Key Actions for Hughesville

It will be important for this municipality to work closely with its citizens to reach a consensus on a vision for preserving the appearance and the function of its downtown and neighborhoods.

The following list of key strategic actions warrants particular attention within the Borough of Hughesville. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Evaluate existing zoning, subdivision and land development and building codes to ensure that they are compatible with land use patterns and densities that define the local character of communities and conducive to the promotion of a vibrant community.
- Revise zoning to guide development to desired growth areas. Utilize growth areas as interim limits to community development. Provide for mixed use zoning districts and multi-story development where appropriate for the community context.
- Ensure that mixed-use zoning is provided for in the downtown business district.
- Make regulations conducive to the reuse and rehab of older structures.
- Employ good code enforcement.
- Adopt, maintain, and enforce property maintenance ordinances.
- Promote the use of shared parking agreements for businesses that have different peak hours of operation, through subdivision and land development regulations.
- Develop additional activities in the downtown area that will increase pedestrian activity during daytime, evening and weekend hours.
- Establish neighborhood associations to promote a “sense of community” and to give residents a stronger voice in local government.
- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.
- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.

- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.
- Develop community streetscape and traffic calming plans.
- Identify shared community facility and service opportunities.
- Plan infrastructure improvements and expansions to serve planned growth areas.

Muncy Borough



Main Street intersection in Muncy Borough

Muncy Borough is a small town of significant historical character. Its Historic District comprises both residential and commercial structures from the early 19th century. The recently restored Penn Hall (Margaret E. Waldron Building) and the St. James Episcopal Church designed by Richard Upjohn are two fine examples of Muncy's Main Street architecture. Other structures and tree-lined streets outside the Historic District contribute to the town's unique appeal. The Borough should by all means preserve this rich cultural heritage.

Borough Council recently passed a Historic Preservation Ordinance whose provisions will give oversight of properties listed on or eligible for the National Register via a local Historic Commission. Council should positively support the work of the Commission.

The borough is fortunate in having a handsome and favorable appearance. However, a few eyesores do exist. Several of such properties are located in gateway areas. The Borough should adopt a property maintenance code, along with the Uniform Construction Code (UCC). Council should request that such an international property maintenance code be enforced by the West Branch Council of Governments, along with the UCC.

Although the downtown has several thriving businesses and restaurants, the streetscape detracts from merchant success. Curbs and sidewalks are in need of repair. And while neighboring towns have period street lighting, Muncy's downtown infrastructure leaves much to be desired, such as the elimination of overhead utility lines. The Borough should utilize State and local funding programs to address the streetscape and appearance of the downtown.

Streetscape deficiencies continue along Water Street, which represents two of the gateways to the Borough. West Water Street, in particular, should be upgraded with curbs, sidewalks and related improvements.

Floodplains negatively impact the Borough, including several gateway areas, but there is a positive side. Programs at the State, regional and county levels promote greenways, and no community in the Planning Area could benefit more from these funding programs than Muncy Borough. The floodplains, if left undeveloped and planted with “gateway trees,” would provide a splendid welcome to travelers.

Much of Muncy is located within the one-mile corridor of the State’s proposed Susquehanna Greenway. The Borough should participate in this program by conceiving modern-day connections to the River. The Borough should work with PennDOT in this regard in order to provide pedestrian and biker access to the River.

Key Actions for Muncy

It will be important for Muncy Borough to work closely with its citizens to reach a consensus on a vision for preserving the visual and functional aspects of its downtown and neighborhoods.

The following list of key strategic actions warrants particular attention within the Muncy Borough. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Revise zoning and subdivision/land development ordinances in order to preserve the character and scale of the Historic District.
- Revised the zoning ordinance to strengthen provisions regulating junk and junkyards.
- Adopt a property maintenance code and have the West Branch COG enforce it.
- Promote initiatives that support downtown commerce, such as streetscape infrastructure improvements.
- Review ordinances to assure high-quality mixed uses in the downtown area.

