



# LYCOMING COUNTY 2030: Plan the Possible

## Rural – West PAT

*A collaborative work session to engage community stakeholders in a robust discussion on ways Lycoming County and its municipalities can leverage strengths and opportunities for planned growth.*

*For regular updates, see [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan)*

**November 16, 2015**

**6:30 PM – 9:00 PM**

**Wheeland Community Center  
Jersey Shore Borough**





# Welcome and Introductions

Tell us about yourself:

1. Name
2. Organization
3. Role
4. Why this project is important to you



# Comprehensive Plan Overview

## *What?*

One of 9 facilitated, information-gathering sessions (SWOT) among the 6 Designated Growth Areas and 3 in Rural Areas of Lycoming County.

## *Why?*

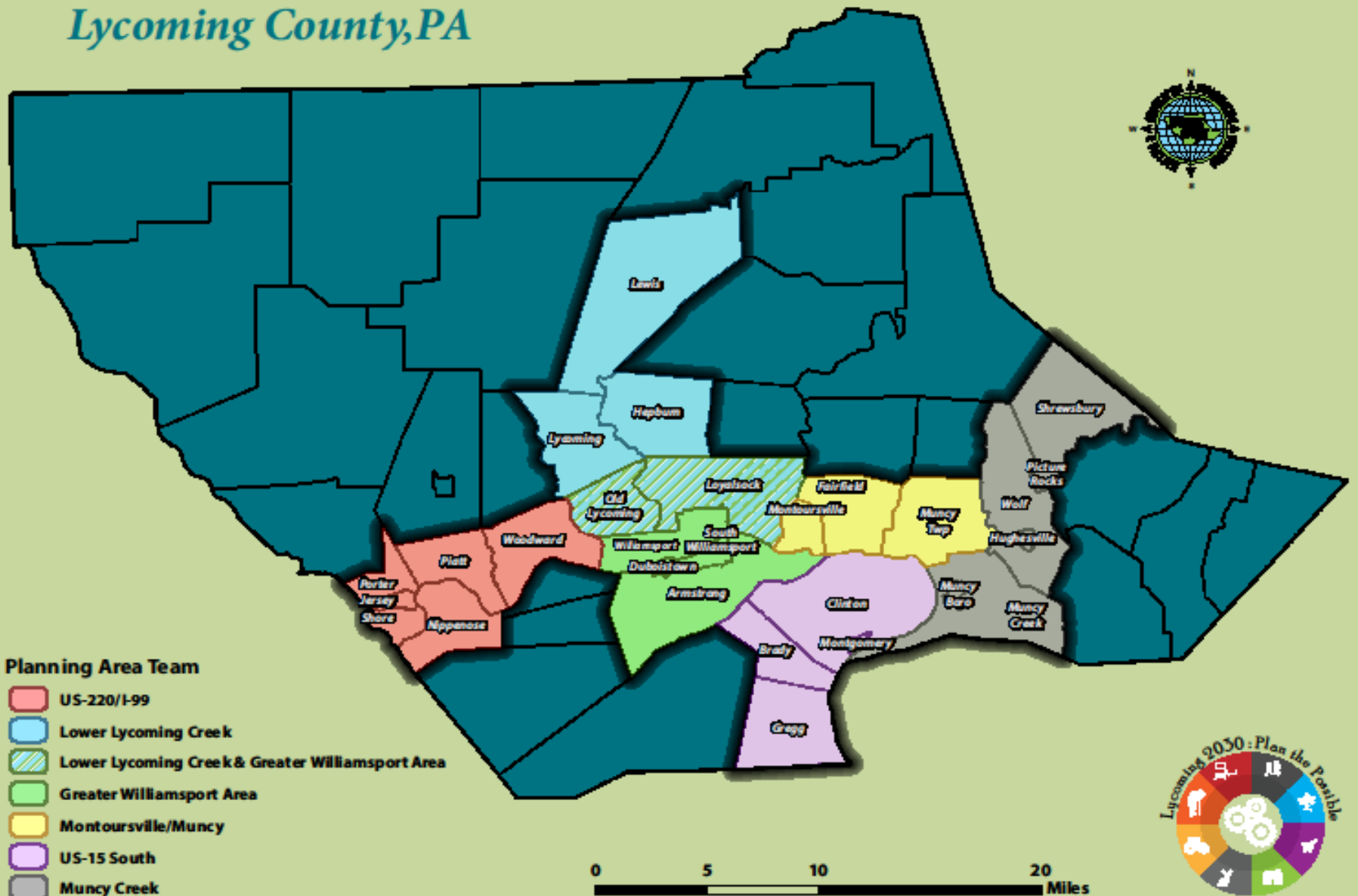
Comp Plans are important planning tools that set forth community vision for the physical, social and economic development of the community

