

LYCOMING COUNTY

SEWER Infrastructure Support WATER

PLANNING PARTNERSHIP

SLDO Ordinance Administration LTAP AIRPORT

RAIL SERVICE Lee Flood Small Bridge Inspection Program

Regional Solid Waste Management

Environmental Planning act formation HMP UPDATE

Flood Summit Community Development PAFPM Conference

hazard mitigation grant Comp Plan Update

HAZARD MITIGATION Safe Communities

Corridor Plans Energy Plan

Route 15 Progress MARCELLUS SHALE GAS EXPLORATION

Pathway to Health

EDC COMMITTEE Brownfields Assessment

SEWER Infrastructure Support WATER

GIS PARTNERSHIP

SLDO Ordinance Administration LTAP AIRPORT

RAIL SERVICE Lee Flood Small Bridge Inspection Program

Regional Solid Waste Management

Environmental Planning act formation HMP UPDATE

Flood Summit Community Development PAFPM Conference

hazard mitigation grant Comp Plan Update

HAZARD MITIGATION Safe Communities

Corridor Plans Energy Plan

Route 15 Progress MARCELLUS SHALE GAS EXPLORATION



ANNUAL REPORT

2011

The 2011 Annual Report of the Lycoming County Planning Commission

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



2011 County Commissioners

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

Commission Members

Charles Springman, *Chairman*
Joseph Neyhart, *Vice-Chairman*
George "Herm" Logue, Jr., *Secretary*
Richard Haas
Ann S. Pepperman
W.E. Toner Hollick
Robert E. Bauder
Larry Fry
Cindy Bower
Charles F. Greevy III, *Solicitor*

2011 LCPC Professional Staff

Kurt Hausammann, Jr., AICP, *Director*
William Kelly, *Deputy Director of Planning*
Frances Jones, CFM, *Deputy Director of GIS & Assessment*
Clifford Kanz, AICP, *Development Services Supervisor*
Deborah Bennett, *Administrative Support Supervisor*
Mark Murawski, *Transportation Planner*
Rachelle Ricotta, AICP, *Community Development Planner/Lead Planner*
Kevin McJunkin, *Environmental Planner*
Megan Lehman, *Environmental Planner*
Joshua Billings, *Subdivision and Land Development Administrator*
Audrey Dunkleberger, *Zoning/Subdivision Officer*
Rodney Heindel, *Zoning Officer*
Amy Rankey, *Zoning Administrator, Community Development Planner*
David Hines, *Zoning Administrator*
Lynn Cunningham, *Planning/Technician Analyst*
Judd Bower, *GIS/Data Systems Analyst*
Gary Montgomery, *GIS Technician*
Amy Norton, *GIS/Technician, Land Records Database Coordinator.*
Edward Feigles, *GIS Graphics/Fieldwork Coordinator*
John Lavelle, CFM, *Hazard Reduction Planner*
Richard Murphy, *Land Record Cartographer*
Scott Williams, *Land Records Database Coordinator*
Stacy Lewis, *Land Records Database Coordinator*
Jane Magyar, *Clerk IV*
Janet Irvin, *Clerk 1*
Jessica Burget, *Clerk 1*

TABLE OF CONTENTS

Director’s Message.....	4
Chairman’s Message.....	5
Community Development/Growing Greener II	6
Riverwalk Expansion.....	7
Community Development Block Grant.....	9
Energy Plan.....	11
Municipal Corridor Plans.....	12
Municipal Training.....	13
Hazard Mitigation.....	14
Environmental Planning.....	20
Regional Solid Waste Plan.....	21
Stormwater Management.....	22
Chesapeake Bay Tributary Strategy.....	25
Transportation/Route 15 Progress.....	27
Land Development Advisory Assistance.....	33
SLDO Ordinance Administration.....	34
County Zoning Partnership.....	35
GIS.....	38
Infrastructure Support.....	40
Brownfields Assessment	44
Marcellus Shale Gas Development.....	45
EOC & Communication Towers.....	47
Pathway to Health.....	48
List of Acronyms.....	49

DIRECTOR'S MESSAGE

2011 was a year of study and a year of experiencing the impacts of the Marcellus Shale Play. The impacts have been both good and not so good. As a County, we conducted an infrastructure assessment in 2011. The assessment revealed that we have over two billion dollars worth of projects that are needed. This is a very daunting number. Even with additional funding to the County in the form of Act 13 dollars, it is not possible to complete all of the infrastructure projects in the foreseeable future. In the past, major infrastructure projects could be funded with federal earmarks or the state capital budget. Both of those options have disappeared. 2012 will be a very challenging year for funding.

In 2011, the County also undertook the first Marcellus Shale Impact Study in the state. No other county has begun such a study. The Commissioners and the Planning Commission staff felt that it is imperative to know what the impacts are of the play so that the potential impact funds can be put to the best use. The study will be completed in June of 2012. The first proceeds of the impact fee will not arrive to the County until December 2012. This gives the County five to six months to review and consider possible uses for the impact funds. The study will be a tool that the Commissioners can use to help them make funding decisions.

No one can deny that the Marcellus Shale Play has been a very important force in the improvement of our local economy. Downtown Williamsport is experiencing a revitalization that we have not seen in our lifetimes. Almost every building in the downtown has experienced some type of improvement with many abandoned buildings being completely renovated. Many new businesses have come to the County. We now have the Marcellus Energy Park and Turkey Run property, which is largely developed with gas related industries. Partially because of the new companies coming to Lycoming County, our unemployment numbers are better than the state and national averages.

One of the less than positive consequences of the shale play is the increase of heavy trucks on our roads. Truck traffic has increased significantly in certain areas of our County where the gas industry is most active. This has had an effect on the quality of life for residents living in those areas of the County, such as the Pine Creek Valley, which has seen a 300% increase in truck traffic. The noise from the trucks is very disturbing to the residents of the valley.

2012 will be a year of evaluating the impacts of the gas industry and learning to adapt and to make the most of the benefits that come with the industry.

Kurt Hausammann

CHAIRMAN’S MESSAGE

The rapid growth of the Marcellus Shale Natural Gas industry in our County reached a crescendo in 2011, driving unprecedented economic opportunities, but also creating impacts to the local community and infrastructure. The challenge for the Lycoming County Planning Commission is to help the County officials strike a balance with the factors that shape the quality of life that our residents treasure. Our Planning Commission staff has been exceptionally active and engaged in the discussion in Harrisburg. They have worked **shoulder-to-shoulder with the administration and legislature to “proactively” guide the development of this natural resource via a “first-in-the-state” county zoning ordinance**, amended to address natural gas development. They also supported the **Commissioners when participating on the Governors’ Marcellus Shale Commission which examined a number of factors, particularly the “local impacts.”**

2011 also marked the final year of service to the Planning Commission for three long-term members—namely Toner Hollick, Dick Haas, and myself. Together we served the Commission for a total exceeding 50 years.

Major planning initiatives pursued this past year include: Chesapeake Bay Compliance Plan, Lycoming County Brownfields Assessment Program, Interstate 180 Corridor Plan, Old Mill Planning Corridor, County Stormwater Plan, design and construction of water infrastructure for the LCWSA Regional Water System, continuation of the Pathway to Health Project, TIGER II Transportation Initiative and the PennDOT PIB loan that will support the combined airport access road and LVRR rail road bridge replacement, Infrastructure Assessment Planning, and Marcellus Shale Local Impact Studies .

From my perspective, 2011 was an extraordinary year and, as I depart the Commission, I bid farewell with gratitude to my fellow members for their dedication and professionalism to our mission.

Charles Springman



Community Development

Growing Greener II



Growing Greener II Program Approaches Closure with Final Project Underway in 2011

Jersey Shore Pine Creek Trail Connector, Jersey Shore Borough

The County assisted the Borough of Jersey Shore in advancing the Pine Creek Rail Trail extension project to construction. A two mile paved section of the trail is being built between the existing Pine Creek Trailhead off Railroad Street and PA 44 near the truss bridge. This trail will provide safer access to the regional trail system for Borough residents.

This project is schedule to be completed in June, 2012.

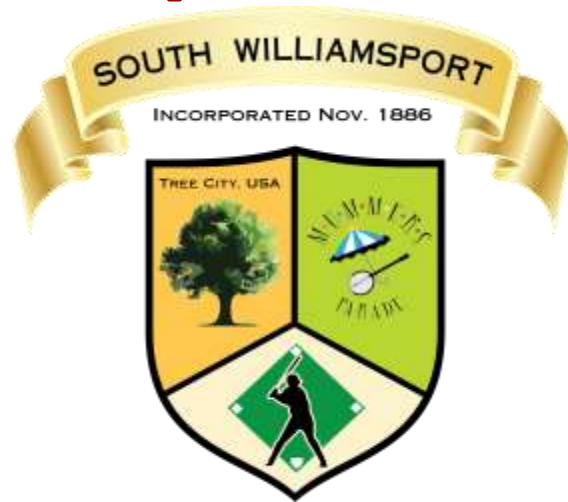


River Walk Expansion

The River Walk has been open to the public for approximately a year and has proven to be a great community asset.

In 2011, the County assisted the Borough of South Williamsport in completing the final piece of the Susquehanna Riverwalk project which adds another 1.5 miles between the Market Street Bridge and the South Williamsport Recreation Complex near the Little League Headquarters. The entire Riverwalk is now approximately 6 miles long. The County also completed improvements to the Riverwalk parking area at the eastern entrance along Commerce Park Drive by paving and line striping the existing “Park and Ride” lot owned by Loyalsock Township and fencing off the railroad dock loading area to prevent **unauthorized vehicles and ATV’s** from accessing the railroad property.

The Planning Department also created a brochure and map of the trail to provide information to the community about this new asset, open to the public. Images from this outreach effort are shown on the following page.



“In the Heart of Lycoming County”





Susquehanna River Walk & Timber Trail

Background

The Susquehanna River Walk Project, first envisioned in 2000, by the Lycoming County Board of Commissioners and Planning Commission is an approximately 4 mile paved bikeway/walkway loop along the levee system in the City of Williamsport, the Borough of South Williamsport, and Loyalsock Township with river crossings along the new Market Street bridge and Maynard Street bridge. The \$2.5 million project sponsored by the County of Lycoming was primarily funded using a combination of federal and state grants administered by PennDOT and PA DCNR. Timber Trail amenities funded under the Lumber Heritage Region and other local organizations include interpretative signage, benches, and a “woodhick” sculpture by Muncy artist, Pam Madal Barner, showcasing our region’s rich timbering history. It is anticipated additional public art along the River Walk may be incorporated in the future. The Susquehanna River Walk and Timber Trail projects lie within the State’s Lumber Heritage Region, Pennsylvania WILDS and the Susquehanna Greenway System. The Susquehanna River Walk links with the Loyalsock Bikeway at Commerce Park Drive making it easy to extend your run, walk, or bike ride another few miles.



The Susquehanna River Walk now has presence online at the Lycoming County Website www.lyco.org and clicking on the River Walk icon on the right hand side. Check out the website to find additional information about the Susquehanna River Walk and Timber Trail. Besides saying hello to the woodhick, keep an eye out when you are on the trail for additional public art pieces sponsored by the Public Art Works Group.

Community Development Block Grant (CDBG)

CDBG Projects Underway in 2011

- * Moreland Township Building: Removal of Architectural Barriers – Initiated in 2011
- * YWCA North Central PA—Handicapped Accessible Ramp Replacement— Initiated in 2011, currently under construction
- * Old Mill Corridor Planning Study – completed in 2011
- * McNett Township Stormwater Improvements— completed in 2011
- * Center For Independent Living—Living Well with a Disability Gym – completed in 2011
- * Muncy Creek Bridge Replacement – completed in 2011
- * Old Lycoming Township Private Sanitary Sewer Lateral Assistance Program —ongoing



McNett Township Stormwater Improvements: Before Project Initiation, After Flooding Event, and After Project Completion

CDBG Funding Trend

CDBG funds are a federal allocation provided through Housing and Urban Development (HUD) and is passed down to the PA Department of Community and Economic Development (DCED) to improve the quality of lives for low income persons in the municipalities in the County that do not get their own CDBG funds. Each year Lycoming County receives their annual allocation through DCED and for the past fifteen years, between 1995 and 2010, the total has been between \$384,000 and \$365,000. Due to **Congressional budget issues, Lycoming County’s CDBG allocation has decreased 19% between 2010 and 2011** and additional decreases are expected for future years.

CDBG funds can be used for infrastructure, housing rehabilitation projects, public service, and the removal of architectural barriers. With shrinking funds, Lycoming County will have to be develop projects using greater leveraged and matched dollars in order to implement great projects in our communities.