- Retain the location of vital public services in the Borough, such as the post office and library, banks, Historical Society, and Garden Club.
- Revise the subdivision/land development ordinance in order to promote better parking lot design and to reduce the amount of impervious surface.
- Support the efforts of the Susquehanna Greenway Partnership in establishing a greenway along the River.
- Coordinate with surrounding municipalities in establishing trails or paths with the largest region, such as links to the Warrior Run Pathways project and the Montoursville bike path.
- Study feasibility of improved bike access between the Borough and the relocated supermarket in Muncy Creek Township.
- Work with Muncy Creek Township in addressing mutual problems in the floodplains along the Borough-Township boundaries.
- Discourage development in area floodplains in order to decrease flooding impact in the Borough.
- Design and implement “gateway plantings” in the gateway areas, particularly in floodplain locations.

Specified Objectives and Responsibilities

- Enhance the historical and architectural character of the Borough, particularly that of the Historic District, including:
 - Revise of zoning ordinance, as needed
 - Program streetscape improvements
- Promote greater awareness of and connectivity to the River, with emphasis upon West Water Street as the link, including:
 - Coordinate with Muncy Creek Township
 - Program transportation improvements such as curbs, sidewalks and bike lane
- Devise and implement a comprehensive plan to develop West Water Street and North Main Street as gateway areas:
 - Coordinate with Muncy Creek Township
 - Enforce property maintenance/junk yards
 - Program tree plantings and related improvements
 - Develop a floodplain pilot project with strategic focus upon “greenway/gateway” development

Picture Rocks Borough

Picture Rocks is a small borough at the base of the forested uplands of eastern Lycoming County and at the edge of the County's urbanized region. The Borough is comprised of residences and several businesses. Like Hughesville and Muncy, the Borough values its community character, resulting from long-time residents, and historic architecture. Residents are concerned about adequate property maintenance as properties are transferred, travel speeds on US 220 through town, and stormwater drainage along PA Route 864, where surface controls are not adequately draining the road surface.



Recently replaced Muncy Creek Bridge in Picture Rocks

Recently completed community improvements include the replacement of the US 220 Muncy Creek Bridge by PennDOT and the development of nature trails at Van Rensselaer Park.

The Borough's future growth and development are constrained by limited financial resources and tax base, as well as a lack of undeveloped, buildable land.

Key Actions for Picture Rocks

It will be important for Picture Rocks Borough to work closely with its citizens to adopt and refine its vision for preserving its assets.

The following list of key strategic actions warrants particular attention within Picture Rocks Borough. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Continue good code enforcement to help keep property values where they should be.
- Evaluate existing regulations in downtown business districts to ensure that opportunities for existing and additional small- to medium-sized retail establishments can be provided.
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities.

- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.
- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.
- Adopt property maintenance ordinances.
- Identify shared community facility and service opportunities.
- Ensure that mixed-use zoning is provided for in the downtown business district.
- Promote the use of shared parking agreements for businesses that have different peak hours of operation, through subdivision and land development regulations.
- Develop additional activities in the downtown area that will increase pedestrian activity during daytime, evening and weekend hours.
- Establish neighborhood associations to promote a “sense of community” and to give residents a stronger voice in local government.
- Provide for mixed use zoning districts and multi-story development where appropriate for the community context.
- Develop regulations for site improvements that are compatible with local character
- Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.
- Develop community streetscape and traffic calming plans.

Muncy Creek Township

Muncy Creek Township surrounds Muncy Borough in southeastern Lycoming County. Historically the Township has been an agricultural community. In more recent years, commercial and industrial interests have developed sites in the vicinity of I-180 and PA Routes 405 and 442. Like the boroughs of Muncy Creek Planning Area, the Township is concerned about protecting community character, however in its case, the Township wants to protect its rural, open character. The Township is under significant growth pressure and would like to manage future growth and development in ways that preserve its agricultural assets. In addition, the Township recognizes the need to prioritize replacement of the PA 405/Muncy Creek bridge, address development at the PA 405/442 intersection and pursue the possibility of an I-180 interchange at Beacon Light Road for improved commercial traffic flow.



PA 405/PA 442 intersection



PA 442 looking east into Clarkstown

The Township is actively improving the community. A new sewer extension along PA 405 southward from Hughesville and eastward along PA 442 to Clarkstown has been accompanied by changes in commercial zoning to encourage development along these targeted corridors. The sewer extension project resulted from a successful partnership with the Hughesville-Wolf Township Sewer Authority and the Muncy Authority. Also, recent zoning changes now permit cluster-type developments in residential districts to encourage the private protection of open space.

Key Actions for Muncy Creek Township

It will be important for Muncy Creek Township to work closely with its citizens to adopt and refine its vision for preserving its assets.