## *When?*

Supplemental updates to the 2006 Lycoming County and six multi-municipal Comp Plans are required every 10 years

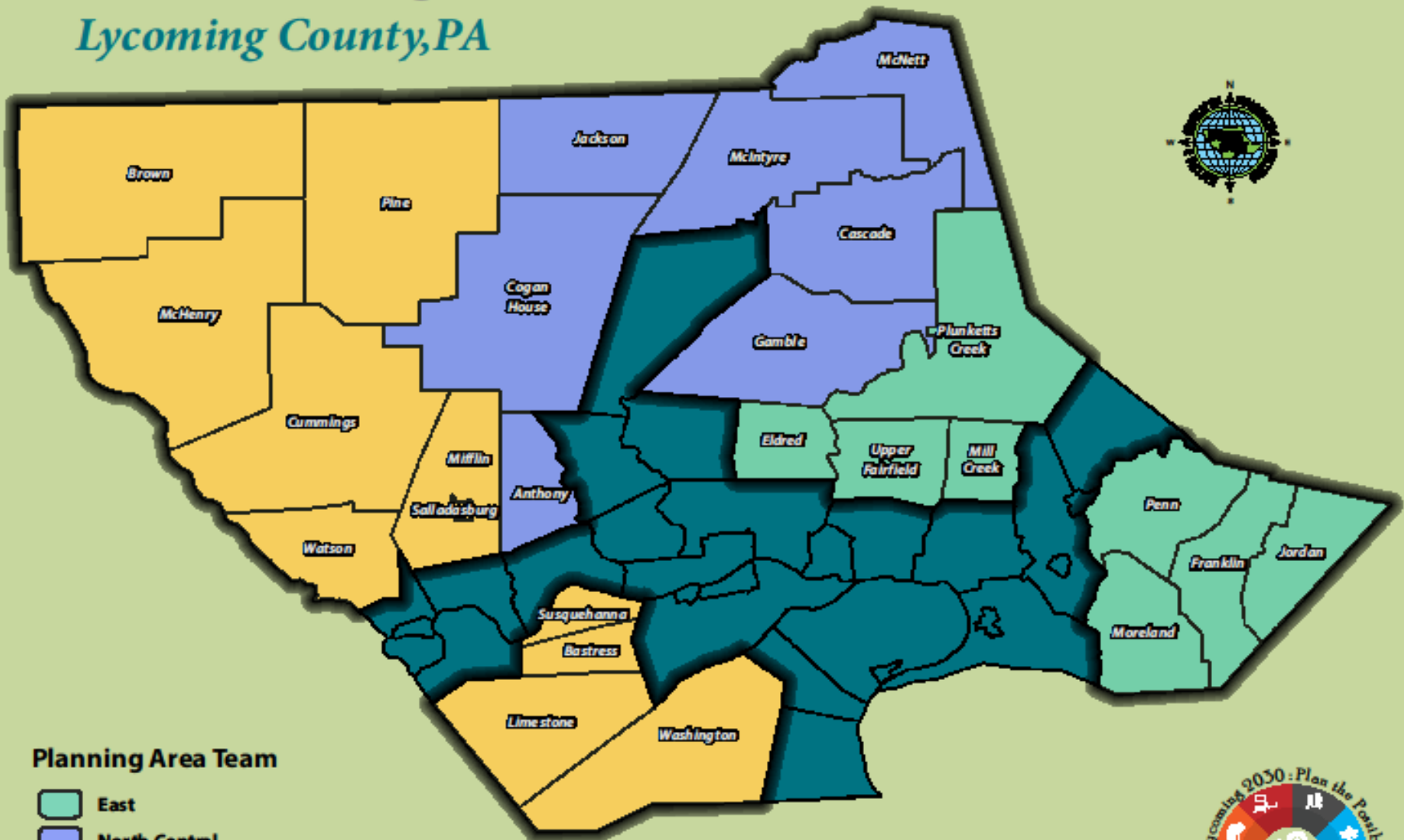
# Growth Planning Areas

## Lycoming County, PA



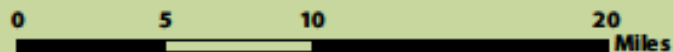
# Rural Planning Areas

## Lycoming County, PA

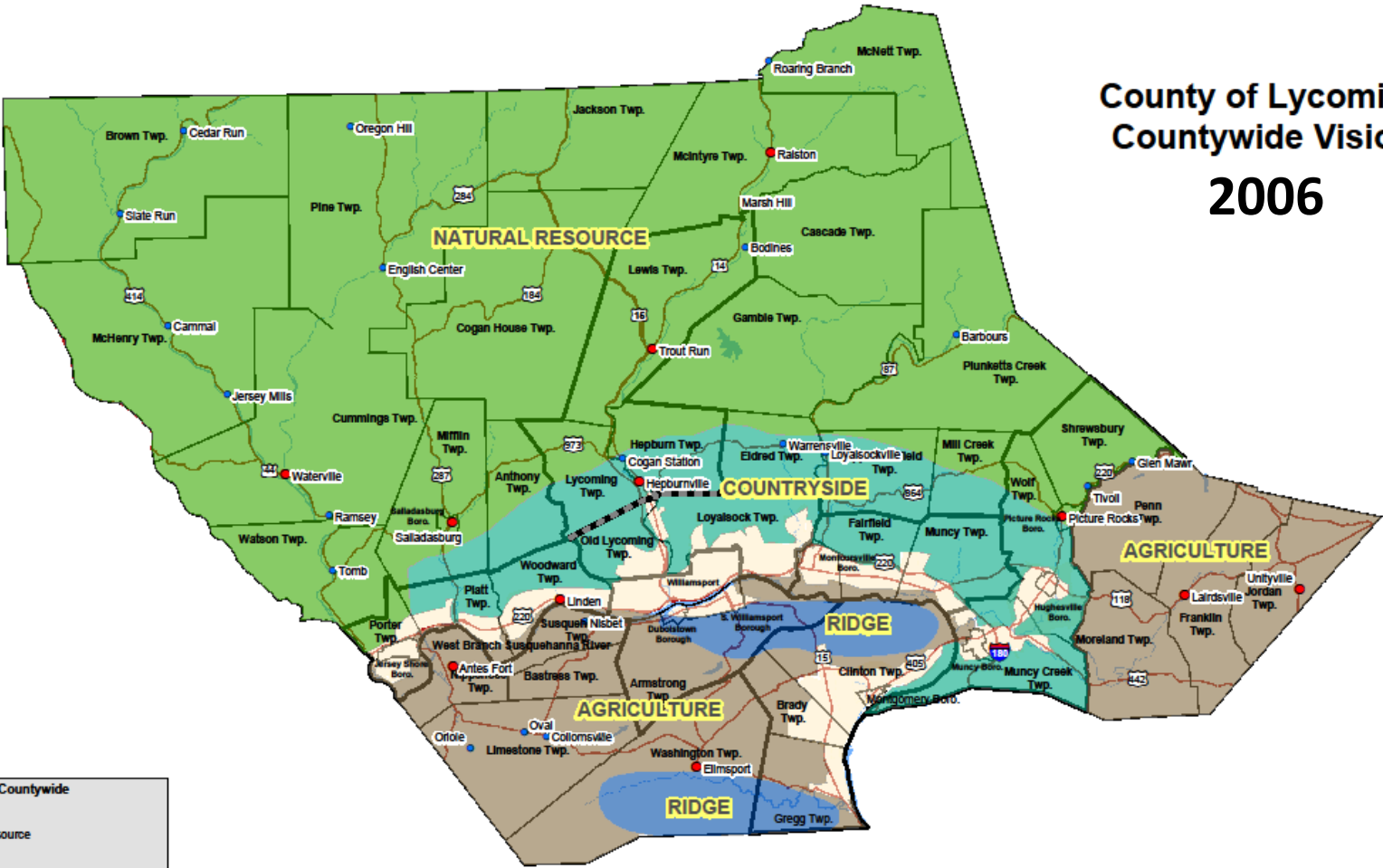


### Planning Area Team

-  East
-  North Central
-  West



# County of Lycoming Countywide Vision 2006



**Vision Overlay- Countywide**

- Ridge
- Natural Resource
- Agriculture
- Countryside
- Designated & Future Growth Areas
- Planning Area Boundary
- Northern Boundary for GWA Planning Area
- Major Roads
- Main Streams
- Rural Center
- Village



2004

Scale: 0 to 10 Miles

\* Map includes Gregg Township, Union County



# What is a Comprehensive Plan?

The Comprehensive Plan is a general policy guide for the physical, social and economic development of the Lycoming County community.

It is a vision for the County and a long-range policy to make that vision a reality.

## 3 basic components:

- Inventory of existing conditions (“snapshot”)