1995 allocation = \$383,609
 2004 allocation = \$387,421
 2010 allocation = \$363,901
 2011 allocation = \$295,099

Community Development Block Grant (CDBG)



Muncy Creek Township Bridge Replacement: During Construction and After Project Completion

This project replaced a 26-foot span bridge along Rock Road (T-437) over a tributary of Little Muncy Creek to increase the weight limit of the bridge. A three sided (open bottom) precast concrete box culvert was installed. With a cost of \$90,000 and the use of Township labor, the bridge replacement was achieved at a significantly lower cost than a typical state-funded project. As a result, local school buses, farm equipment, and emergency vehicles are able to utilize the bridge.



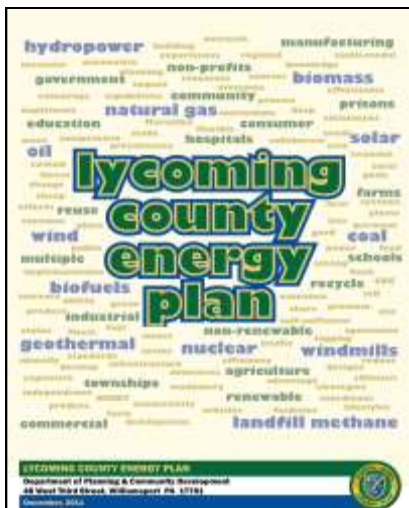
Energy Plan - Comprehensive Plan Update

In 2011, the Energy Plan was completed and adopted. The County of Lycoming understands the key to future sustainability is a strategy where renewable and nonrenewable energy sources can interrelate. The following tasks were successfully completed in 2011:

1. Energy Plan Advisory Committee—Meetings Convened
2. Lycoming County Energy-Related Planning, Policies, and Recent Activities Benchmarked
3. Regional, State, and National Energy Policy, Initiatives, and Funding Reviewed
4. **Lycoming County’s Existing Energy Market Inventoried**
5. Community Outreach—Surveys and Interviews Conducted, One-Day Workshop Held
6. Energy Conservation and Reduction Measures Assessed
7. Future Nonrenewable and Renewable Energy Deployment Assessed
8. Energy Plan Strategies and Strategic Actions Developed
9. Public Hearing Held
10. Plan Finalized and Adopted



Implementation of the Plan is slated to commence Summer 2012.



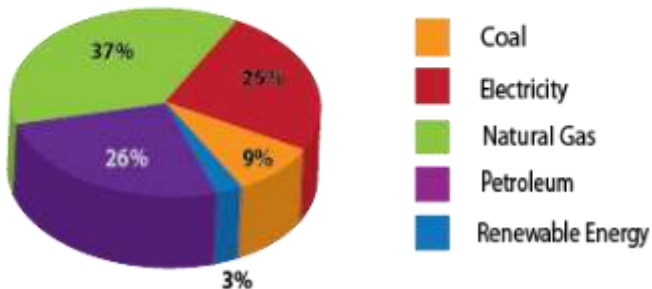
Lycoming County’s Energy Vision

Drawing upon competitive economic advantages, regional industrial capabilities, energy efficiencies, and natural resources, Lycoming County’s energy vision is to use local energy resources to meet local energy needs, making Lycoming County more energy self-sufficient, while at the same time improving energy efficiency and reducing energy demand.

Lycoming County’s Energy Plan Purpose

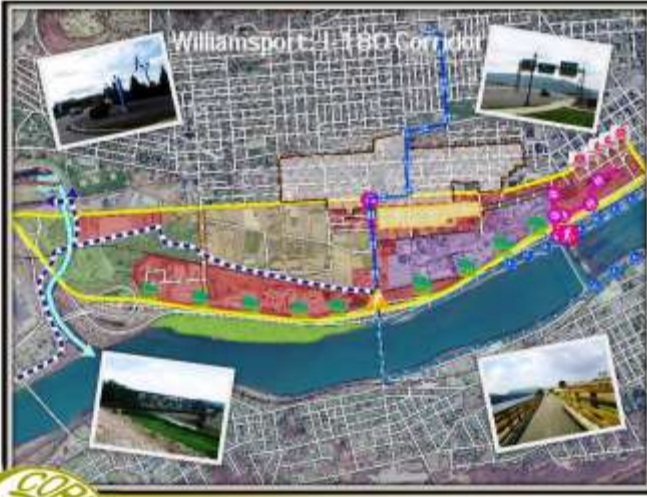
To make certain that energy production and consumption is consistent with existing and future land use patterns, “to promote energy conservation and the effective utilization of renewable energy sources.”

Lycoming County Energy Consumption by Source



Municipal Corridor Plans

FINAL PLAN
FEBRUARY 2011



LYCOMING COUNTY
MUNICIPAL CORRIDOR PLANS



Municipal Corridor Plan Project

The Old Mill Corridor Plan (Montgomery Borough) and I-180 Corridor Plan (City of Williamsport) focused on revitalization of brownfield locations. Both studies were completed in 2010 and adopted by local communities in 2011. The Consultant Team of Mackin Engineering, MACTEC Engineering, and Larson Design Group assisted the County with this project. The Corridor Plans have a three-step approach including: **Feasibility Study, Visioning, and Implementation Strategy.**

The following items are highlights of the efforts made in 2011 to implement both Corridor Plans:



I-180 Corridor:

- * Youth Ambassador Mural 'Welcome to Williamsport' on Maynard Street
- * New business at Maynard and 3rd Streets—former gas station
- * Improved aesthetics of the area
- * Completed Williams Street Development (Kohl's)

Old Mill Corridor:

- * Marcellus Shale Support Service Area
- * Planning stage for Mill Office restoration

Old Mill Corridor Vision:
to capitalize on an existing underutilized redevelopment site to improve the quality of life for area residents and visitors.

I-180 Corridor Vision:
to build upon the existing assets in the Corridor (stable businesses, institutions, and the Susquehanna River Walk) to provide diversified and sustainable development and



Historical Picture of Old Mill Corridor, Montgomery, PA

Municipal Training Series

In 2011, through partnership with the Pennsylvania Municipal Planning Education Institute (PMPEI), the Lycoming County Planning Commission developed an educational series for municipal officials including three courses:

- * Zoning
- * Subdivision & Land Development
- * Community Planning

Municipal officials and general public were invited to take one or more of the courses. If a participant successfully completed all three courses, they were recognized as a Citizen Planner. The first class of Citizen Planners completed all PMPEI Trainings in June of 2011.

The courses have become so popular due to amount of information learned in them, the Lycoming County Planning Commission will be offering the Municipal Training Series every Spring. Courses are suitable for municipal leaders and especially informative for newly-elected/appointed municipal leaders and people interested in learning more about municipal planning.



LYCOMING COUNTY & PENNSYLVANIA MUNICIPAL PLANNING EDUCATION INSTITUTE (PMPEI)

2011 MUNICIPAL TRAINING SERIES

* Community Planning
* Zoning
* Subdivision & Land Development

IN PARTNERSHIP WITH:

COUNTY OF LYCOMING
PENNSYLVANIA

First Community Foundation Partnership of Berks/Lehigh/Delaware Area Community Foundation
Union County Community Foundation
Wilkes-Barre Lycoming Community Foundation

Central Section
American Planning Association
Pennsylvania Chapter

Making Great Communities Happen

Lycoming - Sullivan
Boroughs Association

PENNSTATE
College of Agricultural Sciences

Lycoming County, PA
LYCOMING COUNTY PLANNING COMMISSION

Hazard Mitigation

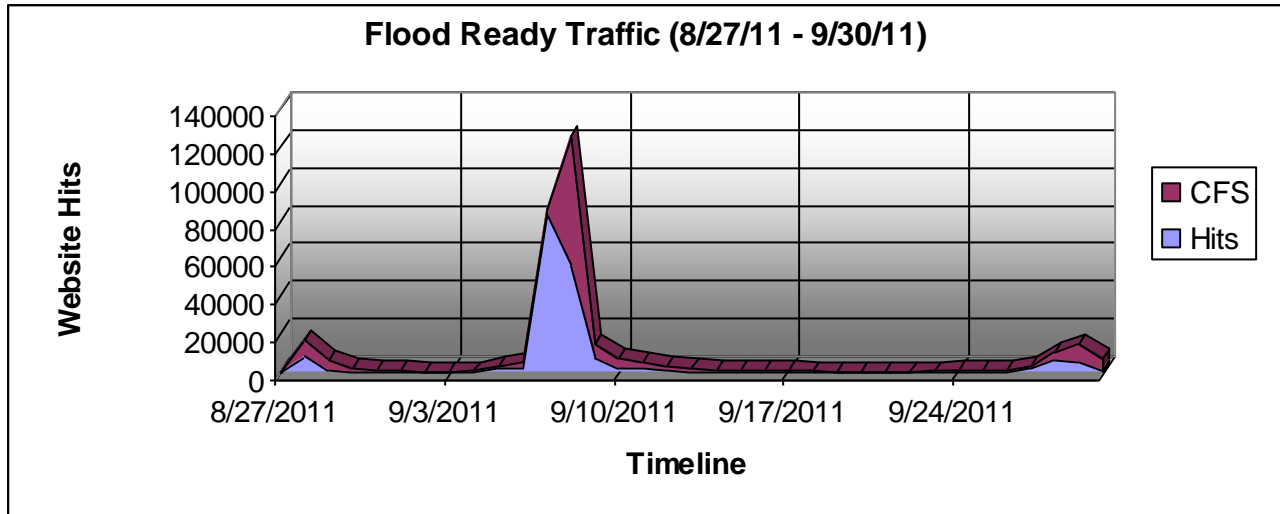
HISTORIC FLOODING Throughout 2011, Lycoming County experienced multiple flood events of differing magnitudes. Two of those floods actually caused enough public damage to warrant Presidential Disaster Declarations. The first event, which took place on April 25th, caused moderate flooding and affected a small number of people. The other flood event, and the one that this year's annual report will focus on, is known as Tropical Storm Lee (T.S. Lee), which occurred on September 7th and 8th.



T.S. Lee severely impacted homeowners, businesses and municipal infrastructure in the Lycoming, Loyalsock, and Muncy Watersheds. The event caused record stream crests on both the Muncy and Loyalsock watersheds (See table below) and came within 2.5 ft. of the 1996 flood on the Lycoming Creek.

Historic Flood Crests					
Lycoming Creek		Loyalsock Creek		Muncy Creek	
Camp Susque Gage Site		Barbours Gage Site		Glen Mawr Gage Site	
Event	Crest	Event	Crest	Event	Crest
1996 Flood	22.68 ft.	T.S. Lee	34.0 ft.	T.S. Lee	17.47 ft.
Hurricane Ivan	20.19 ft.	1996 Flood	24.9 ft.	Hurricane Ivan	11.31 ft.
T.S. Lee	20.06 ft.	Hurricane Ivan	22.4 ft.	11/29/05 Flood	10.95 ft.

FLOOD WARNING SYSTEM During the height of flooding on September 7th & 8th, 2011, the County's Flood Warning System (FWS) once again proved to be an invaluable asset to County Emergency Operations Staff, Municipal Officials and Citizens throughout the county. The system consists of 20 automated gages throughout Lycoming County's five major tributaries to the Susquehanna River. It utilizes a combination of pressure transducer sensors, which measures the pressure exerted by the water above the sensor to calculate depth, and ultrasonic sensors, which calculates the time interval between sending a signal and receiving the echo to determine stream heights. Information gathered by these sensors are then relayed to the Dept of Public Safety for the **Flood Ready** page on the County's web-site where it is displayed in real-time. *Continued on next page...*



At the height of the Tropical Storm Lee flood, the website actually registered as many as 83,869 hits before it crashed as a result of the massive amount of internet traffic. The table below summarizes FWS site traffic before, during and after Tropical Storm Lee. In addition to the Flood Ready page crashing, similar problems were experienced on the National Weather Service’s **Advanced Hydrologic Prediction Service (AHPS)** as well as the USGS stream gauge website.



S.R. 973 Bridge, Upper Fairfield Twp.

PUBLIC ASSISTANCE As part of the Hazard Mitigation Planner’s responsibilities, he is in charge of organizing a damage assessment team for post disaster damage reporting. His team, which included fellow planning department co-workers, gathered public damage (damage to roads and other municipally owned infrastructure) reports from all 52 municipalities and multiple municipal authorities within Lycoming County.



Chippewa Road, Muncy Creek Twp.

The team worked diligently and in full cooperation with the Department of Public Safety (DPS) to relay this vital information to the Pennsylvania Emergency Management Agency (PEMA). Because of the joint effort between DPS and PCD, all municipalities throughout Lycoming County that declared a disaster are eligible to receive public assistance funding for their disaster recovery efforts. As of this point, a total of \$961,496 in public assistance funding has been released to municipalities within Lycoming County to repair bridges, culverts, roads, and help with other expenses incurred as a result of T.S. Lee. This number will continue to grow as more public assistance projects are funded in the coming months.