The following list of key strategic actions warrants particular attention within Muncy Creek Township. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Employ good code enforcement to help keep property values where they should be.
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities.
- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.
- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.
- Adopt property maintenance ordinances.
- Identify shared community facility and service opportunities.
- Identify growth areas for development of larger residential subdivisions where infrastructure is available.
- Revise zoning to guide development to desired growth areas. Utilize growth areas as interim limits to community development. Provide for mixed use zoning districts and multi-story development where appropriate for the community context.
- Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.
- Use public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural resource areas.
- Plan infrastructure improvements and expansions to serve planned growth areas.

- Develop and adopt interchange overlay districts for select interchanges.
- Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate appropriate districts for concentrated animal feeding operations.
- Promote land use patterns that reduce vehicle trips and encourage pedestrian, bicycle, and transit alternatives.
- Encourage new development to incorporate bike/pedestrian facilities.
- Utilize land use controls to provide community facilities and infrastructure to support planned growth.

Shrewsbury Township

Shrewsbury Township is the most rural of the Muncy Creek Planning Area municipalities. The villages of Tivoli and Glen Mawr are its community centers. The Township is concerned about preserving its rural character and its agricultural and forestry productivity. The Township has not experienced any significant development in recent years, however its rural environment could easily be viewed as an attractive location for some uses. Consistent zoning enforcement is needed to protect the rural character. In addition to land use concerns, the Township has focused attention on the replacement of the Rock Run Bridge.



View across north central Pennsylvania from Shrewsbury Township

The Township's most notable recent accomplishment is its partnership in the preparation of the Muncy Creek Joint



Relocated Tivoli Church

Comprehensive Plan. This participation demonstrates foresight by community leaders to be aware of regional development trends and initiatives. A second important community improvement was the relocation of the Tivoli Church from the Muncy Creek floodplain to higher ground, through Project Impact funding and resources. This project protected the church from potential future flood damage and removed a floodplain obstruction from the sensitive floodplain area.

Shrewsbury Township's constraints to sound, future growth and development are the attitude and misperception that the Township is isolated from development and its impacts. Residents and community leaders should not think that doing nothing will maintain community character as it exists today. The Township also has limited financial resources from its small tax base.

Key Actions for Shrewsbury Township

It will be important for Shrewsbury Township to work closely with its citizens to adopt and refine its vision for preserving its assets.



Glen Mawr, Shrewsbury Township

The following list of key strategic actions warrants particular attention within Shrewsbury Township. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Employ good code enforcement to help keep property values where they should be.
- Evaluate existing regulations in downtown business districts to ensure that opportunities for larger retail establishments can be provided.
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities.
- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.

- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.
- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.
- Adopt property maintenance ordinances.
- Identify shared community facility and service opportunities.
- Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.
- Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate appropriate districts for concentrated animal feeding operations.

Wolf Township

Wolf Township is a suburbanizing community surrounding Hughesville in eastern Lycoming County. Historically, the Township has been rural in nature. The completion of I-180 introduced increased development pressure to this region of the County, as travel time and roadway conditions between the region and Williamsport improved. Parcels fronting PA Route 405 have already developed and second tier development (behind frontage parcels) is now occurring. The Township would like to preserve its agricultural lands and manage growth development more selectively than it has in the past. Another land use concern is the near-term closure of the Lime Bluff Quarry, a portion of which lies in the Township, and future re-use options.



Turning land improvement on PA 405 in Wolf Township

The Township would like to have improvements made to the PA Route 405/US 220 intersection. The Township shares ownership of this intersection with Hughesville Borough.

The Township has completed several recent community improvements, including water line extensions along PA Route 405, sewer system improvements, a turning lane along PA Route 405 to relieve traffic congestion, and the creation of the East Lycoming Recreation Authority. Additional water line extensions along Elm Drive and Boak Avenue are proposed as further infrastructure improvements.

Wolf Township has few constraints to its future growth and development. As the keystone community in the Muncy Creek Planning Area, continued participation in regional planning and improvement projects will be important to guiding the future of the region.

Key Actions for Wolf Township

It will be important for Wolf Township to work closely with its citizens to adopt and refine its vision for preserving its assets.