- The vision and a set of goals and policies to achieve it
- Implementation strategies for those goals and policies



# What is a Comprehensive Plan?

It's a local and democratic process...

- Led by a group of your peers – volunteers appointed by elected officials:
  - Lycoming County Planning Commission (LCPC)
- Assisted by professional planners:
  - Lycoming County Planning and Community Development Department





# What is a Comprehensive Plan?

- Comprehensive planning is NOT zoning!
- But zoning IS a tool that can be part of the plan's implementation
- It is not a regulatory document – it's a guidance document



# Planning vs Regulation

## Planning is:

1. Forward-looking
2. Objective-oriented
3. Inclusive
4. Collaborative
5. Visionary
6. On-going
7. Not enforceable

## Regulation should:

1. Implement plan
2. Preserve & protect what makes a community special
3. Encourage appropriate development
4. Be enforced



# Planning and Regulatory Tools

## Planning tools

1. Comprehensive plan
2. Multi-municipal comprehensive plan
3. Special plans or studies
  - Historic preservation
  - Open space
  - Other



## Regulatory tools

1. Subdivision & land development ordinance
2. Zoning ordinance
3. Floodplain ordinance
4. Stormwater management ordinance
5. Other



# What does a Comprehensive Plan do?

The Comprehensive Plan evaluates:

- Existing land use
- Transportation systems
- Housing
- Community facilities and services
- Natural and cultural resources
- Water supply needs
- Opportunities for intergovernmental cooperation

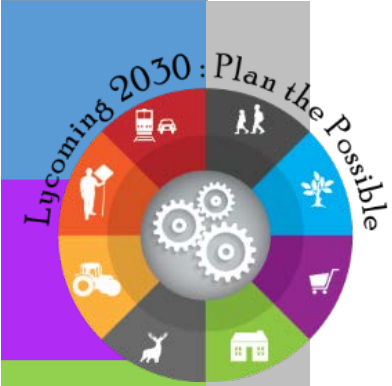
The Plan projects future growth trends based on these analyses and proposes the best possible policies and implementation tools to accommodate expected growth/change while protecting the County's vast and precious resources.



# Tonight's Agenda

## *2016 Lycoming Comprehensive Plan Update*

- ❑ Roles, Responsibilities & Operating Procedures of the PAT
- ❑ Draft Comprehensive Plan Timeline
- ❑ Overview of 2006 Plan
- ❑ Highlight of Accomplishments since 2006
- ❑ SWOT Analysis and Prioritization
- ❑ Homework Assignment and Next Meeting



