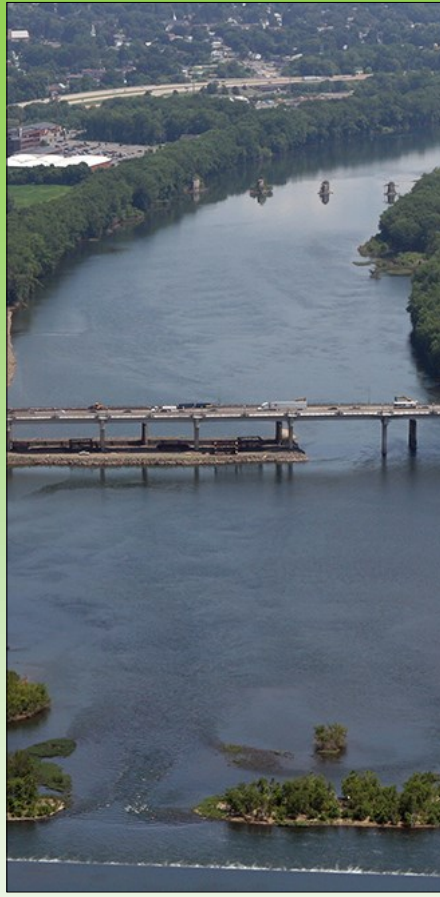


2016 ANNUAL REPORT

Lycoming County Department of Planning & Community Development



*making
Lycoming County
an extraordinary place
to live and work*

2016 LYCOMING COUNTY PLANNING COMMISSION MEMBERS

Howard Fry III, Chairman

Christopher E. Keiser, Vice-Chairman

Carl Nolan, Secretary

Larry Allison, Jr.

James Crawford

James Dunn

George Logue, Jr.

Michael Sherman

Brett Taylor

Lycoming County Planning Commission
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STAFF LIST

Kurt Hausammann, Jr., AICP, Director
Frances McJunkin, CFM, Deputy Director GIS
Kim Wheeler, AICP, Deputy Director Planning
John Lavelle III, AICP, CFM, Municipal Services Supervisor
Deborah Bennett, Administrative Support Supervisor
Amy Fry, GIS Supervisor
Megan Lehman, AICP, Lead Planner
Mark Murawski, Transportation Supervisor
Scott Williams, Transportation Planner
Lynn Cunningham, Assistant Transportation Planner
Jenny Picciano, AICP, Community & Economic Development Planner
Joshua Billings, Environmental Planner
Joshua Schnitzlein, CFM, Hazard Reduction Planner
Tom Krajewski, Subdivision & Land Development Administrator
David Hubbard, Zoning Officer
Austin Daily, Zoning/SLDO Officer
Richard Murphy, Land Records Cartographer
Stacy Lewis, Assistant Land Records Cartographer
Dana Strunk, Land Records Database Coordinator
Edward Feigles, GIS Analyst
Jane Magyar, Clerk IV
Shelley Hill, Clerk II

William Kelly, Assistant Community & Economic Development Planner (part time)

Interns

Haley Deibert, Jacob Afton and Donald “DC” Keys—Lycoming College
Austin Daily—Bloomsburg University
Chad Hawkins—Pennsylvania College of Technology

RETIREMENT



Rod Heindel retired from his position as Zoning Officer in September 2016 following five years of dedicated service.

Rod plans to spend more time with his wife and grandson, hunt, fish and fly model airplanes that he builds.

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MAJOR ACCOMPLISHMENTS

- * Secured Muncy Resiliency Grant of \$1.25 through a Community Development Block Grant (CDBG)-Disaster Recovery (DR) Program and launched project kick-off.....
- * Addition of Porter Township to the County Zoning Partnership
- * \$16M funding package completed for Williamsport Airport Terminal upgrades
- * 2016 Comprehensive Plan Update
 - Priority issues identified in six multi-municipal plan areas
 - Nine focus groups conducted
 - Over 1,000 public survey responses received
- * Launched non-structural flood modeling with United States Army Corps of Engineers (USACE) Partnership with USACE and Muncy Bank and Trust
- * Assisted families with Homes-in-Need funds in response to October 2016 flood event
- * Secured \$75,000 Department of Conservation and Natural Resources (DCNR) Grant for design and engineering of River Walk Extension
- * Secured \$1.9M Flood Mitigation Assistance Grant from Federal Emergency Management Agency

**For more information on each of these accomplishments,
please see the related section within this Annual Report**

LCPC CHAIRMAN'S MESSAGE



Hi everyone! My 2015-2016 Chairperson term has come to a close and as I reflect back to the day that Herm Logue passed the gavel on to me, I was totally overwhelmed with the fact that I was going to be in charge of the meetings under the direction of Kurt Hausammann, Jr. and his staff. This was a big undertaking and learning curve. Everyone helped me adjust and with Solicitor Michael Wiley's guidance, I persevered through the meetings with ease.