Hillside development in Wolf Township

The following list of key strategic actions warrants particular attention within Wolf Township. Through implementation, many of the goals and objectives established in this plan will be realized and will result in significant improvements in the quality of life for the residents of the Muncy Creek Planning Area as a whole.

- Continue good code enforcement to help keep property values where they should be.
- Develop zoning ordinances that are compatible with land use patterns and densities that define the local character of communities.
- Revise local ordinances to regulate new floodplain development and to regulate expansion of existing floodplain development.
- Revise property maintenance codes to include flood proofing and flood mitigation for existing properties in the floodplain.

- Work with developers to ensure adequate facilities for pedestrians and cyclists in new development projects, as well as in re-development projects.
- Improve property maintenance ordinances.
- Identify shared community facility and service opportunities.
- Identify growth areas for development of larger residential subdivisions where infrastructure is available.
- Revise zoning to guide development to desired growth areas. Utilize growth areas as interim limits to community development. Provide for mixed use zoning districts and multi-story development where appropriate for the community context.
- Revise zoning ordinances to permit CAFOs in appropriate areas, where they would cause minimal community and environmental impacts.
- Revise zoning to limit development in desired protection areas, e.g. a steep slope/ridgetop overlay district.
- Review local ordinances for standards that require excessive impervious coverage, e.g. wider than necessary streets, excessive parking, etc. Revise such standards with provisions for better stormwater management practices, e.g. for shared parking, uncurbed streets, etc., where appropriate.
- Use public infrastructure improvements and extensions as tools to guide development. Encourage service improvements within designated growth area and discourage extension of public water and sewer service to rural resource areas.
- Utilize municipal and multi-municipal zoning to protect large and contiguous agricultural regions through the designation of rural resource protection areas and to designate appropriate districts for concentrated animal feeding operations.
- Develop wellhead protection programs for municipal wells.
- Promote land use patterns that reduce vehicle trips and encourage pedestrian, bicycle, and transit alternatives.
- Continue working to complete connectors between existing bike routes and pedestrian routes.
- Encourage new development to incorporate bike/pedestrian facilities.
- Plan infrastructure improvements and expansions to serve planned growth areas.
- Utilize land use controls to provide community facilities and infrastructure to support planned growth.

Further Considerations for Plan Implementation across the Planning Area

In addition to the key strategic actions listed for each municipality, there are several actions that should be considered by all of the Muncy Creek Planning Area partners.

- Access management provisions should be incorporated into subdivision and land development ordinances to protect the capacity of major roadway.
- Scenic byway corridor designation should be considered as a means to preserve rural character.
- Zoning provisions should be evaluated and revised, as needed, to protect farmland and open space, as well as water resources, effectively. Provisions for and approval of land development plans represent long-term commitments on the part of the community to change the landscape character, albeit through incremental changes, and to supply needed services. If farmland and open space are what the community desires, and other uses are adequately provided for elsewhere in the planning area, then ordinances should establish provisions for each.
- Where specific features define, contribute to, or illustrate the unique character and heritage of a community, whether land, structures, or other site features, municipalities and their affiliated organizations should consider the use of conservation easements to acquire the right to retain and maintain these features for the community. One example in the Muncy Creek Planning Area is the Logue Property at Port Penn. The easement is owned by the Northcentral Pennsylvania Conservancy.
- On-lot disposal system management and inspection ordinances should be adopted and enforced to protect private water supplies that draw from groundwater and to identify problem sites early for remediation. First and foremost, it is important that land use plans carefully and thoroughly consider the suitability of soils for on-lot disposal, for when on-lot systems malfunction, the responsibility for solving disposal problems lies with the municipality.
- The decision to encourage the development of lodging services should be carefully evaluated. While there are few lodging options in the planning area currently, there may

or may not be significant need. Lodging is available in nearby Williamsport.

Plan Review and Maintenance

Recent amendments to the MPC (Section 302d) require county comprehensive plans to be updated every 10 years, as contrasted with municipal and multi-municipal comprehensive plans, which must be reviewed every 10 years [Section 301(c)]. However, the Comprehensive Plan for the Muncy Creek Planning Area will only be useful if it is regularly used and updated. For this to occur, it is recommended that government bodies and planning commission of each municipality will need to perform the following actions:

- Annually evaluate the Comprehensive Plan and, if necessary, discuss and adopt amendments to the plan to ensure it remains useful in terms of guiding the decisions made regarding the future growth and preservation of the Planning Area.
- The Planning Commissions should submit annual written reports to the governing bodies, summarizing conclusions on the evaluation of the Comprehensive Plan, the past year's major activities, the upcoming year's major projected activities, and crucial issues that will or may impact the municipalities of the Planning Area.