LVRR bridge over Loyalsock Creek

Post-Disaster Outreach Efforts In an effort to identify public need, offer services and disseminate information to flood victims, the Hazard Reduction Planner partnered with STEP, Inc. and the United Churches of Lycoming County (UCLC) to organize and conduct three public meetings. These meetings were held in a central location within each of the majorly affected watersheds (Muncy, Loyalsock & Lycoming Creek). As a benefit, partnering with other organizations enabled the Hazard Reduction Planner to offer a broad range of services to the attendees, such as:



Public meeting held in the Old Lycoming Fire Hall on 12/06/11

- **Housing Assistance Gap Funding Program (STEP, Inc.):** Provides flood victims with the gap funding necessary to access temporary housing in Lycoming County, while searching for permanent housing or rehabilitating their flood damaged home. Essentially, this program pays the difference in cost between what FEMA provides to flood victims for temporary housing and actual market rates in Lycoming County.
- **Homes In Need (STEP, Inc.):** Provides flood victims assistance with repairs needed to make their homes habitable. STEP's Housing and YouthBuild crews will assist in completing essential rehabilitation work on mechanical, electrical, shell, or heating systems.
- **Lycoming County Long Term Disaster Recovery (UCLC):** Provides coordinated case management services to individuals affected by the disaster who do not have adequate personal resources for basic needs as a result of the disaster.
- **Hazard Mitigation Grant Program (Planning Dept.):** A federal grant program that seeks to mitigate damages that might result from future disasters. Projects funded under the current disaster will primarily be property acquisitions.



Public meeting held in the Montoursville Borough Building on 12/06/11

Combined attendance at these three meetings exceeded well over 110 homeowners. The meetings not only enabled flood victims to find services, it also helped them compare experiences and share helpful information amongst each other.

Post-Disaster Grant Funding As a result of the public outreach efforts, the Hazard Mitigation Planner received over 165 letters of interest from homeowners throughout the County. Homeowners have expressed interest in a variety of mitigation actions including:

- Retrofits: relocating utilities such as furnaces, water heaters & electrical panels above the 100 year flood elevation
- Elevations: elevating the first floor of a home above the 100 year flood elevation
- Flood proofing: modifying the building envelope and its openings in a way that will prevent the interior from being inundated by floodwater
- Buyouts: the County purchases the property from the homeowner at fair market value, then demolishes all structures and deeds the property to its respective municipality where it will remain undeveloped in perpetuity

Currently, the most important and time sensitive grant opportunity for hazard mitigation is the Hazard Mitigation Grant Program (HMGP). This is a statewide competitive grant program which is funded by a mix of state and federal funds and is administered by PEMA. Since PEMA administers the HMGP initiative, they also set the priorities for grant funding. Currently, those priorities are to acquire and demolish primary residences that have been damaged over 50% of its fair market value by T.S. Lee.

Using the priorities set by PEMA, the Hazard Reduction Planner has been able to identify 21 properties that qualify for HMGP funding. Below is a summary of the grant applications submitted thus far:

- **Consolidated Acquisition Application - Round 1**

This grant application proposes to purchase 9 properties (6 homes in Plunketts Creek Twp., 2 homes in Lewis Twp., 1 home in Shrewsbury Twp.)

- All homes were substantially damaged by flooding caused by T.S. Lee
- Total project cost: \$2,037,550
- Status: currently under review at the Joint Field Office (JFO)



- **Consolidated Acquisition Application - Round 2**

This grant application proposed to purchase 5 properties (2 homes in Hepburn Twp., 1 home in Old Lycoming Twp., 1 home in Plunketts Creek Twp., 1 home in Montoursville Borough)

- All homes were substantially damaged by flooding caused by T.S. Lee
- Total Project cost: \$603,950
- Status: currently under review at the JFO



Continued on next page...

• **Consolidated Acquisition Application – Round 3**

This grant application proposed to purchase 7 properties (3 homes in Montoursville Borough, 1 home in Loyalsock Twp., 1 home in Muncy Creek Twp., 1 home in Penn Twp.)

- All homes were substantially damaged by flooding caused by T.S. Lee
- Total Project cost: \$1,068,150
- Status: currently under review at the JFO



Grant Awards Lycoming County is constantly pursuing hazard mitigation grants and was recently notified that two HMGP Property Acquisition grant applications have been approved by FEMA and PEMA.

These two grants were applied for in 2010, but due to the large number of disasters that have occurred over the last two years, the grant review and approval process was delayed considerably. These grants will be used to acquire four properties which are located within the floodway of Lycoming Creek. All four properties are classified as repetitive loss properties by FEMA and have claimed a combined total of over \$304,245 of flood losses since 1979. The total project cost to perform these four acquisitions (which includes staff time, demolition & property purchase) will be \$502,460. The entire project will be paid for through a mix of state and federal funds.



A crew manually tracks river heights using the drop wire gauge during

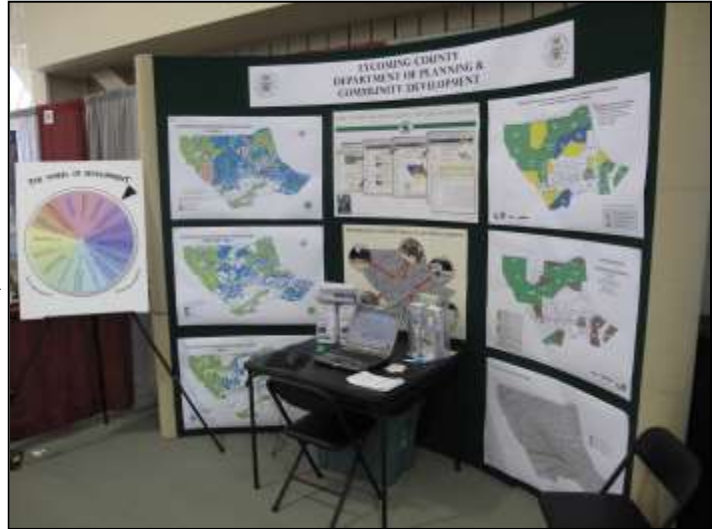
Muncy River Gauge: Project Update

In the 2010 annual report, you were briefed on the need to install an automated river gauge on the S.R. 405 bridge just outside of Muncy Borough where a manual drop wire gauge is currently located. Although our efforts to partner with the Susquehanna Flood Forecast Warning System and the National Weather Service did not yield a funding partnership, we were successful in partnering with Muncy and Montgomery Boroughs.

Each Borough has signed onto an intergovernmental agreement which pledged their commitment to provide \$2,500 each while the County agreed to pay the remaining balance of the project cost and broadcast the new information on the **County's Flood Warning System (FWS) Website**. The total project cost will be approximately \$13,328 for purchase and installation.

It is anticipated that the gauge will be installed by the end of May 2012 and will begin reporting information to the County's Flood Warning System shortly thereafter.

HOME BUILDERS SHOW The West Branch Builders Association (WSBSA) offered the Planning Department a free booth space at the Home Builders Show, which was held from March 17th-20th, 2011.



At the booth we displayed: the gradual advancement of gas leasing throughout Lycoming County by showing a progression of lease hold maps from 2005 to the present, a map of historically flooded areas in Lycoming County, maps of zoning and subdivision jurisdictions, a poster displaying instructions on how to navigate the flood ready website, and various handouts. We also had some interactive exhibits such as “the wheel of development”, a trivia game that asked questions related to zoning and floodplain management. We also had a laptop set up to demonstrate www.lycomap.org our new flood mapping website.

Each day the booth was manned by two planning department representatives who answered questions and provided insight into many planning related topics. According to the WSBSA, 3,506 people attended the fair over the four day event.



Aftermath of Tropical Storm Lee in September 2011 in the Borough of Montoursville.

Environmental Planning

Water Quality Improvement Monitoring Project. A new project known as “WQIMP” was launched in 2011 to demonstrate the water quality improvements that can be achieved in local streams by installing agricultural Best Management Practices (BMPs) on local farms. A small watershed (unnamed tributary to White Deer Hole Creek) was selected in the Elimsport area. A targeted outreach effort was conducted to encourage farmers in the area, many of whom are plain-sect (Amish), to implement BMPs. Meanwhile, **water quality monitoring was conducted to establish a baseline of the stream’s condition.** Lycoming County Planning led the project team, which includes the Clean Water Institute at Lycoming College, Lycoming County Conservation District, LandStudies, Inc., and Dennis Auker, subcontractor to Land Studies. Grant funders for this project include DEP through a Growing Greener grant, the Foundation for Pennsylvania Watersheds, and the National Fish and Wildlife Foundation. BMPs will be installed in Spring 2012 on four participating farms along approximately 1,000 feet of stream, and water quality monitoring will continue at least through Spring 2013. Additional funding is being sought to continue monitoring to establish long-term data and to expand the project area if additional farmers agree to participate.

Municipal Separate Storm Sewer System (MS4) Program. During 2011, Lycoming County continued to assist the six municipalities in the Greater Williamsport Area and the Pennsylvania College of Technology to comply with federal MS4 requirements. More than 300 storm drain markers were placed within the City of Williamsport during 2011 to educate the public about the importance of reducing pollution entering our stormwater system. In 2012, additional markers will be installed in the remaining MS4 communities and other small boroughs within the County.

The overall goal of the PA DEP MS4 Program is to improve water quality of urban stormwater runoff. Due to EPA requirements related the Chesapeake Bay, a revised permit program is expected from DEP in Summer 2012 which will likely require an elevated level of activity at the local level.



Mike Zellers (center), manager of the Jersey Shore Area Joint Water Authority, speaks to members of the County’s Chesapeake Bay Advisory Committee and the North Central Source Water Protection Alliance during a Fall 2011 tour coordinated by the Planning Department.



This no-till drill, is available for farmers to borrow from the Conservation District in order to implement this best management practice (BMP), which reduces erosion and nutrient pollution to local waterways, without having to purchase their own equipment to try the BMP. The drill was purchased through the County’s National Fish and Wildlife Foundation Grant, administered by the Planning Department.

STORMWATER MANAGEMENT

The Lycoming County Stormwater Plan and Lycoming Creek Watershed Stormwater Plan were both adopted by the County Commissioners on May 6, 2011 following an extensive public review and input process. PA DEP approved the Plans on September 16, 2011. The purpose of the Plan and Model Ordinance is to maintain current flood levels while accommodating new development, prevent damage to stream banks, improve water quality, and increase groundwater infiltration. The County is assisting municipalities with adoption and administration of implementing stormwater ordinances.

County staff continues to assist municipalities with adoption and administration of implementing stormwater management ordinances. Forty-two out of 52 County municipalities have adopted an implementing ordinance - please see the attached Ordinance matrix - or are in process. Also, as of this date, 10 of the 17 zoning partner municipalities have adopted a Resolution authorizing Lycoming County to administer their municipal Act 167 Stormwater Ordinance.

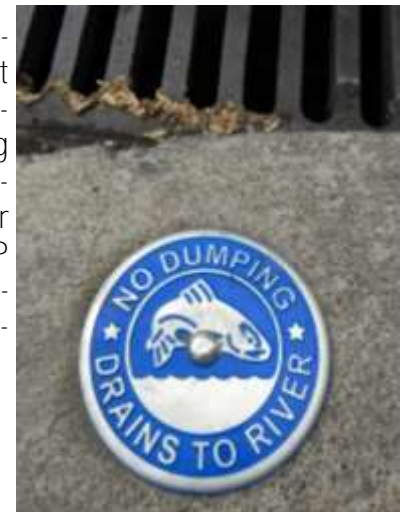
Internal stormwater administration procedures are being refined and a number of stormwater permits and minor stormwater plan exemptions have already been issued by the County. Stormwater permits are being reviewed concurrently with subdivision/land development and zoning permits.

Staff has had a number of stormwater and floodplain coordination meetings with gas development companies and their subcontractors. PA Act 13, signed by the Governor on February 13, 2012, precludes local governments from administering environmental regulations for gas drilling activities that are not specifically provided for the PA Municipalities Planning Code or the PA Floodplain Management Act. Act 167 Stormwater compliance for drilling pads and pipelines is covered under the DEP ESCGP-1 permit process. Stormwater management for Land Developments such as compressor stations are covered under County or municipal Subdivision and Land Development Ordinances.

Why Do Stormwater Management?