During my term, notable projects were the additions to Ashley Manor in Muncy Township for a childcare center and future elder care facility; both facilities in high demand in Lycoming County. "Baby Boomers" are growing older and developing age-related health problems so the demand for elder care facilities is on the rise. The Pennsylvania Department of Transportation (PennDOT) reduced the speed limit and put in a no passing zone to increase safety in that area.

The LCPC also approved a personal care facility, The Nippenose Valley Village, at the former Nippenose Elementary School; repurposing the building into a valuable asset for the community.

Additionally, the 10 Year Comprehensive Plan for the County began with preparation started by Kim Wheeler and her staff. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government.

The experience as Chairman has been a very humbling and rewarding time for me. As I return back to being a Board Member, I want to thank Herm, Kurt and the Commissioners for the opportunity to serve on the Board.

Sincerely,

Howard Fry

Howard Fry, Chairman

EXECUTIVE DIRECTOR'S MESSAGE

2016 was a year of working on the six Multi-Municipal Comprehensive Plans and the County Comprehensive Plan. These plans are not your traditional plans. They are designed to be implementable project-oriented plans. The projects are based on identified issues which may continue from the 2006 plans or be newly identified. The 2006 plans remain in full force and effect.

Planning Advisory Team (PAT) Meetings were held in 2016 throughout the County. The work of the PAT's has helped insure that the plans are truly reflective of the needs and wants of the communities. Adoption of the plans should take place by the end of 2017.

The Planning Department worked on many projects during 2016: Old City/East End Gateway Project and the River Walk Extension to the Susquehanna State Park which will have links to Newberry, Historic Bowman Field, Penn College and the Lycoming Creek Trail.

2016 was also a very eventful year for Hazard Mitigation. The Greater Muncy Resiliency Project moved into "full swing." This project is comprised of floodplain buyouts, housing mitigation to include elevations and basement evacuations, and creation of a resiliency center (possibly in the Opera House on Water Street). Biggert-Waters 2012 has made mitigation efforts more important than ever before. National Flood Insurance is rapidly becoming unaffordable to the average home owner since rates are based on feet below the Base Flood elevation. This is troublesome for many home owners who have basements. Unlike other types of insurance, the rates for National Flood Insurance are not based on actuarial rates. They do not take into account the degree of flooding or the past history of claims. Our goal is to make Muncy a model for the rest of the state on resiliency.

The Department of Planning and Community Development (PCD) had a very active year. The above mentioned projects are just a few that we worked on in 2016. It is our dedicated staff who regularly work evenings and occasional weekends to accomplish our mission and goals.

I would like to thank all of our staff for a job "well done." I am looking forward to 2017.

Sincerely,



Kurt Hausammann, Jr., AICP
Executive Director



NEW HIRES/STAFF TRANSITIONS

Dana Strunk



Dana Strunk joined the Lycoming County Planning Department staff in March 2016 as the Land Records Database Coordinator. Dana is a Graduate of Loyalsock Township High School and Williamsport Area Community College. She lives in Cogan Station with her husband Michael and has two adult children: Benjamin and Crystal. Dana enjoys being a part of Bible studies, baking, reading, sewing, scrapbooking, boating, and spending time with her family and friends.

David Hubbard



David joined the Lycoming County Planning Department in March 2016 as the Zoning/Subdivision Officer; advancing to the Zoning Administrator's position in Spring 2017. David is a graduate of Williamsport Area High School, Williamsport Community College and most recently Lock Haven University with a BS in Secondary Education. He works as a camera/utility man, a sound engineer at his church, and adjunct professor for Penn College.

Shelley Hill



Shelley joined PCD in April, bringing with her a combination of office and retail experience. One of her strengths is in organizing and creating a clutter free environment in the front office. Shelley is very focused on making the best life possible for herself and her extended family and is committed to working with local charitable organizations.

Austin Daily



Austin Daily joined the Lycoming County Planning Department in September 2016 as the Zoning/Subdivision Officer following his Summer internship with the department. Austin graduated from Bloomsburg University in May 2016 with a Bachelor's Degree in Environmental, Geographical, and Geological Sciences. While attending college, he worked as a Sales Consultant for Masonite Architectural in Northumberland. His hobbies include travelling to new places, reading, and watching sports and documentaries.

STAFF RECOGNITION

Jenny Picciano

In November, Jenny Picciano became a member of the American Institute of Certified Planners (AICP). AICP is the only nationwide, independent verification of planners' qualifications. Certified planners have verified their academic and professional achievements, passed a rigorous, comprehensive examination of their knowledge and abilities, and are held to a high standard of ethical practice. Congratulations to Jenny for passing the examination after many months of preparation and study.

Joshua Schnitzlein

In 2016, Josh Schnitzlein became a Certified Floodplain Manager (CFM) through the nationally recognized Association of State Floodplain Managers.