View from Shrewsbury Township

Acronyms and Glossary of Terms

References

Acronyms and Glossary of Terms

AADT:	Average Annual Daily Traffic (volume)
ALLARM:	Alliance for Aquatic Resource Monitoring
ASA:	Agricultural Security Area
BMP:	Best Management Practice
CAFCA:	Central Area Fire Chiefs Association
CAFO:	Concentrated Animal Feeding Operation
CHP:	Coldwater Heritage Partnership
CIP:	Capital Improvements Program
COE:	US Army Corps of Engineers
CSO:	Lycoming County Comprehensive Combined Sewer Overflow (Study)
DCED:	Pennsylvania Department of Community and Economic Development
DCNR:	Pennsylvania Department of Conservation and Natural Resources
DEP:	Pennsylvania Department of Environmental Protection
ECOMAP:	Ecological Classification and Mapping
EMS:	Emergency Medical Services
EOC:	Emergency Operations Center
EOP:	Emergency Operations Plan
EPA:	United States Environmental Protection Agency
FAA:	Federal Aviation Administration

FMA:	Flood Mitigation Assistance Program
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration
GED:	General Education Degree
GIS:	Geographic Information Systems
HAZ-MAT:	Hazardous Materials
HMGP:	Hazard Mitigation Grant Program
IPC:	Industrial Properties Corporation
IS:	Information System
ISTEA:	Intermodal Surface Transportation Efficiency Act
IU:	Intermediate Unit
KOZ:	Keystone Opportunity Zone
LBCS:	Land-Based Classification System
LCPC:	Lycoming County Planning Commission
LEPC:	Local Emergency Planning Committee
LLC:	Lower Lycoming Creek Planning Area
LMA:	Labor Market Area
LQ:	Location Quotient
MATP:	Medial Assistance Transportation Program
MCD:	Minor Civil Division
MCMAA:	Muncy Creek Mutual Aid Association
MH/MR:	Mental Health/Mental Retardation
MPC:	Pennsylvania Municipalities Planning Code
MSA:	Metropolitan Statistical Area
NASIC:	North American Standard Industrial Classification
NFIP:	National Flood Insurance Program
NPS:	National Park Service
NPDES:	National Pollution Discharge Elimination System
NRCS:	Natural Resource Conservation Service
NRPA:	National Recreation and Park Association
OLDS:	On-Lot Disposal System
PADEP:	Pennsylvania Department of Environmental Protection
PADOT:	Pennsylvania Department of Transportation
PAT:	Planning Advisory Team
PEMA:	Pennsylvania Emergency Management Agency
PFBC:	Pennsylvania Fish and Boat Commission
PGC:	Pennsylvania Game Commission
PHMC:	Pennsylvania Historical and Museum Commission

PNDI:	Pennsylvania Natural Diversity Inventory
PSATS:	Pennsylvania State Association of Township Supervisors
PSSA:	Pennsylvania System of School Assessment
PSU:	Pennsylvania State University
RCP:	River Conservation Plan
SARA:	Superfund Amendments and Reauthorization Act of 1986
SEDA-COG:	Susquehanna Economic Development Association - Council of Government
SIC:	Standard Industrial Classification
TEA-21:	Transportation Equity Act for the 21st Century
TIP:	Transportation Improvement Program
TU:	Trout Unlimited
UCC:	Uniform Construction Code
WATS:	Williamsport Area Transportation Study
WSA:	Williamsport Sanitary Authority

Act 167 (also known as the Stormwater Management Act): Pennsylvania regulation enacted to correct existing stormwater management problems and to prevent future problems through stormwater planning at the watershed level. See also Watershed Stormwater Management Plan.

Act 537 (also known as the Sewage Facilities Act): Pennsylvania regulation enacted to correct existing sewage disposal problems and prevent future problems, through proper planning of all types of sewage facilities, permitting of individual and community OLDS, as well as uniform standards for designing on-lot disposal systems (OLDS).