Development impacts the flow-patterns and quality of water:

- Impervious surfaces like concrete, asphalt and buildings prevent stormwater from infiltrating the ground and recharging aquifers as it naturally would
- Impervious surfaces create runoff at increased levels which can cause damaging flooding by increasing the amount of water in streams and rivers
- Stormwater runoff also collects pollutants like organic chemicals, excessive nutrients and petroleum hydrocarbons, all of which end up in our lakes, streams and rivers
- Increased runoff erodes stream banks and collects sediment and gravel which pollutes water and reduces stream capacity



The Planning Department initiated a storm drain marker project in 2011 to increase public awareness of stormwater infrastructure and the importance of reducing pollutants. More than 300 markers were installed in the City of Williamsport. Several hundred additional markers will be installed in 2012 in the additional MS4 communities and larger boroughs within the County. The markers were procured through a grant received by the Conservation District from PA DEP's Chesapeake Bay Program.

Municipal SW Ordi-	County	County Model	Pysher	MS4 Ordi-	Other Ordi-
Anthony Township	X				
Armstrong Township			X		
Bastress Township	X				
Brady Township	X				
Brown Township*	X				
Cascade Township*					X
Clinton Township			X		
Cogan House Township*	X?				
Cummings Township*	X				
Eldred Township	X				
Fairfield Township			X		
Franklin Township					
Gamble Township		X			
Hepburn Township	X				
Jackson Township*		X?			
Jordan Township*	X				
Lewis Township*	X				
Limestone Township			X		
Loyalsock Township				X	
Lycoming Township	X?				
McHenry Township*	X				
McIntyre Township*	X				
McNett Township*		X			
Mifflin Township*					
Mill Creek Township		X			
Moreland Township*		X			
Muncy Township*		X			
Muncy Creek Township					
Nippenose Township	X				
Old Lycoming Township	X				
Penn Township*		X			
Piatt Township*	NO				
Pine Township	X				
Plunketts Creek Township					
Porter Township	X				
Shrewsbury Township		X			
Susquehanna Township					
Upper Fairfield Township		X			
Washington Township*	X				
Watson Township	X				
Wolf Township					
Woodward Township	X?				
Dubois Borough		X			
Hughesville Borough					
Jersey Shore Borough	X				
Montgomery Borough		X			
Montoursville Borough				X	
Muncy Borough		X			
Picture Rocks Borough		X			
Salladasburg Borough*					
South Williamsport Borough				X	
City Of Williamsport				X	

* Municipalities with County Zoning

Stormwater BMPs

Disconnecting Impervious Surfaces

Impervious areas such as driveways, patios and roofs can be disconnected to have their stormwater runoff directed to more penetrable surfaces like lawns with desirable slopes or vegetated areas, such as swales or rain gardens. Disconnecting a downspout from a roof is best done with a downspout extension as shown below.



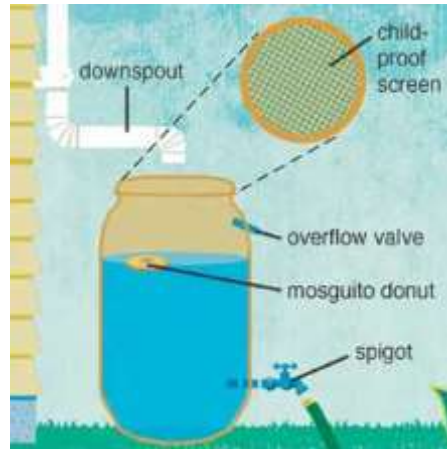
Level Spreaders

These are recommended for redirecting runoff to a lawn. A downspout disconnect will connect to the level spreader perforated pipe, which will distribute the runoff over a larger area of lawn, making infiltration easier. Level spreader pipes should be installed as level as possible, along a slope contour as shown below and on the right. Level spreaders should have a minimum length of 10 feet.



Rain Barrels

Barrels are used to simply collect rainwater for future use. The rainwater will be soft and therefore ideal for gardening and car and window washing. A rain barrel could provide you with around 1,300 gallons of water during summer months.



Rain Gardens

These are essentially shallow depressions that contain a variety of plants. Flowers, shrubs, grasses and trees will capture, filter and infiltrate stormwater while adding a pleasant appearance that can take many shapes and forms. Rain gardens should be located at least 10 feet away from your house in a naturally occurring low area that gets full to partial sun.





The County of Lycoming and special guest, Pennsylvania Department of Environmental Protection Secretary Michael Krancer, presented a ceremonial check to the Lycoming County Conservation District at a January 5, 2012, event. The District and County Commissioners, accepting on behalf of participating farmers, the check which recognizes the sale of 2011 nutrient credits totaling \$41,052.63. The credits were generated by nine Lycoming County farmers by implementing conservation practices to reduce pollution from their farm operations into local waters and the Chesapeake Bay.

“Trading is one of the keystones to our Chesapeake Bay strategy. Lycoming County adopted this idea early and has been at the forefront,” said Secretary Krancer. “A lot of partners in this room were required at the table to work collaboratively to make this initiative happen. Lycoming County has become a change agent in the credit trading program. We’ve come a long way—a huge way.”

“It’s just the beginning, Mr. Secretary,” said County Commissioner Jeff C. Wheeland, who chairs of the County’s Chesapeake Bay Tributary Strategy.

The event attracted a group of more than 40 local stakeholders and special guests in the Chapel room of the County’s Lysock View building. The check presentation was held on the front lawn of the building overlooking the Lycoming County Farm, a working farm owned by the County. Multiple agricultural Best Management Practices (BMPs) have been implemented on the farm, including riparian buffers, off-stream watering, and rotational grazing.



The Lycoming County Commissioners were joined by DEP Secretary Krancer, and representatives from the Lycoming County Conservation District, state elected officials, participating farmers, and other dignitaries for the Jan. 5 check presentation ceremony at the County Farm.

Karl Brown, Executive Secretary of the State Conservation Commission, attended the event to represent the Pennsylvania Department of Agriculture. “The economy in agriculture is tight,” he said, which makes income from new sources such as nutrient trading even more important to the farming community. “What happened in Lycoming County is about partnership. All these people are bringing their resources together, their expertise. You are truly on the cutting edge in credit trading.”

Two families representing the nine farm operations participating in the trading program, Ernie and Eileen Brown and Brad and Melana Gavitt, also attended the event. They were introduced by Mark Davidson, manager of the Lycoming County Conservation District, and recognized with a round of applause for their proactive conservation work. “This shows that conservation doesn’t cost, it pays,” said Davidson.

Charley Hall, representing 84th Representative Garth Everett, a member of the Chesapeake Bay Commission, also thanked the participating farmers. “They have put into place Best Management Practices (BMPs), and without them doing that, we would not be here today,” said Hall.



Left to right: Karl Brown, State Conservation Commission, representing the PA Department of Agriculture; Jeff Wheeland, Chairman, Lycoming County Commissioners; and PA DEP Secretary Michael Krancer (speaking).

Dr. Paul Marchetti, Executive Director of the Pennsylvania Infrastructure Investment Authority (PENNVEST), the state agency which administers statewide nutrient trading auctions, also applauded the County’s efforts. “There are 34 counties in the Bay watershed, and believe me, I wish they were all like Lycoming County,” he said.

Secretary Krancer, who also serves as Vice Chair of the PENNVEST Board of Directors, touted the significant potential for cost savings that can be achieved through trading programs. “I am a supporter of market-based solutions. Trading is cheaper in many cases. And Pennsylvania is a national leader in trading. I served as legal counsel for a company that was involved in buying and selling air quality credits. I can tell you from firsthand observation that it works—no doubt about it. Air trading is easier; it’s a little harder for nutrients, so we’ve got to be thinking outside the box. We’ve got to have a change in mindset; break the mold in thinking only about bricks and mortar.”

Speaking as chair of the County’s Chesapeake Bay Point Source Work Group, Christine Weigle, Executive Director of the Lycoming County Water and Sewer Authority, said that credit trading offers flexibility to wastewater treatment authorities, which in

(Continued on next page)

turn will benefit their communities. She said that the County's credit trading achievements were "only possible with the Conservation District bridging the gap between the non-point-source and point-source sectors."

Lycoming County participated in three rounds of credit auctions held in Fall 2010 and Fall 2011 by PENNVEST. The County has received payment for all nutrient credits it has sold for the 2011 water year. Additional payments will be received in 2012 and 2013 based on existing credit contracts. After a small PENNVEST fee is assessed, the combined credit sales based on auctions held to date will result in a total of \$110,387.08 in payments to the County between 2011 and 2013.

Seventy-five percent of the revenue received by the County will be paid out to the nine farm operations that generated the credits by implementing conservation practices such as riparian buffers, streambank fencing, rotational grazing, and manure export. There are no restrictions on the income, allowing farmers to use it however they choose.

The remaining twenty-five percent of the revenue will be retained by Lycoming County to recoup the costs of operating the program. Participation in the nutrient trading program and the PENNVEST auction requires County staff to engage in a lengthy process of credit certification, verification, determination of auction eligibility, and auction enrollment.

The PENNVEST credit auction is part of the Commonwealth's nutrient trading program, designed by the Pennsylvania Department of Environmental Protection (PA DEP) as an optional tool to decrease the cost of compliance with Chesapeake Bay pollution reduction mandates. Credit trading allows regulated point sources, such as sewer plants, to purchase credits in lieu of making costly upgrades to their on-site wastewater treatment facilities. In many cases, purchasing credits can dramatically reduce the cost of complying with nutrient reduction mandates, saving ratepayer dollars and increasing economic competitiveness.

The credits are generated by nutrient reductions made by farms across the watershed that implement conservation practices and employ innovative technologies to reduce nutrient run-off from their operations. Credits can also be generated by wastewater treatment facilities that go beyond their required pollution reductions. In the future, additional practices in storm-water management and stream restoration may be incorporated into the program.

The Lycoming County Chesapeake Bay Tributary Strategy (CBTS), originated in 2008, has brought together stakeholders from across the County to craft an innovative program that provides flexible options to wastewater treatment plants, preserves economic opportunities, and improves the environment here at home. "The conservation practices used to generate these credits have local impacts that go above and beyond their benefits to the Chesapeake Bay," said Wheeland. "These farmers are creating local environmental benefits, such as aquatic and riparian habitat improvements and erosion reduction. It goes to show that if we are good stewards of the land and clean up our own streams, the Bay will take care of itself."

Development of the Lycoming County CBTS initiative has been supported by grant funding from PA DEP, the Pennsylvania Department of Community and Economic Development, the National Fish and Wildlife Foundation, and the Foundation for Pennsylvania Watersheds. For more information, visit the Lycoming County CBTS home page, which can be accessed by visiting: <http://www.lyco.org/Departments/PlanningandCommunityDevelopment/ChesapeakeBayTributaryStrategy.aspx>. Current features include information about the County program, recent news articles, upcoming events, photo slideshows, and links to other resources.



The Environmental Planner has assisted staff of the DEP North Central Regional Office in organizing and advising a new, regional group of public drinking water suppliers, with the aim of sharing information and resources, and collaborating to protect public drinking water supplies. The new organization meets three times each year at different locations for its meetings and tours of water treatment facilities.

According to its mission statement: "The North Central Source Water Protection Alliance serves to protect the region's drinking water sources from all Potential Sources of Contamination (PSOCs) by proactively evaluating susceptibility to contamination, working to minimize or eliminate specific potential threats, creating long-range strategies to protect sources, encouraging local planning and inter-municipal coordination efforts, and educating the public about source water protection."

This proactive approach is crucial to maintaining the high-quality, cost effective water supplies presently available to our communities. According to DEP, cleaning up polluted sites can cost 200 times more than preventing contamination, and some aquifers, once polluted, can never be used again. An early success for the NCSWPA came from collaborative discussions with PENNDOT, which agreed to design the Rt. 15 corridor project in such a manner that would prevent storm-water runoff from the roadway (and any potential spills from accidents) from entering the water reservoir serving Montoursville.

Transportation

Highways and Bridges

The Williamsport Area Transportation Study (WATS) Metropolitan Planning Organization developed a draft update to the Transportation Improvement Program (TIP) which contains 64 highway and bridge projects proposed for federal, state and local funds during the next four federal fiscal years (2013-2016). The total programmed amount of these projects is in excess of \$74 million. These transportation projects have been identified by WATS based on a well established transportation planning process that places a high priority on system maintenance, public safety and economic development, supported by state of the art pavement management and bridge inspection databases developed by PennDOT and the County of Lycoming. The two major highway and bridge projects in Lycoming County that are being constructed include:

US 15 (Montgomery Pike) Safety Barrier
(Photos Courtesy of PennDOT)



DuBoistown Bridge Replacement



The County also completed a restoration of the covered bridge it owns along T-664 over Little Muncy Creek southeast of the Village of Lairdsville. All three remaining covered bridges in Lycoming County have now been fully restored and are included on the US Department of the Interior National Register for Historic Places.