The role of the nation's floodplain managers is expanding due to increases in disaster losses, the emphasis on mitigation to alleviate the cycle of damage-rebuild-damage, and a recognized need for professionals to adequately address these issues. The CFM certification program lays the foundation for ensuring that highly qualified individuals are available to meet the challenge of breaking the damage cycle and stopping its negative drain on the nation's human, financial and natural resources.

This program recognizes continuing education and professional development that enhances the knowledge and performance of local, state, federal and private-sector floodplain management professionals.

Job Well Done Awards

Kurt Schmitt

Mr. Schmitt organized an outreach and focus group event with student representatives from Lycoming County High Schools. The students were taken on a tour of sites in Lycoming County that demonstrated the need and outcomes of planning. The students were then given the opportunity to provide input on issues important to them for consideration in the County's Comprehensive Plan review.

Scott R. Williams

Mr. Williams conducted extensive data gathering, demographics, and analytical support for the Comprehensive Plan process.

COUNTY-WIDE PLANNING ASSISTANCE

2016 Lycoming County Comprehensive Plan Updates

The County Planning and Community Development Department facilitated six multi-municipal comprehensive plans for 26 “growth area” communities throughout the 2016 calendar year. The planning process for the update of these 2005 plans began in September of 2015; however the bulk of the work was completed this year.



Input and feedback was collected through focus group meetings, on-line and intercept surveys, and PAT meetings.

Focus Group meetings occurred in the spring and concentrated on a specific subject area and included participants from organizations with relevant subject matter expertise.

Sessions were conducted on the following topics: Economic Development, Community Facilities and Infrastructure, Public Safety, Heritage, Culture and the Arts, Natural Resources, Agriculture and Forestry, Transportation, and Community Development. Various other meetings were also held throughout the year with other special interest groups, such as the Young Professionals Group, Business and Industry representatives, Health Care professionals, and the Youth.



Staff also facilitated **an on-line and intercept survey** to the public that took place late summer/early fall. Over 1,000 responses were received. The top 5 Issues identified from the public surveys were: Education and Jobs, Crime (and drugs), Roads, Bridges, and Sidewalks, Parks and Trails, and the Health of Downtowns. The input and feedback gained from the wide-range of community engagement methods were used to help inform the PAT decisions on priority issues and projects. PAT meetings focused on identifying the most important issues the communities are currently facing, prioritizing the ones they collectively wish to address over the next ten years, and developing projects, programs, or initiatives to help resolve those issues. **The plans are focused on identifying achievable outcomes and projects of regional significance.**



Student representatives from Lycoming County High Schools who participated in an outreach/focus group event relating to comprehensive planning.

County-Wide Planning Assistance (*cont'd.*)

These are implementation-focused plans. To that end, the approach and construct of the review and implementation strategies were developed with the following characteristics and principles:

- Identification and prioritization of issues
- Broad, representative stakeholder involvement and issue vetting
- Citizen participation and ready access to information
- Commitments to implementation with clear actions, timelines, identification of responsible parties and prospective partners, and the identification of prospective funding
- User-friendly for a wide range of users
- Planning consistency – Integration with and connectivity to other planning documents, such as the Lycoming County Comprehensive Plan, the Lycoming County Hazard Mitigation Plan or the County Recreation, Open Space, and Greenway Plan

The multi-municipal plans are expected to begin to be adopted in mid 2017; whereas the county-wide plan will continue until the end of the 2017 calendar year.



Lower Lycoming Creek PAT member participation exercise

Municipal Training Courses (PMPEI)

In 2016, through an ongoing partnership with the Pennsylvania Municipal Planning Education Institute (PMPEI), the Lycoming County Planning and Community Development Department continued the Municipal Training Series hosting the **Zoning Administration** course with 32 people participating in the course held in September. The planning department has also scheduled the other three courses offered through PMPEI for 2017: **Community Planning, Zoning, and Subdivision & Land Development**. Each course is suitable for municipal leaders, engineers, real estate agents, attorneys and anyone interested in having a foundational knowledge on the subjects.

COMMUNITY DEVELOPMENT

HOUSING INITIATIVES



Muncy Greene Senior Housing Development

PHARE

Since 2012, Lycoming County has been awarded \$7.2 million from the PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE) to support the creation, rehabilitation, and support of affordable housing throughout Lycoming County.

In 2016, the County secured \$1.1 million in PHARE funds to support a variety of affordable housing projects in the County, including:

- Brodart Neighborhood Improvement Program (BNIP)-program expansion (\$75,000) – *renovation of owner occupied homes in Williamsport*
- City of Williamsport Historic Properties Rehabilitation Program (\$225,000) – *renovation of renter occupied homes*
- Muncy Greene Senior Housing Development (\$800,000) – *new construction of affordable housing for seniors*



SUPPORTIVE HOUSING PROGRAM

The Lycoming County Supportive Housing Program (SHP) was launched in the Summer of 2016!