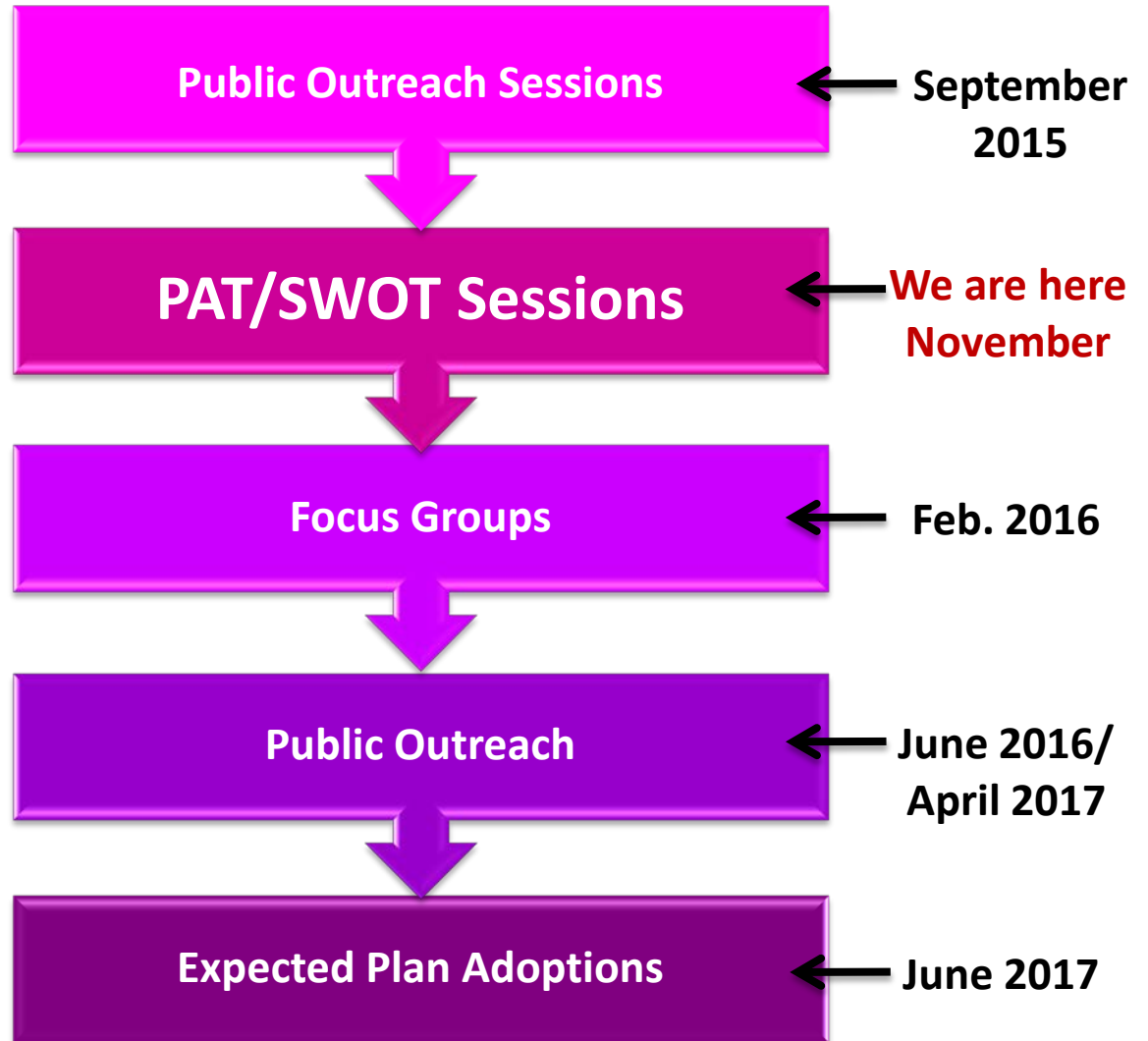
# ROLES, RESPONSIBILITIES & OPERATING PROCEDURES OF THE PAT

- PAT will guide the Comprehensive Plan development
- Identifying issues at this point
- Brainstorming – no bad ideas
- Later PAT meetings will discuss solutions, involved entities, and implementation plan
- PAT will review draft plan