WATS also completed a draft Transportation Study for the Lycoming County Comprehensive Plan Six Growth Areas using Larson Design Group and Trans Associates. Current traffic counts were compiled at over 50 intersection locations in the study area and a computerized traffic model was developed that assessed current and future traffic volumes based on future land use/growth assumptions at these locations and identified operational deficiencies at numerous locations. This study is especially important because it serves as an important tool to begin assessment of the traffic impacts from Marcellus Shale activity. This study will be useful in updating the overall WATS Transportation Plan and for identifying transportation project needs for Act 13 funding.

Transit

The Lycoming County Transportation Planner continues to Chair the Northcentral PA Public Transportation Task Force. This Task Force, in conjunction with SEDA-COG and Gannett Fleming, recently completed a Public Transit Needs Assessment for a six county area of our region including Lycoming, Union, Snyder, Northumberland, Montour and Columbia Counties. The results of the comprehensive study were presented at Transit Summit 2011 at the Geisinger Medical Center in Danville, PA and are online at www.sedacog.org. The study recommends ways to better market existing transit services throughout the region, expand hours of service, improve organizational approaches and regionalize service routes across county boundaries to better address unmet transit needs.

The County continues to participate on a River Valley Transit Compressed Natural Gas (CNG) Focus Group which is working to find ways to improve utilization of natural gas as a transportation fueling alternative in Northcentral PA. The hallmark project being championed by the Focus Group is the development of a CNG Fueling Facility at the River Valley Transit (RVT) headquarters at 1500 West Third Street, Williamsport.



Federal and state funding has been secured and facility design is nearing completion with construction to begin this summer. **RVT's goal is to convert its overall bus fleet to CNG** which should yield substantial fuel savings, given the high price to fuel diesel buses. Other public and private organizations are considering partnering with RVT to convert vehicle fleets and utilize this facility.

The Church Street Intermodal Center project provides an additional 350 parking spaces, bus bays and convenience facilities for our inter-city carrier Susquehanna Trailways is now completed at a total cost of \$12 million. The County worked in partnership with the City of Williamsport, Williamsport-Lycoming Chamber of Commerce and other stakeholders to secure funding and advance this vital community transportation project as part of the overall downtown revitalization initiative.



Air Service

Substantial progress has been made during the past year to improve services and facilities at the Williamsport Regional Airport. A total of 24,401 commercial passenger enplanements were recorded at the airport last year with approximately 40% of commercial traffic attributable to Marcellus Shale gas exploration activities. This is a 19% increase in overall traffic since 2009. In addition, approximately half of all corporate general aviation traffic is Marcellus related. There are also five gas industry tenants now leasing Airport property and over \$2.5 million has been invested by these companies to improve these facilities to meet their growing needs.



To respond to this positive trend, the Airport Authority has partnered with the Williamsport-Lycoming Chamber of Commerce to retain the Sixtel Group. Sixtel will document business and leisure air travel demand within our region and initiate discussions with multiple airlines in an attempt to secure expanded commercial air service choices for airport customers and increase competition, which may also help lower air fares at our airport.

In addition, the Airport Authority was recently successful in securing a second full service Fixed Base Operator (FBO), Bierly Aviation, to further expand the range of general aviation services offered at the airport including fuel sales, aircraft maintenance, flight instruction and charter services. Start up operations by Bierly Aviation are anticipated to occur during Summer 2012. The Authority has also entered into a lease with a new restaurant operator known as “Cloud 9” and extensive building renovations are well underway with an opening slated for May 2012.

Rail Service

Tropical Storm Lee destroyed the Loyalsock Creek Railroad Bridge owned by the SEDACOG Joint Rail Authority. The County worked closely with the Rail Authority to develop a game plan to ensure the railroad bridge is quickly replaced and that no major disruptions in rail service occurred for Lycoming County rail served industries. The new railroad bridge is currently being designed and construction is expected to begin in late Fall 2012 and should be completed by Fall 2013.



The Lycoming Valley Railroad (LVRR) continued to report significant increases in rail freight carloads attributed to hauling Marcellus Shale commodities such as piping, frac sand, drilling equipment, and chemicals. In 2011, 6,880 carloads were reported which is up significantly from 1,230 carloads in 2009. Over 20% of the entire LVRR rail traffic is comprised of Marcellus business. A leveling off of Marcellus rail activity has been witnessed in Fall 2011 going into Winter 2012, primarily due to reduced gas industry activity in the region, stemming from substantially lower natural gas trading prices and excess gas supplies already in storage. However, gas pipeline infrastructure installation should remain strong in 2012.



(C) 2009 Mike Zollitsch

Newberry Rail Yard Bulk Transfer

Trails

Construction of two significant trail projects were initiated or completed in Lycoming County in 2011.

The County assisted the Borough of South Williamsport in completing the final piece of the Susquehanna Riverwalk project, which adds another one and a half miles between the Market Street Bridge and the South Williamsport Recreation Complex near the Little League Headquarters. The entire Riverwalk is now approximately six miles long. The County also completed improvements to the Riverwalk parking area at the eastern entrance along Commerce Park Drive by **paving and line striping the existing “Park and Ride” lot owned by Loyalsock Township and fencing off the railroad dock loading area to prevent unauthorized vehicles and ATV’s from accessing the railroad property.**

In addition, The County assisted the Borough of Jersey Shore in advancing the Pine Creek Rail Trail extension project to construction. A two mile paved section of the trail is being built between the existing Pine Creek Trailhead off Railroad Street and PA 44 near the truss bridge. The project will provide safer access for Borough residents to access the regional trail system. This project should be completed in June 2012.



Photo 1: Riverwalk Extension in South Williamsport

Photo 2: Pine Creek Trail Extension in Jersey Shore

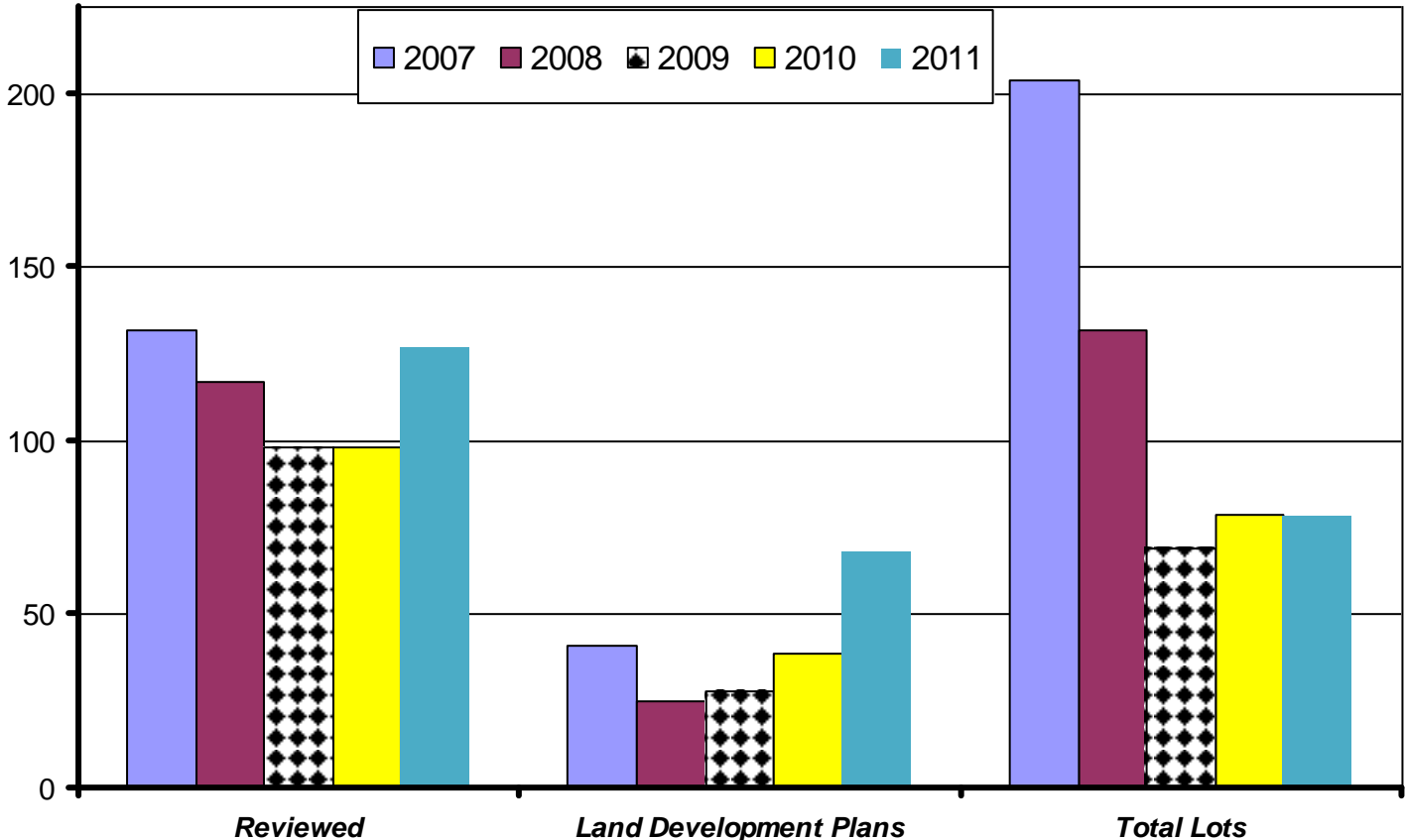
Land Development

Development Advisory Assistance

In addition to the 24 municipalities governed by the County Subdivision and Land Development Ordinance, the LCPC staff also provides advisory review comments on subdivision and land development plans concerning the other 28 municipalities in the County. This “advisory” review role is provided by the Development Services Division. These review comments are a service offered to those municipalities who retain approval authority for the administration of their own land development ordinances. The PA Municipalities Planning Code stipulates that the County Planning Agency provide such reviews.

During 2011, the County provided “advisory” comments on 127 subdivision and land development plans. This figure reflects an increase from the 98 plans reviewed in 2010. A key subset of the 127 reviews PCD performed includes the 68 land development plans reviewed by this office during 2011. This figure actually reflects an increase of 27 plans over 2010.

Included in the 2011 lot total were 25 addition-lot plans, 34 single-lot plans and multi-lot plans which amounted to an additional 78 lots (25 additional lots + 43 single and multi-lots).



County Subdivision & Land Development Ordinance Administration

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

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

The Lycoming County Planning Commission provides full-time, professional administration and legal support for the SLDO. This service is currently being utilized by 24 municipalities: 21 Townships and three Boroughs (as shown to the left).

Staff Activity in 2011

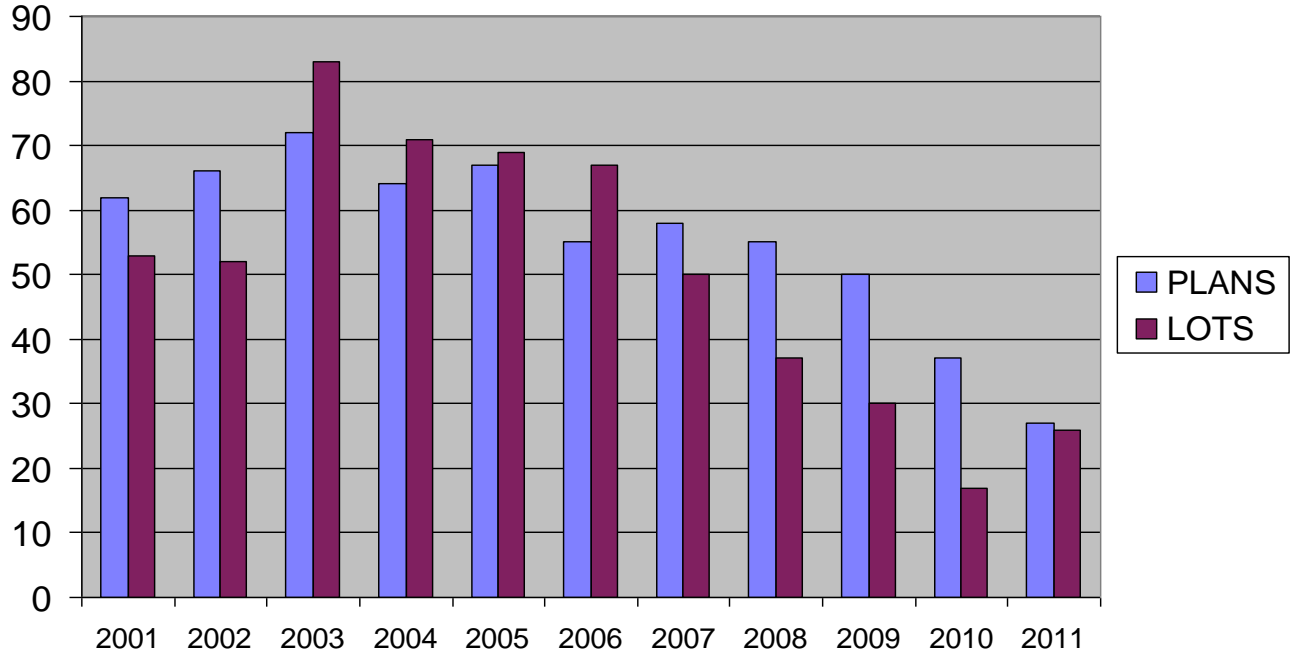
- * Accepted 49 new applications (with 13 submissions carried over from 2010)
- * Processed and the LCPC granted final approval for 27 subdivisions and 29 land development plans. One subdivision plan was granted preliminary plan approval. One plan was submitted for re-approval. One plan was withdrawn
- * Subdivision plan approvals decreased by 10 from 2010 submissions
- * Land development plan approvals increased by 16 from 2010; there was four residential, three commercial, two agricultural and 20 natural gas related land developments.