The Supportive Housing Program is a collaboration with more than a dozen members of the Lycoming County Housing Coalition to provide a comprehensive housing assistance program to help individuals and families who are homeless or who are at risk of becoming homeless. The program provides eligible families and individuals with a path toward self-sufficiency, including moving to and maintaining stable housing, through supportive housing services.

STEP, Inc. was hired as the lead agency to administer this program on behalf of the County. PCD manages and oversees the program and an Advisory Committee helps guide the County as it oversees the work of the Lead Agency.

In the first six months of the program, there were 89 referrals by partner agencies, in which 48 customers were receiving services through the SHP. Supportive housing services include case management services and rental assistance.

The Supportive Housing Program is made possible through a 2014 Act 13 grant from the PHFA via the Pennsylvania Housing Affordability and Rehabilitation Program (PHARE) in the amount of \$500K.

Community Development (*cont'd.*)

BNIP—Brodart Neighborhood Improvement Program

The BNIP Program continues to rehabilitate homes in the Brodart Neighborhood surrounding the Memorial Homes development in Williamsport. In 2016, the BNIP area was expanded to include approximately 266 properties to the east of the original boundary. This more than doubled the existing number of households that can be assisted through this program. In 2016, an additional \$75,000 in PHARE funding was secured for the STEP Inc.'s Homes-in-Needs program for the rehabilitation of owner-occupied homes in the BNIP neighborhood.

CDBG (Community Development Block Grant)

Lycoming County received an annual allocation of Federal CDBG funds from the Department of Housing and Urban Development (HUD) that are passed down from HUD through the PA Department of Community and Economic Development (DCED). CDBG funds must be spent to improve the quality of life for low-income persons in those municipalities of the County that do not directly receive their own allocation of CDBG funds. CDBG funds can be used for infrastructure, housing rehabilitation projects, community public services, and the removal of architectural barriers for handicapped access to public facilities. In 2016, the County's CDBG allocation was **\$250,675**.

CDBG Projects Funded by Lycoming County in 2016
STEP Homes-in Need (Countywide)
Montgomery Sewer Lateral Reconstruction (Montgomery)

BROWNFIELD REDEVELOPMENT

In 2016, the Lycoming County Brownfield Coalition continued to identify and assess brownfield properties throughout the county. Twenty (20) Phase I site specific environmental assessments and five Phase II assessments have been conducted through 2016 to identify any areas of environmental concern. The result of these efforts will continue Lycoming County's Brownfield redevelopment progress and promote the re-use of abandoned and underutilized sites throughout the county. The coalition consists of Lycoming County, the City of Williamsport, Borough of Muncy and a Steering council of twenty-five area stakeholders.



Mozley Opera House in Muncy Borough

COMMUNITY DEVELOPMENT

Community Development (*cont'd*)

RESILIENCY PLANNING/HAZARD MITIGATION



Greater Muncy Resilience Program

In 2016, Lycoming County partnered with the Pennsylvania Department of Community and Economic Development (PADCED) to launch the Greater Muncy Resilience Project. The purpose of the Greater Muncy Resilience Project is to make Muncy, PA “The Most Resilient Community” in the Commonwealth of Pennsylvania. The Greater Muncy Resilience Initiative will showcase Muncy as a role model community for resiliency. Muncy was selected because the borough best characterizes the economic stressors, population out-migration, natural hazard issues and transportation challenges that face hundreds of other rural communities across the state. The desired outcome of this project is for Muncy to serve as the model for community resiliency in Pennsylvania, to showcase how small-scale, rural communities situated along rivers and creeks can successfully leverage a whole community approach and incorporate best practices of resiliency in developing their long-term recovery plans.

Lycoming County has secured CDBG-Disaster Recovery funding to develop a Greater Muncy Resiliency Plan. A Muncy Resiliency Advisory Committee has been developed to guide the project at the local level. This committee includes 15 individuals from the Greater Muncy Area. Each individual represents a specific set of interests, skills, and levels of concern within the community. The County has also partnered with faculty and nearly 50 students from The Pennsylvania State University’s Department of Architecture to develop concepts for a proposed Resiliency Center of Excellence (COE) in Muncy. In 2016, Lycoming County updated the Flood Insurance Rate Maps (FIRM) through the Risk Map Project, which directly addressed the issue raised in the 2004 All-Hazard plan. This update reviewed the flood maps throughout the County, and in the Muncy Borough/Muncy Creek area the boundaries were redrawn and the base flood elevation was reduced by two feet, from 504 to 502 (Elevation Datum NAV 1988). The outcome of the project was a more refined flood boundary and better understanding of flooding effects at individual properties.