Agriculture: The production, keeping, or maintenance, for sale, lease, or personal use, of plants and animals useful to man, including but not limited to; forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

Agricultural Operation: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the

production, harvesting and preparation for market or use of agricultural, agronomic horticultural, silvicultural and aquacultural crops and commodities. The term includes enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

Arterial Highway: A Principal Arterial provides land access while retaining a high degree of thru traffic mobility and serves major centers of urban activity and traffic generation. They provide a high speed, high volume network for travel between major destinations in both rural and urban areas. A Minor Arterial gives greater emphasis to land access with a lower level of thru traffic mobility than a principal arterial and serves larger schools, industries, hospitals and small commercial areas not incidentally served by principal arterials.

Center for Local Government Services: The Governor’s Center for Local Government Services located within the Department of Community and Economic Development.

Collector Road: A Collector Road serves dual functions—collecting traffic between local roads and arterial streets and providing access to abutting properties. It serves minor traffic generators, such as local elementary schools, small individual industrial plants, offices, commercial facilities, and warehouses not served by principal and minor arterials.

Commercial Land Use: Land uses type that generally includes those establishments engaged in retail trade or services.

Community Park: Focuses on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces; usually serves two or more neighborhoods and a ½ to 3-mile radius; and has an optimal size of between 20 and 50 acres, but should be based on the land area needed to accommodate the desired uses.

County: Any county of the second class through eighth class.

County Comprehensive Plan: A land use and growth management plan prepared by the county planning commission and adopted by the county commissioners which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plan and land use regulation.

Dwelling Unit: A building or structure designed for living quarters for one (1) or more families, including manufactured homes which are supported either by a foundation or are otherwise permanently attached to the land, but not including hotels, boarding/rooming houses or other accommodations used for transient occupancy.

Flood, 100-year: A flood which is likely to be equaled or exceeded once every 100 years (i.e., that has a one (1%) percent chance of being equaled or exceeded in any given year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers, the United States Department of Agriculture's Soil Conservation Service, the United States Geological Survey, the Susquehanna River Basin Commission, the Department of Environmental Protection, or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study is necessary to define this flood.

Flood Fringe: That portion of floodplain outside the floodway.

Floodplain: A flood plain may be either/or a combination of: (a) a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, during a 100-year design frequency storm; or (b) any area subject to the unusual and rapid accumulation of runoff or surface waters from any source.

Floodway: The channel of a stream, river, or other body of water, and any adjacent floodplain areas, that must be kept free of encroachment in order that the 100-year flood can be carried without increasing flood heights by more than one (1) foot at any point and without creating hazardous velocities.

Forestry: The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

Freeway: Limited access roads designed for large volumes of traffic between communities of 50,000 or more to major regional traffic generators (such as central business districts, suburban shopping centers and industrial areas); freeways should be tied directly to arterial roads, with accessibility limited to specific interchanges to avoid the impediment of through traffic.

Household: A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate bathroom and kitchen facilities.

Hydric Soil: A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.

Industrial Land Use: This land use category generally includes: (1) establishments engaged in transforming raw materials into new products, usually for distribution to other regions and not on sale on-site, and (2) establishments engaged in wholesale trade, storage or distribution with little or no retail trade or service.

Local Roads: Those that are local in character and serve farms, residences, businesses, neighborhoods and abutting properties.

Location Quotient: The degree to which the local area specializes in a particular industry relative to a comparison region.

Minerals: Any aggregate of mass or mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat, crude oil and natural gas.

Municipalities Planning Code (MPC): The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted , 53 P.S. ___10101 et seq.

Natural Resource Production Uses: A lot of land or part thereof used for the purpose of, but not limited to, mineral extraction and forestry operations. (See also definitions for Minerals and Forestry.)

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Pennsylvania Municipalities Planning Code (MPC): See definition of Municipalities Planning Code (MPC).

Prime Farmland Soils: Prime farmland, as identified by the U.S. Department of Agriculture, is the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment.

Prime Agricultural Soils: Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed with modern farming methods. It can be farmed continuously or nearly continuously without degrading the environment and will produce the most with the least amount of energy. This land is the most responsive to management and requires the least investment for maximum productivity.

Principal Arterial Highway: Principal Arterials provide land access while retaining a high degree of thru traffic mobility and serve major centers of urban activity and traffic generation. They provide a high speed, high volume network for travel between major destinations in both rural and urban areas.