© Leo Blanchette * www.ClipartO.com/22845

The graph on the following page depicts the subdivision approval trends over the last ten years.

Subdivision Approvals For Municipalities Under County SLDO 2001-2011



A total of 26 new lots were created within the municipalities under jurisdiction of the County SLDO, an increase of 9 lots from 2010. Included in the total subdivision approvals, but not in the new lot tally, are eight lots that were created to be added to existing adjacent properties.

Land Development Plans Approved in 2011

<u>Municipality</u>	<u>Applicant</u>	<u>Development Use</u>
Cogan House Twp.	Utility Line Services	Pipe Welding & Lay Down Area
Muncy Twp.	G.E. Oil & Gas	Light Industrial/ Warehousing
Watson Twp.	Anadarko E&P Company	Water Withdrawal/Pump Station
Watson Twp.	PGE/ Poust	Water Withdrawal/Pump Station
Muncy Twp.	FMC Technologies	Light Industrial/Warehousing
Cummings Twp.	PVR Marcellus	Natural Gas Compressor Station #1
Cummings Twp.	PVR Marcellus	Natural Gas Compressor Station #2
Cogan House Twp.	PVR Marcellus	Natural Gas Compressor Station
Mifflin Twp.	Range Resources	Water Tank Staging Area
Moreland Twp.	XTO Energy	Water Withdrawal/Pump Station

Land Development Plans Approved in 2011

<u>Municipality</u>	<u>Applicant</u>	<u>Development Use</u>
Piatt Twp.	George & Barbara Hill	2 nd Residence on one lot
Jordan Twp.	Mountain Gathering	Natural Gas Meter Station
Penn Twp.	Chief Oil & Gas	Natural Gas Dehydration Facility
McHenry Twp.	Anadarko Marcellus	Natural Gas Compressor Station
McHenry Twp.	Anadarko E&P Company	Water Withdrawal/ Pump Station
Muncy Twp.	Cracker Barrel	Commercial Restaurant
Cogan House Twp.	Noah Martin	Swine Finishing Barn
Muncy Twp.	Interstate Trucking	Light Industrial/Warehousing
Porter Twp.	Troy Musser	Commercial Lodging Facility
Muncy Twp.	Penn Comm. Vehicle Svcs.	Truck Repair & Maintenance
Moreland Twp.	Toby Wagner	Chicken Barn
Mifflin Twp.	Anadarko Marcellus	Natural Gas Meter Station
Jackson/McIntyre	Laurel Hill Wind Energy	Commercial Wind Energy Facility
Penn Twp.	Daniel & Suzanne Wheel	2 nd Residence on one Lot
Muncy Twp.	Blackhawk Tool	Light Industrial/Warehousing
Cummings Twp.	Anadarko Marcellus	Natural Gas Compressor Station
McIntyre Twp.	Jeff Pifer	2 nd Residence on one Lot
Cogan House Twp.	Robert & Shirley Smith	2 nd Residence on one Lot
Penn Twp.	Chief Oil & Gas	Natural Gas Compressor Station

COUNTY ZONING PARTNERSHIP

Local Zoning

Ordinance Administration

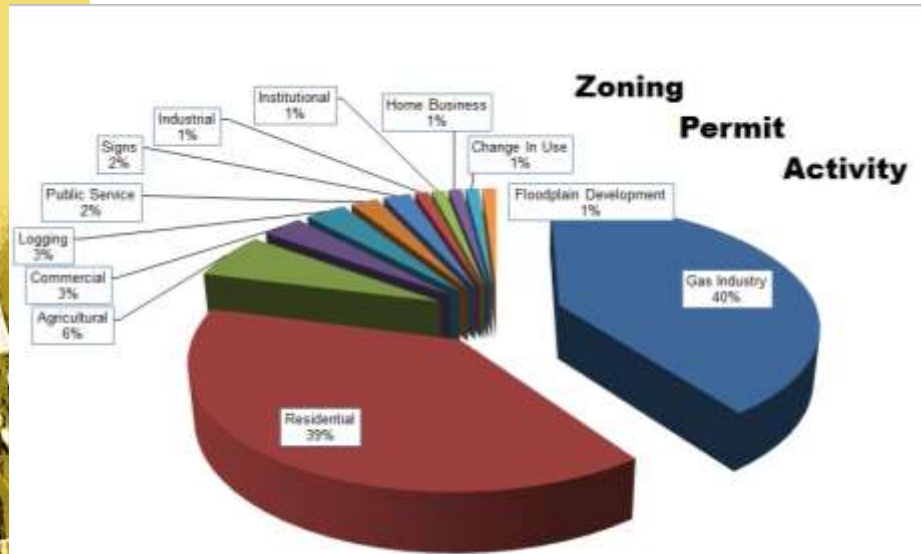
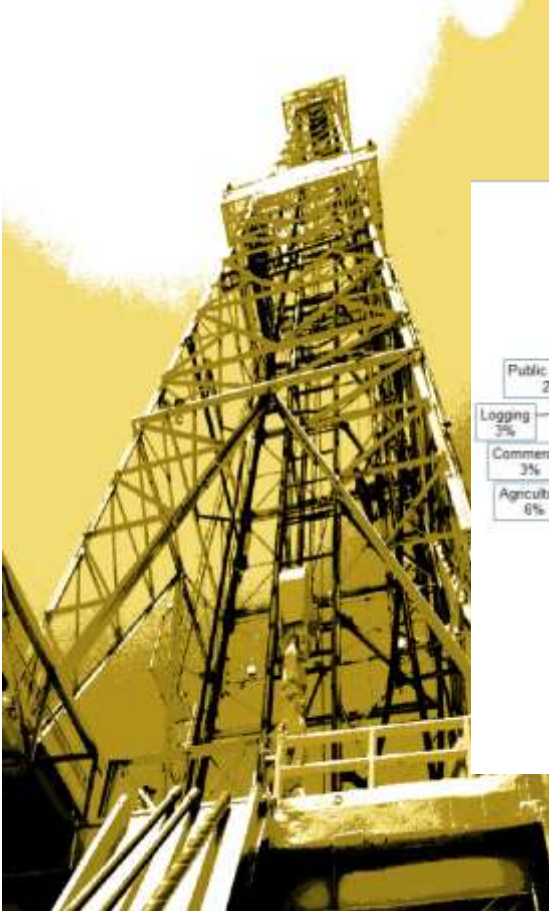
18 Member Municipalities	
BROWN TOWNSHIP	McNTYRE TOWNSHIP
CASCADE TOWNSHIP	MCNETT TOWNSHIP
COGAN HOUSE TOWNSHIP	MIFFLIN TOWNSHIP
CUMMINGS TOWNSHIP	MORELAND TOWNSHIP
GAMBLE TOWNSHIP	MUNCY TOWNSHIP
JACKSON TOWNSHIP	PENN TOWNSHIP
JORDAN TOWNSHIP	PIATT TOWNSHIP
LEWIS TOWNSHIP	SALLADASBURG BOROUGH
McHENRY TOWNSHIP	WASHINGTON TOWNSHIP

In 2012, the County administered the municipal zoning ordinances of South Williamsport Borough, Plunketts Creek Township and Porter Township. Dedicated staff members provide direct support to those communities and were available—on site at the respective offices—a day or two each week.

Gamble Township joined the County Zoning Partnership in the second half of 2012.

Zoning Partnership Activity

There were a total of 488 Zoning Development Permits approved during 2012 with a significant increase from 2011 due to natural gas industry development throughout the County.



County Zoning Hearing Board

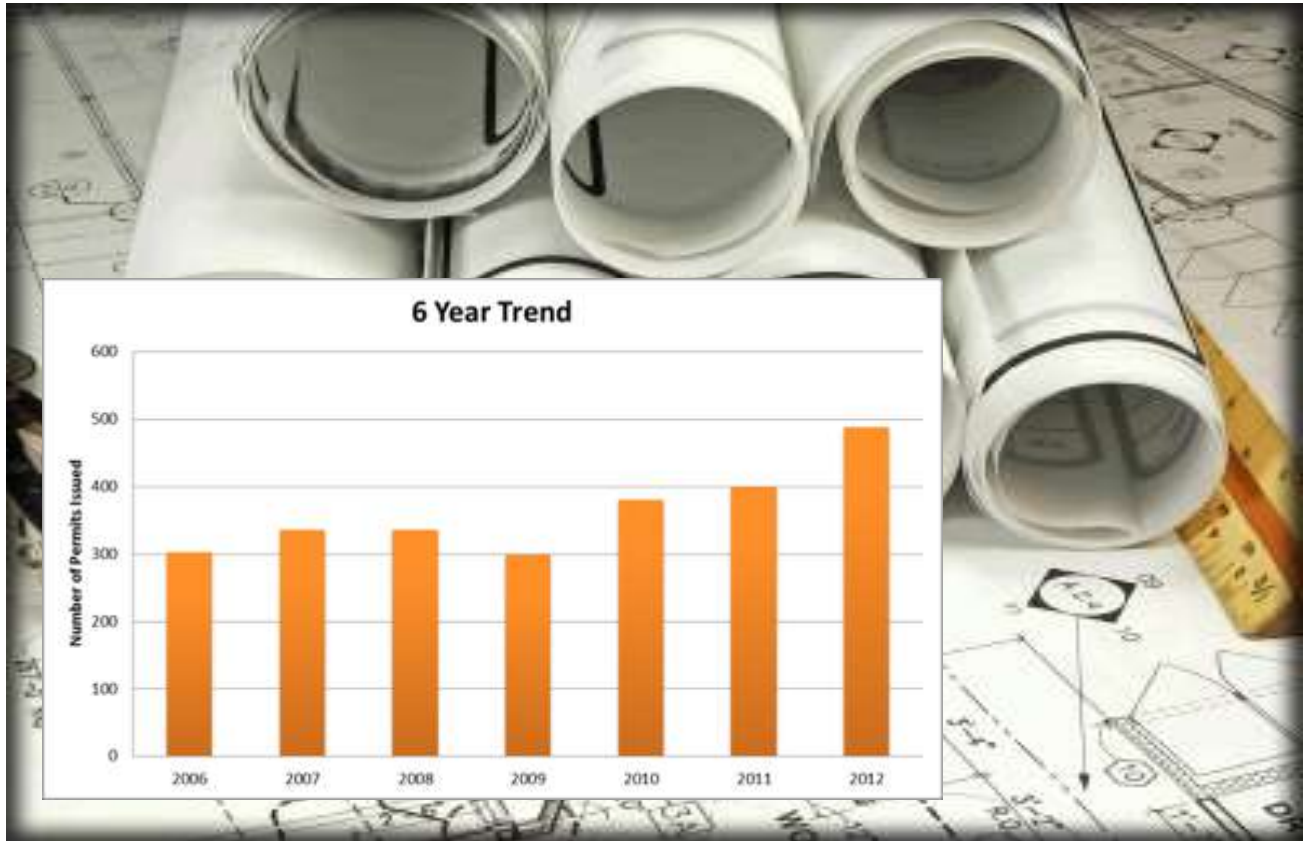


Nineteen (19) cases were brought before the County Zoning Hearing Board during 2012 as follows:

- 11 Variances
- 7 Special Exceptions
- 1 Appeal of a Permit Issued

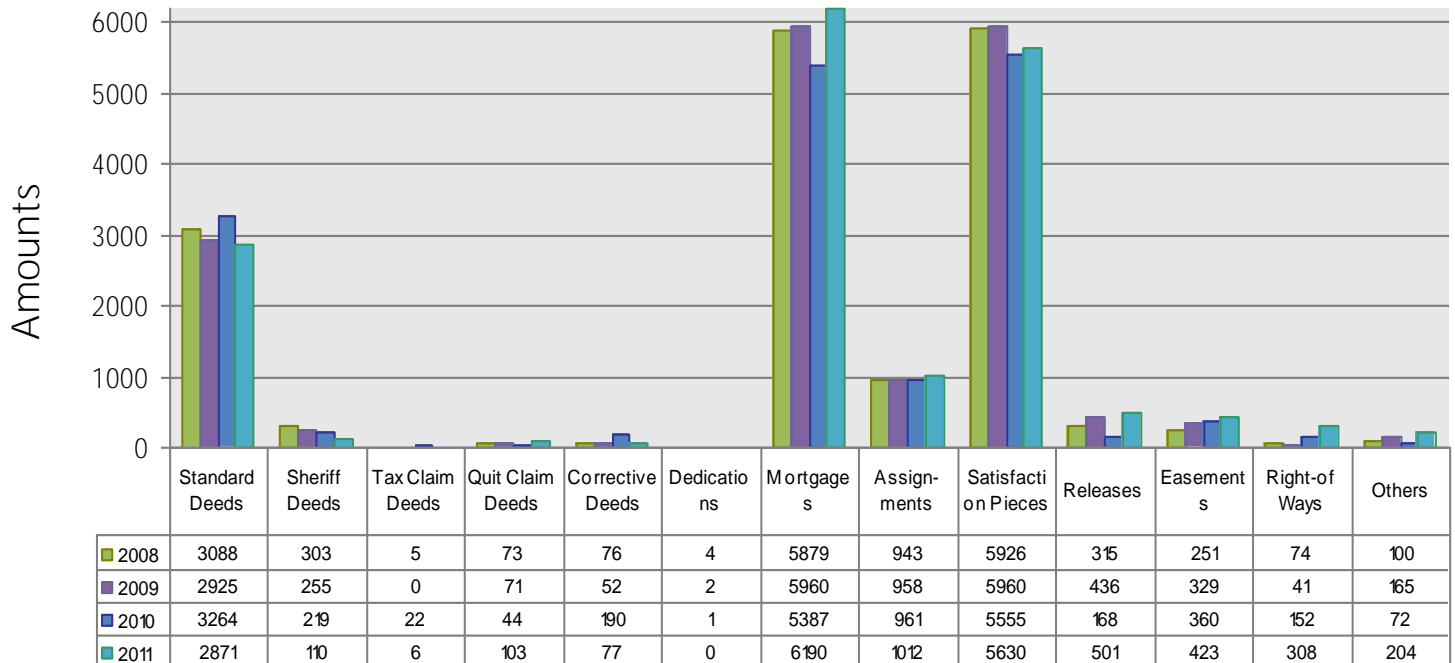
Fifteen (15) cases were approved, one (1) case was continued until May 2013, one (1) case was denied, and two (2) cases were withdrawn.

Three (3) cases were related to the natural gas industry.



Geographic Information Systems

2008-2011 Uniform Parcel Identifier Comparison



Description & Actual Amounts

Assigned or Verified		
	2010	2011
Standard Deeds	3,264	2,871
Sheriff Deeds	219	110
Tax Claim Deeds	22	6
Quit Claim Deeds	44	103
Corrective Deeds	190	77
Dedications	1	0
Mortgages	5,387	61,90
Assignments	961	1012
Satisfaction Pieces	5,555	5,630
Releases	168	501
Easements	360	423
Right-of Ways	152	308
Other	72	204
Total for the year:	16,395	17,435

Uniform Parcel Identifier Program

2010-2011 Activity

Activity	2010	2011
Deeds	3,740	3,167
Mortgages	12,071	13,333
Easements & Right-of-Ways	512	731
Other	72	204

Geographic Information Systems

Important Advances

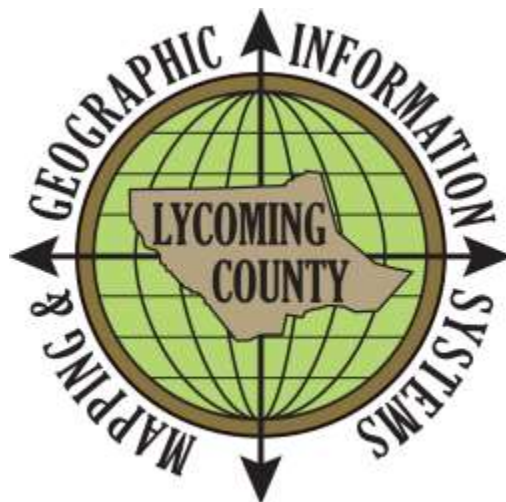
As of July 1, 2011, the County reintegrated the Assessment office into the County System. Prior to this it had been subcontracted to 21st Century, which provided staff management and the software solution for the office. In January 2011, a county committee comprising of representatives from Assessment, Planning, Information Services and Tax Collections began to finalize an Request for Proposals (RFP) for replacing the software solution. The RFP was issued late in the first quarter and awarded in early May. DevNet, Inc. was the company selected.

The integration included the alignment of the Assessment Office with Planning and Community Development, becoming the GIS/Assessment Division of Planning and Community Development. Fran Jones was promoted to Deputy Director of GIS/Assessment and Cassie Tompkins was retained as Chief Assessor.

The conversion process to convert the office software solution from 21st Century's Paragon system to DevNet is underway, with Chris Della Piazza from County IS and Cassie Tompkins taking the lead. The goal is to be fully operational by the end of 2012.

During 2011, the GIS division upgraded to ESRI Arc Map 10. With this upgrade, we also purchased a new server, located in the court house, to supply the needs of the Planning Department GIS. Prior to this move, the planning department GIS licenses were authenticated to the Department of Public Safety Server. Issues with the internet pipeline often caused slowdowns and outages. This move solved those problems, enabled us to begin using geodatabases (a measure that kept us pacing with industry), and provided data redundancy in case of an emergency.

The Discovery phase (formally scoping) of our FEMA Risk Map Project was conducted throughout 2011, with opportunities for municipal stakeholder to provide input into the County wide mapping project.



Infrastructure Support

Infrastructure Assessment

In 2011 the County began an effort to assess the infrastructure needs in its Growth Area communities. The assessment aims to inventory roadway, water/sewer, stormwater, and utility infrastructure projects in those communities.

Utilizing an online survey tool, the County discovered 193 projects throughout the Growth Area communities, totaling over \$2 billion in estimated costs. A summary of the survey distributed to municipal officials and infrastructure agency representatives, as well as the survey results, is presented below.

The County is currently beginning the creation of an interactive database to store information on each of these projects and allow for future project additions and/or amendments as a way to monitor infrastructure needs throughout the County and help local officials make informed and strategic decisions about infrastructure improvements and funding strategies.



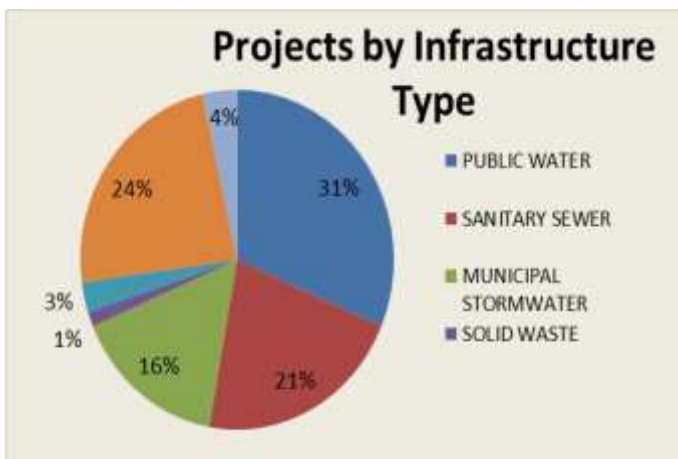
Survey Summary

Purpose of the Survey

To identify and assess existing infrastructure needs in designated growth areas to ensure that Lycoming County is positioned to accommodate increased economic and community development while balancing community and environmental needs. For the purposes of this survey, infrastructure was defined as: *Facilities needed to sustain industry, residential, commercial, and other land use activities, including water, sewer lines, and other utilities, streets and roads, and communications.*

Results Summary

- * 42 Survey Responses representing 41 different organizations/ authorities
- * Project Classification: 43% New Infrastructure; 33% Significant Rehabilitation of Existing Infrastructure; 33% Capacity Increase for Existing Infrastructure
- * Majority of the projects are proposed or in preliminary design, however, five projects are already under construction
- * 58 of the projects would support Brownfield sites; 32 projects would support Greenfield sites; 17 projects would support both Brownfields and Greenfields
- * Most frequently cited benefits that will result from completed projects: Improving Public Safety (18%), Promoting Industrial Development (15%), Promoting Commercial Development (13%), Remediating Environmental Concerns (12%), and Creating Jobs (11%)



Infrastructure Support

Water

LCWSA/Muncy Borough Interconnection Project



- 11,300 feet of waterline
- Initial Capacity: 20,000 gpd



The majority of the waterline was constructed parallel to Industrial Park Road and portions of John Brady Drive. The waterline connects to the Phase 1 water system near the intersection of John Brady Drive and Yetter Road in Muncy Township. The bidding conducted in Spring 2010 was held in abeyance for several months until PA DEP was satisfied with the level of demonstrated MBE outreach conducted by Doli. This issue was resolved by July 2010 and work proceeded with Doli Construction being awarded a contract for the booster pump station, lines and pipes and TRA Electric being awarded the electrical work in August 2010. LCWSA's water system engineer (HRG, Inc.) participated in the project kick off meeting in August 2010, conducted daily on-site inspections, monitored all engineering work on a bi-weekly basis, and conducted close out inspection of the work in March 2011. The County performed three site views and participated in seven project reviews, each held in coordination with a monthly meeting of the LCWSA Board of Directors.



The Muncy Borough Inter-connection project included the interconnection with the LCWSA public water system to Muncy Borough and Muncy Borough Municipal Authority in the area of Industrial Park Road and the Kellogg's facility. The system required a booster station to convey water from Muncy to the three industrial areas (MIP 2, 3, & 4) and onto the LCWSA water storage tank from which LCWSA will be able to continue serving its growing customer base in the corridor between Montoursville and Muncy Boroughs.

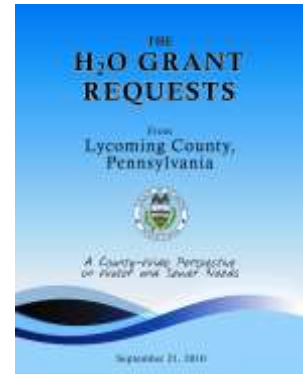


Grey Fox Plaza 200,000 gallon elevated water storage tank installed during summer 2011



Sanitary Sewer

**County Supports 9 Projects to PA Commonwealth
Finance Authority — 5 projects funded—Over \$15.4M**



Overwhelming Cost: More than \$225M to meet sanitary sewer INFRASTRUCTURE needs around Lycoming County for: 1) Chesapeake Bay Tributary Strategy compliance, 2) Wet Weather mandates, and, 3) other upgrades & technology improvements.

Public Safety: 3 wastewater treatment plants will be removed from the 100-year RFP—basement backups from some collection systems will be drastically reduced & hopefully eliminated.

Regionalism: Each project partners with multiple private and public entities—each project creates cost-effective efficiencies----

Sustainability steps incorporated in each project for life cycle cost management.

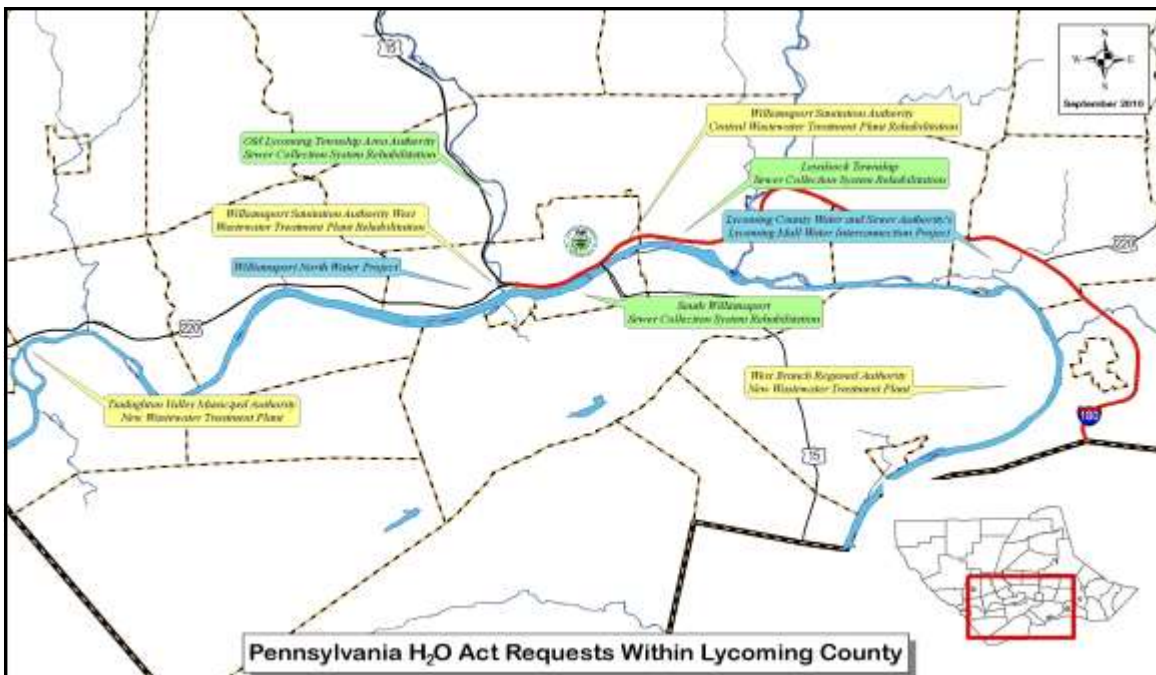
Impact: Over 85% of Lycoming County's 120K residents are affected by these nine projects.