Planning staff, municipal officials, and local stakeholders meet at Penn State University’s Architecture School to review student projects for the Muncy Resilience Initiative

Community Development (*cont'd*)



October 2016 Flash Flood Response

Locally catastrophic flash flooding impacted Lycoming County on Friday, October 21, 2016 as a result of Doppler estimated 6 – 10” of rainfall over/along the Loyalsock Creek and Lycoming Creek watershed/streams. The flooding destroyed or seriously damaged multiple State and local roads and bridges. Twenty (20) plus primary homes were either destroyed or received major damage. The flood displaced over 100 people causing roughly \$33.2 million in damage throughout Lycoming, Sullivan, Bradford and nearby counties.

County Planning worked with FEMA/PEMA, American Red Cross, and other County departments to hold Disaster Relief Centers to aid affected residents. The Hazard Mitigation Division applied for acquisition grants through FEMA’s Hazard Mitigation Grant Program to help residents whose homes were destroyed. The County also prioritized Homes in Need and Supportive Housing Program funds to temporally relocate residents and/or rebuild sections of homes that were damaged. This effort assisted flood victims with repairs to make their homes habitable. Flood victims identified by the Disaster Recovery Center who could return to their homes but needed mechanical, electrical, shell, or heating system repairs were referred to the program. Flood victims who had not received sufficient financial assistance from FEMA or their insurance company to make the necessary repairs were given priority.

Lycoming Housing Floodplain Mitigation Program

The Floodplain Housing Remediation (FHR) Program is one of the six major elements of the County’s Holistic Housing Strategy and, as such, provides a comprehensive plan for addressing the mitigation of residential structures located in the floodplains of Lycoming County. The County has over 4,000 structures located in the Special Flood Hazard Areas (aka regulatory floodplains) with varying degrees of vulnerability for each structure. Nearly 73% are residential dwellings. Funding to remediate or mitigate floodplain-vulnerable structures has historically been exceptionally limited. The need greatly exceeds potential funding sources, thus targeting and leveraging of multiple revenue streams is critical to moving forward.

During 2016, the County developed a Floodplain Housing Remediation (FHR) Program to address the mitigation of residential structures located in eligible floodplain areas of eastern and central Lycoming County. To fund FHR, the County successfully acquired a total of \$2.855 million in federal and state funds—\$1.25 million via a County-secured DCED CDBG-DR grant and \$1.635 million in a County-secured PHFA PHARE grant. Fueled by these two funding streams, the FHR Program aims to make a concentrated impact by improving or mitigating residential structures in those Lycoming County communities deemed eligible by FHR’s funding sources. Projects include utility elevation, basement evacuation and structural elevation.

Community Development *(cont'd)*



A Lycoming County home during the elevation process

Property Acquisition

Historically, flood mitigation assistance has generally been related to a declared disaster event, which, in turn, dictates the geographic areas that may be eligible for any mitigation funding. FEMA's Hazard Mitigation Grant Program (HMGP) grants have been exclusively limited to the acquisition of severe repetitively-flooded residential structures. Over the past 20 years, Lycoming County's Planning Department has successively secured numerous HMGP grants. Together with matching state and local funds, these FEMA grants—totaling in excess of \$18M—have enabled the County to acquire over 200 of severe repetitively-flooded homes and remove them from the floodplain. The majority of these acquisitions lie along three major creeks: Lycoming, Loyalsock, and Muncy.

In 2016, the County was successfully awarded the FEMA 2015 Flood Mitigation Assistance Grant totaling \$2,000,000. In the same year, the County applied for two more acquisition projects to acquire substantially-damaged properties. Acquisition projects prevent future loss of life and property due to natural disasters and have several benefits. For instance, the property removed is often of decreased value, distressed or blighted, the action permanently resolves the flood threat to that property and/or individuals, and creates an open space which the municipality can then dedicate for park use, etc.

An aerial view of Lycoming Township showing the devastation inflicted by the Jan 1996 Flood on this community by Lycoming Creek



Community Development *(cont'd)*

Updated Flood Mapping

As documented in the County's 2015 Hazard Mitigation Plan, Lycoming County had over 5,500 structures located in the Special Flood Hazard Areas (aka regulatory floodplain areas) with varying degrees of vulnerability for each structure. As a result of the County's recent efforts to delineate the floodplain boundaries more accurately, the County has reduced the number of addressed structures to 4,188 (over 9% of all addressed structures in the county). Since the recent June 2016 update, the County has removed over 1,000 structures from the floodplain through accurate and updated mapping methods conducted through FEMA's Risk MAP.

Updated Floodplain Ordinances

In order to gain access to the affordable, federally subsidized insurance available through the NFIP, individual municipalities needed to enact ordinances which met the NIFP requirements. Motivated by this entrance requirement, communities began to strengthen floodplain management by reviewing current codes and ordinances and by strongly enforcing their floodplain codes on new development to avoid aggravating further flooding. These preventive activities keep problems from getting worse. These activities have been outlined in the County's Hazard Mitigation Plan and its update. In 2016, the County worked with FEMA and PEMA to update both the County's floodplain ordinance as well as those of its local municipalities.