**Review Handout in folders**

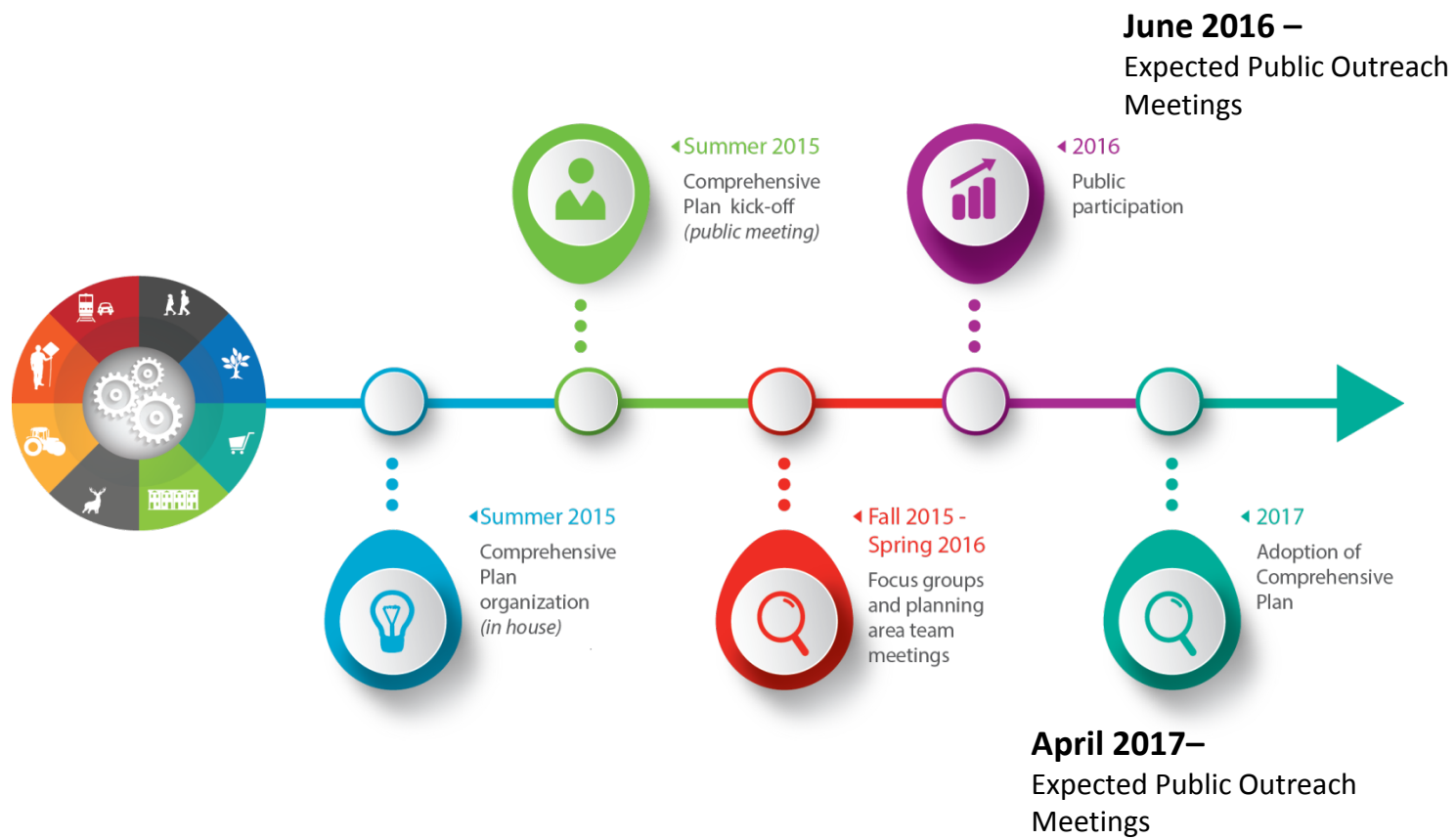


# Comp Plan Milestones





# Timeline and Chart



Website: [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan)





# OVERVIEW OF 2006 PLAN

## WHAT PEOPLE LIKED

- Overall Quality of Life
- Sense of Community
- Rural Life-Style
- Scenic Beauty
- Prime Agricultural lands
- Opportunities for Outdoor Recreation: hiking, biking, fishing, hunting