Fair Share Affordability: Residents will pay their fair-share—local rates are set well above PennVEST thresholds.

Economic Development:

CFA Results announced May 2011

WBRA	\$4,000,000
TVMA	\$4,000,000
Loyalsock Township	\$3,141,000
WSA—Central Plant	\$4,000,000
WSA—West Plant	\$346,666
TOTAL	\$15,487,666



Brownfields & Land Revitalization Activity

Brodart Facility



The former Brodart manufacturing and warehouse facility occupies approximately 3.5 acres over two lots separated by Oliver Street in the City of Williamsport. The site was identified in Lycoming County's 2007 Brownfield Inventory and both a Phase I and Phase II environmental site assessments (ESAs) have been conducted using funds provided through US EPA and PA DEP.

In 2011, the County received additional funding from PA DCED through the Commonwealth's Industrial Sites Reuse Program (ISRP) to complete the additional site characterization to support a proposed remediation plan for the site, which will guide subsequent environmental cleanup work.

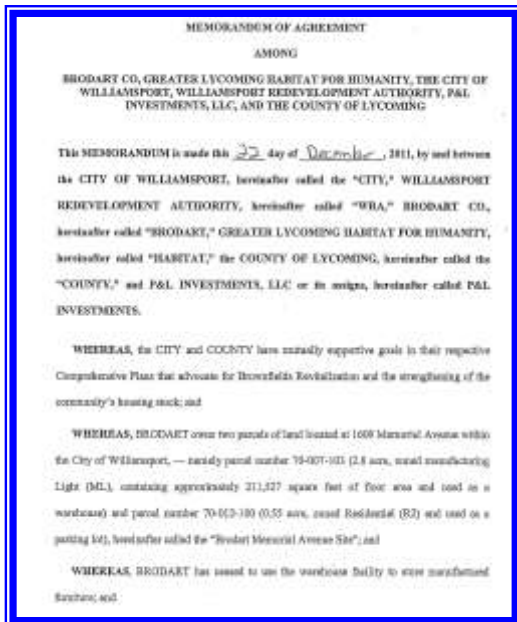
Currently, the structure is vacant and available for redevelopment, with the landowner and municipal officials eager to engage in a development partnership. While the Brodart Company still owns the site, there is interest by Habitat for Humanity to create a limited number of low to moderate income owner-occupied homes in partnership with a market rate builder to construct a mixed income residential neighborhood.


In 2011, the County facilitated a partnership with the City of Williamsport, Brodart Company, Habitat for Humanity and a private developer that resulted

in a Memorandum of Agreement (MOA) between the parties (see photo at left). The MOA provides the detailed commitments of each involved partner and a tentative project schedule. Cleanup of the site is expected to commence in 2012 with additional development plans and phases to follow.



Photo Source: PA DEP





A US EPA "coalition" grant for \$560,000 was prepared and submitted during 2011 with the coalition partners being the Borough of Muncy, City of Williamsport and Lycoming County. The EPA "coalition" grant request would address hazardous substances as well as petroleum sites.

Marcellus Shale Gas Development

Marcellus Shale Impact Assessment

In an effort to determine the quantifiable and defensible impacts of the natural gas industry on local communities, the County began the Marcellus Shale Impact Assessment in 2011. This assessment is scheduled to be complete by the end of 2012 and will focus on four distinct areas of impact within Lycoming County: Housing, Water/Sewer/Stormwater, Transportation, and Emergency, Health & Human Services.

Each segment will detail the direct impacts related to the ongoing development of the natural gas industry in Lycoming County, inventory key benchmarks that can be used in the future to monitor changes in both the industry and its impacts, and provide strategies to address current and expected future impacts from the natural gas industry.



Gas Industry Policy Activities

Throughout 2011, County Planning staff and elected officials worked together to influence Commonwealth policy decisions related to the natural gas industry. As a member of the Marcellus Shale Commission, County Commissioner Jeff C. Wheeland was able to remain informed on the policy concerns at both the local and state levels. Over the summer of 2011, County staff assisted with the development of 40 areas of impact related to the Marcellus Shale gas industry operations in local communities. This list was shared with the Marcellus Shale Commission and provided proof of local impacts as well as a sound foundation for future related Commonwealth policy. Local and state officials anticipate the creation of legislation related to a gas industry impact fee in early 2012. Meanwhile, County staff and elected officials continue to advocate on behalf of local communities through meetings with state agency officials.





In early 2011, the County Planning staff prepared and refined an amendment to the Lycoming County Zoning Ordinance to address oil and gas development activities. The ordinance amendment regulates elements of drilling that are not covered or pre-empted by the state Oil and Gas Law. The document was twice reviewed by the LCPC, presented at a public hearing in Feb 2011, and subsequently adopted by County Commissioners. As 2011 drew to a close, it appeared that HB 1950, is intended to create a gas impact fee structure, and would also include statewide standards on gas development, such as noise levels and setbacks, thus replacing or preempting the recently updated provisions in the Lycoming County Zoning Ordinance.

The Planning staff assisted the commissioners in identifying 44 local impacts created by gas development activity. The majority of these items were presented to the Governor in the Marcellus Shale Commission's report in late summer 2011 and formed the backbone of the Act 13 legislation's "eligible use" section for future impact fees.



Communication Towers Project

Lycoming County is the recipient of a \$400,000 award from the Governor’s Budget Office with the funding successfully secured by State Senator Yaw. These funds helped fund the construction of two replacement towers and the rehabilitation of a third. These aging towers are crucial links in the County’s emergency response backbone. This system of towers will ensure the integrity of emergency communication for all of Lycoming and Sullivan Counties, provide capability for “continuity of government operations,” and support the County’s advance Flood Warning System.



9-1-1 TOWER SITE CONSTRUCTION
County of Lycoming



Long Ridge and Armstrong Tower Site
Construction Projects

Financial Assistance provided by the Commonwealth of Pennsylvania, Honorable Tom Corbett, Governor



Armstrong Tower (top) and Long Ridge Tower (below)



Pathway to Health

The Pathway to Health project is the fulfillment of a “community commitment” and connects the medical campus’s new entrance on High Street with Interstate 180.

The 4-phase, \$5 plus million Pathway to Health project compliments both the hospital revitalization as well as the adjacent community improvements, including housing.

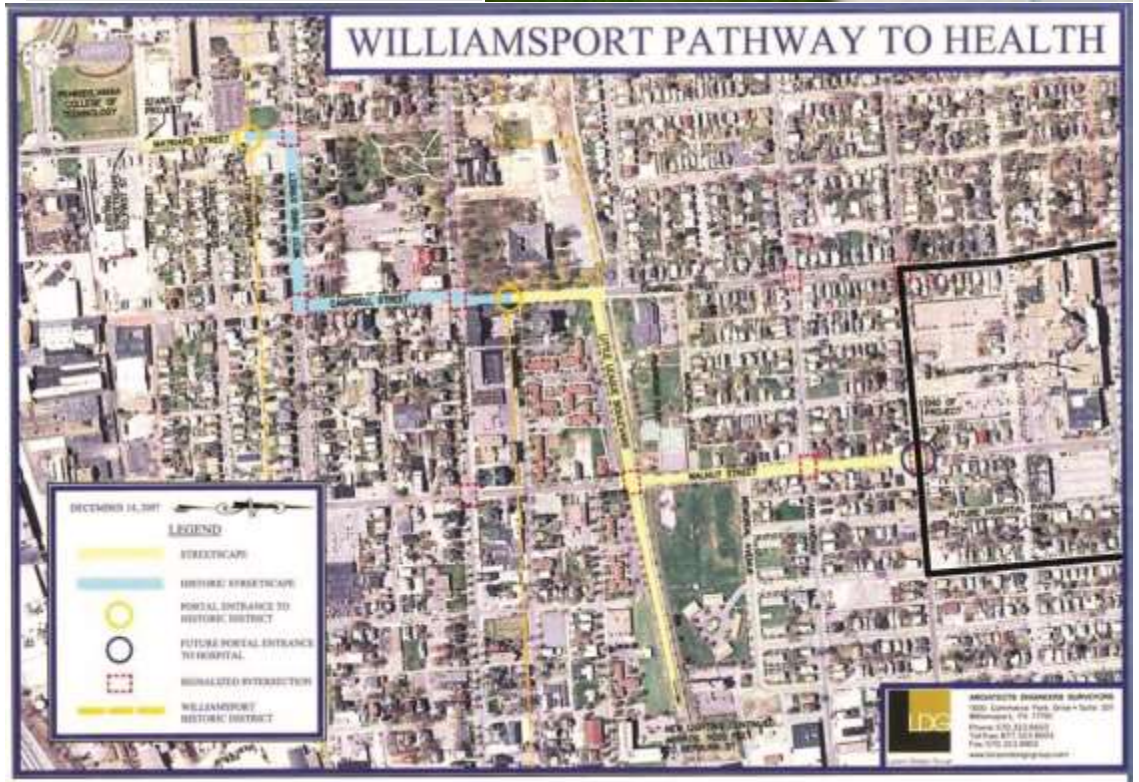
The Pathway will enable emergency vehicles, patients, and visitors to rapidly and safely move along the corridor of roads connecting Interstate 180 to the Williamsport Hospital and Medical Center.

In 2009, Congressman Carney secured for the County \$750,000 in federal transportation funding for construction of Phase I of the project. In 2010, the County was awarded a PennDOT PCTI grant for \$982,000 to fund construction of Phase II.

In 2011, construction of Phase I was initiated while design commenced for Phase II.



- Pathway includes:**
- * Street widening
 - * Signalization improvement
 - * Pedestrian crosswalks
 - * Curbs and sidewalks
 - * Street lighting
 - * Destination signage



Index of Acronyms

AHPS	Advanced Hydrologic Prediction Service
BMPs	Best Management Practice
CBTS	Chesapeake Bay Tributary Strategy
CDBG	Community Development Block Grant
CNG	Compressed Natural Gas
DCED	Department of Community & Economic Development (State)
DEP	Department of Environmental Protection (State)
DPS	Department of Public Safety (Lycoming County)
ESA	Environmental Site Assessment
FBO	Fixed Base Operator
FEMA	Federal Emergency Management Agency
FWS	Flood Warning System
HMGP	Hazard Mitigation Grant Program
HUD	Housing & Urban Development (Federal)
ISRP	Industrial Site Reuse Program
JFO	Joint Field Office
LVRR	Lycoming Valley Rail Road
LCWSA	Lycoming County Water & Sewer Authority
MOA	Memorandum of Agreement
MS4	Municipal Separate Storm Sewer System
PEMA	PA Emergency Management Agency
PennDOT	Pennsylvania Dept of Transportation
PennVest	Pennsylvania Infrastructure Investment Authority
PIB	Pennsylvania Infrastructure Bank (PennDOT)
PMPEI	Pennsylvania Municipal Planning Education Institute
PSOC	Potential Sources of Contamination
RFP	Request for Proposal
RFP	Regulatory Flood Plain (100 Year Floodplain)
RVT	River Valley Transit
SLDO	Sub-division & Land Development Ordinance
SOI	Solicitation Of Interest
TIGER II	Transportation Initiative Generating Economic Recovery
TIP	Transportation Improvement Program
TS Lee	Tropical Storm Lee (7-8 Sept 2011)
TVMA	Tiadaghton Valley Municipal Authority
UCLC	United Churches of Lycoming County
WATS	Williamsport Area Transportation Study
WBRA	West Branch Regional Authority
WQIMP	Water Quality Improvement Monitoring Project
WSA	Williamsport Sanitary Authority
YWCA	Young Women's Christian Association