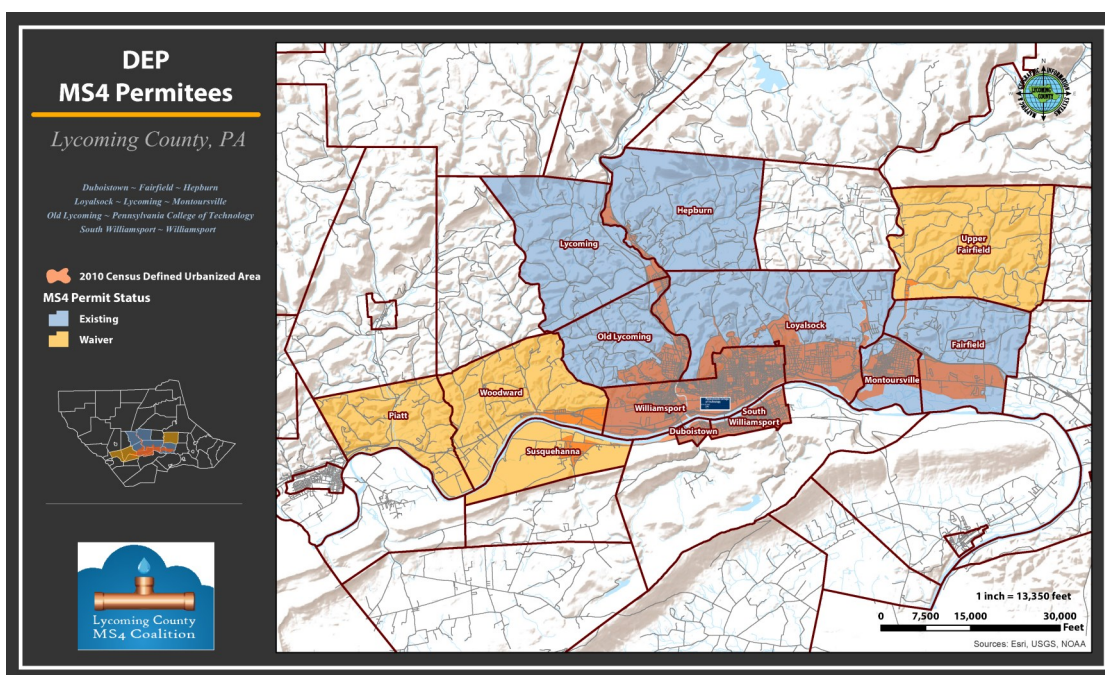
Lycoming County Hazard Mitigation Plan Enhancement

In 2015, Lycoming County updated its Hazard Mitigation Plan. The Lycoming County Planning and Community Development Department applied for, and was awarded a second \$75,000 PEMA grant to be utilized to further update the Lycoming County Hazard Mitigation Plan with additional information from the County's four year RiskMAP project. This enhancement also incorporates County assessment data to better determine areas of risk throughout the County, and the best response to those risks. In 2016, planning staff worked with Michael Baker, Inc. on a HAZUS modeling to enhance the 2015 All Hazard Plan. HAZUS-MH can be a valuable tool in estimating damage and loss of functionality from floods, earthquakes, and hurricanes, and the benefits from the implementation of select mitigation measures. The product of this analysis is estimates of losses avoided. The final analysis is expected to be completed in 2017.

ENVIRONMENTAL PLANNING

Lycoming County MS4 Coalition and New MS4s

The Lycoming County Planning & Community Development Department continues to support the MS4 Coalition assisting the MS4 municipalities meet their NPDES (National Pollution Discharge Elimination System) MS4 (Municipal Separate Storm Sewer Systems) compliance responsibilities. In 2016, in preparation for the next five year permit cycle, seven local municipalities were determined to be new MS4s, by the municipality or portion there-of falling into an “urbanized area” designation through the U.S. Census. Muncy, Armstrong, Bastress, Upper Fairfield, Susquehanna, Piatt and Woodward Townships have newly qualified. Armstrong, Bastress and Muncy Townships were removed after a digitizing error was corrected. Upper Fairfield, Susquehanna, and Woodward Townships applied to Pennsylvania DEP for waivers from the MS4 program. through the MS4 Coalition. This partnership lessens the municipalities’ individual burden, improves knowledge base of what is required for compliance and has proven to be of great advantage to these municipalities of Lycoming County. The Coalition has operated successfully since its formation, helping the participants stay in compliance by the most cost effective method.



For more information, visit www.lyco.org/

Environmental Planning *(cont'd)*

Nutrient Credit Trading Program

In the sixth year of active trading for the Lycoming County Nutrient Trading program, nutrient credits were sold through two private sales with Capitol Region Water and National Gypsum. Credits were also sold through the PENNVEST auction. Over 20 Lycoming County farmers participated in the program in 2016 by installing conservation practices that reduced nitrogen and phosphorus pollution. Lycoming County was able to sell 100% of its verified nitrogen credits for 2016, bringing the cumulative proceeds from the County's nutrient trading program to just over \$355,000. Farmers receive 75% of revenues, and Lycoming County retains the remaining 25%.