# OVERVIEW OF 2006 PLAN CONCERNS

- Protection of rural character from inappropriate development
- Loss of higher paying and manufacturing jobs
- Exodus of younger and highly trained workers
- Agricultural + Natural Resource protection
- Coordinated land use and infrastructure planning
- Higher speed and heavy truck traffic (PA 44 + 414)
- Lack of Bicycle routes
- Conversion of second or seasonal dwellings to year-round
- Rural rescue services – costly
- Intergovernmental cooperation for planning and services
- On-lot septic system failures



# HIGHLIGHT OF ACCOMPLISHMENTS SINCE 2006

- Sewer & Water Infrastructure Installed
- County Zoning and SD/LD Ordinances Updated for Oil and Gas Development and Exploration
- Steep slope ordinances
- Pine Creek Rail Trail Connection to JS
- Jersey Shore Boat Launch
- Ralston Bridge replacement and flood mitigation
- Washington Township Bridge repairs and replacement
- Others?



# SWOT ANALYSIS



# Discussion Guiding Principles

- 1) **PARTICIPATION:** Everyone participates, but no one dominates, interrupts, or speaks over others.
- 2) **ORDER:** A speaker first raises their hand before speaking.
- 3) **TIME OUT:** Be prepared to be “abbreviated” for exhausting your “air time,” about 2 minutes per instance.
- 4) **SHARE:** Offer *your* own perspective/experience with examples. Make certain that “hearsay” is stated as “hearsay.”
- 5) **RESPECT:** All ideas and opinions are needed and valued. No one has a monopoly on good ideas. Critique the idea, not the person.
- 6) **INTERRUPTIONS:** Cell phones are silenced and will not be used during the session. Quietly excuse yourself if you must use it.
- 7) **NO SIDE DISCUSSIONS:** Share with the entire group and avoid side discussions.
- 8) **PUNCTUALITY:** We will follow the schedule to honor everyone’s time.
- 9) **OTHERS:** Do any need to be added?



# Understanding a SWOT Analysis

## INTERNAL

## EXTERNAL

### Strengths

These are internal assets that enable a community to realize its goals.

Strengths can transform external opportunities into action.

### Opportunities

These may include sustainable trends or funding support to advance a specific project.

Leverage internal strengths to take advantage of existing or new external opportunities.

### Weaknesses

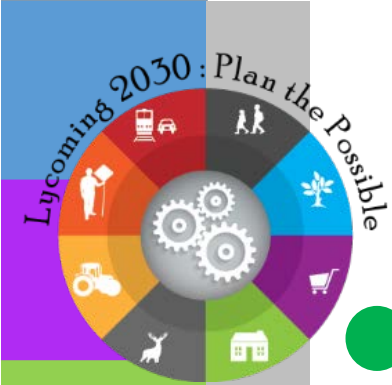
These are characteristics that can be roadblocks to action.

Unrecognized internal weaknesses can make an organization vulnerable to outside threats.

### Threats

Threats are external issues or forces that could pose difficulties in reaching goals.

Block threats to minimize weaknesses and take full advantage of strengths.



# General Examples

## ● Strength (internal)

- *Quality educational system.*

## ● Weakness (internal)

- *Available funding for capitalization of new projects presents implementation challenges.*

## ● Opportunity (external)

- *Public-Private Partnerships can address gaps*

## ● Threat (external)

- *Increased competitiveness for limited funding*



# SWOT Prioritization

Each participant should affix

- Only one dot to one item; but up to two dots per SWOT category

Totals among each S-W-O-T will help to prioritize.

Conclusions are identified among today's participants. This will complement information gathered from other SWOT sessions.

 Strength

 Opportunity

 Weakness

 Threat





# Homework Assignment and Next Meeting

- Day of Week – in February
- Time of Day
  
- Review Meeting Packet (on-line) and be Prepared to Discuss
  - PAT members to review all Issues, Implications to our Community, Vision, Common Goals, Common Objectives, and Key Issues. What's still relevant? What needs to be added?



# Adjournment

For more information or follow-up, contact:

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Website: [www.lyco.org/CompPlan](http://www.lyco.org/CompPlan)