Public/Institutional Use: Land use category that typically involves establishments or properties providing educational, cultural, or social services for the community. This category includes uses such as public and private schools, municipal offices and grounds, churches, and cemeteries.

Public/Quasi-Public Land Use: Areas or buildings where the public is directly or indirectly invited to visit or permitted to congregate.

Recharge: The addition to, or replenishing of, water in an aquifer.

Recreational Land Use: This land use category typically includes public and private parks and recreation areas.

Retail: The selling of goods or merchandise to the public for personal or household consumption and rendering services incidental to the sale of such goods. [Comment: An important characteristic of a retail trade establishment is that it buys goods for resale.]

Single Family Residential: Consists of the following types:

1. Dwelling, Single Family, Attached (Row): A dwelling designed, occupied or used by one family, having two (2) party walls in common with other buildings and no side yards, commonly called row houses or townhouses.
2. Dwelling, Single Family, Detached: A dwelling used by one (1) family, having one (1) side yard, one (1) party wall in common with another dwelling.
3. Dwelling, Single Family, Semi-Detached: One building arranged or designed for dwelling purposes where two dwelling units exist, separate from each other by a party wall and having two (2) side yards.

Slope: The deviation of a surface from the horizontal, usually expressed in percent degrees. (Comment: Slope percent is calculated by dividing the vertical distance by the horizontal distance times 100.)

Sustainable Agriculture: Sustainable agriculture was addressed by Congress in the 1990 "Farm Bill" [Food, Agriculture, Conservation, and Trade Act of 1990 (FACTA), Public Law 101-624, Title XVI, Subtitle A, Section 1603 (Government Printing Office, Washington, DC, 1990) NAL Call # KF1692.A31 1990]. Under that law, "the term sustainable agriculture means an integrated system of plant and animal production practices having a site-specific application that will, over the long term:"

- satisfy human food and fiber needs
- enhance environmental quality and the natural resource base upon which the agricultural economy depends
- make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural
- biological cycles and controls
- sustain the economic viability of farm operations
- enhance the quality of life for farmers and society as a whole.

Wastewater: Water carrying waste from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids; excess irrigation water that is runoff to adjacent land.

Watershed Stormwater Management Plan: Defined in the context of Pennsylvania Act 167, it provides the framework for improved management of the storm runoff impacts associated with the development of land. The purposes of

the Act are to encourage the sound planning and management of storm runoff, to coordinate the stormwater management efforts within each watershed, and to encourage the local administration and management of a coordinated stormwater program.

Wetlands (Freshwater): An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

References

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- Lycoming County Comprehensive Plan (1994, as amended)
- Lycoming County Open Space, Recreation, and Greenways Plan (draft 2004)
- Lycoming County Scenic Resource Inventory (1973)
- Lycoming County Water Supply Plan (2001/2003 Update)
- A Natural Areas Inventory of Lycoming County, Pennsylvania, 1993
- The Pathfinders, The Williamsport / Lycoming County, Pennsylvania Area Workforce Report (July 2002)
- Preliminary Watershed Assessment for the Muncy Creek Watershed (draft 2002)
- State Forest Management Plan (draft 2004) and District Plans for Sproul, Tiadaghton and Tioga State Forests (draft 2004)
- Susquehanna River Greenway Plan (planning activities)
- Williamsport Area Transportation Study (WATS) Long Range Transportation Plan

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- Hughesville Borough Zoning Ordinance (1975, as amended through 1994)
- Muncy Borough Zoning Ordinance (1991, as amended through 1993)
- Muncy Borough Subdivision and Land Development Ordinance (1976)
- Muncy Creek Township Zoning Ordinance (1990, as amended through 1997)
- Muncy Creek Township Subdivision and Land Development Ordinance (2003)
- Picture Rocks Borough Zoning Ordinance (1985)
- Shrewsbury Township Zoning Ordinance (1985, as amended through 1990)
- Wolf Township Zoning Ordinance (1995, as amended through 2004)
- Wolf Township Subdivision and Land Development Ordinance
- Lycoming County Subdivision and Land Development Ordinance (1972, as amended)
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How to Guide Your Community's Growth through
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- Lycoming County GIS Database
- Pennsylvania Department of Community and Economic Development
- Pennsylvania Department of Health
- U.S. Census Bureau
- U.S. Department of Labor, Bureau of Labor Statistics
- Williamsport / Lycoming Chamber of Commerce