Impacting State Policy

In 2008, through a collaborative effort, the Pennsylvania Department of Protection published the PA State Water Plan. Unfortunately, due to lack of funding and DEP staff, the State Water Plan was mostly left on the shelf with little to no implementation. 2016 was a significant year in the development of a concept to further implement efforts of the State Water Plan through a task force working under the County Planning Directors Association of PA (CPDAP) of integrated water resources management. The project name "One Water" was selected, and leading in two parallel lines of thought or "rivers" on how to change our thinking in the areas of policy and data when it comes to integrating the management of water resources into all aspects of community planning. Staff of the LCPC participated on the task force in developing a position statement and guiding principles on the concept and was adopted by the Planning Directors' Association in the fall of 2016. The development of these documents ultimately will be used to influence PA's rebooting of the State Water Plan and give regulators and planners a guide into protecting our most precious natural resource, water. The documents are "One Water Guiding Principles" and "CPDAP One Water Position Statement" that can be requested from the Lycoming County Environmental Planner.

Environmental Education

The LCPC is involved with various environmental education avenues. By supporting the MS4 Coalition and coordination of their required minimum control measures (MCMs) #1-Public Education and #2-Public Involvement, there were several education events scheduled throughout 2016 including opportunities to participate in raingarden workshops and a larger Stormwater Summit, giving the public and municipal officials access to information on the best practices for managing stormwater. These events were also used to inform participants about the Master Well Owners Network (MWON) and the importance of protecting our surface waters and well water supplies. Planning Staff also used the County newsletter as an educational forum for MS4 and MWON goals and other environmental and conservation concepts using Joshua's Enviro-Tid Bits, highlighting topics on Water Conservation, Fish of the Susquehanna River, Unseen Environmental Phenomenon, and Christmas Trees.

Environmental Planning (cont'd)


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COUNTY NEWSLETTER

JOSHUA'S ENVIRO-TID BITS

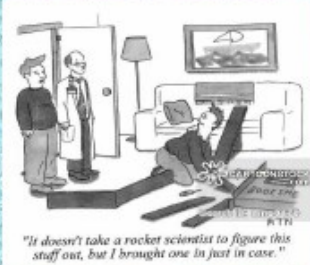
Hello Lycoming County Employees, friends and family! Joshua Billings, Environmental Planner for the Planning & Community Development Department, here again taking the opportunity to bring you some environmental bits of information through our County News letter about various environmental topics that affect us, the people around us and our world every day.

No matter what time of the year, in plenty or in want, it is never a bad time to consider conserving water at your residence or place of business. As I mentioned in last quarter's newsletter, our area of Pennsylvania receives about 40 inches of rain a year, but some years it could be much less. Snow pack with a gradual melt and slow steady rains are best for restoring our precious ground water supplies. Whether you are on a private well and not paying for water usage or being served by a public water supply and paying \$\$\$, it is in our best interest to be constantly thinking about water conservation.



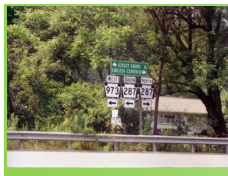
Let me give you some simple conservation ideas that only require some habit forming actions or just a couple minutes of your time to install:

- 1) How many of you let the water run while brushing your teeth? The average person allows 4 gallons of water to go down the drain, each time at the sink brushing those teeferers. Guess how you can save water? Only have the water run while rinsing! I know, this stuff isn't rocket science.



"It doesn't take a rocket scientist to figure this stuff out, but I brought one in just in case."

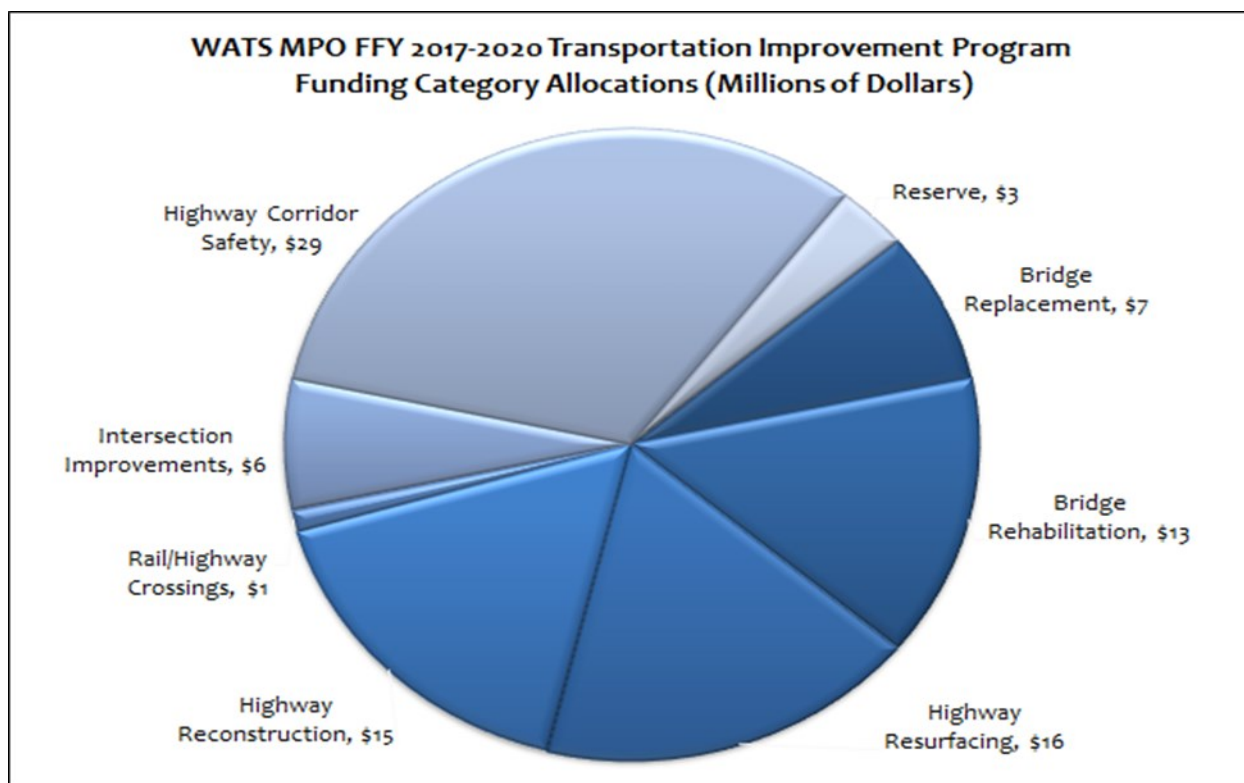
TRANSPORTATION PLANNING



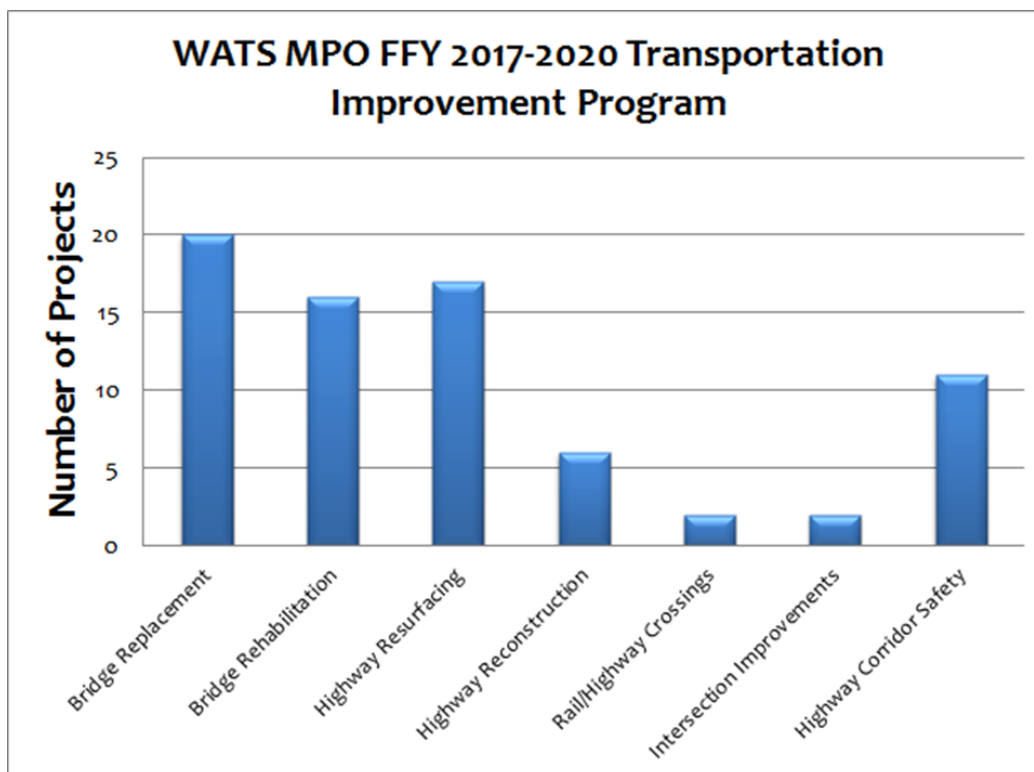
Highways & Bridges

In July 2016, the Williamsport Area Transportation Study (WATS) Metropolitan Planning Organization (MPO) approved an update to the FFY 2017-2020 Transportation Improvement Program (TIP) which details proposed highway and bridge improvement projects throughout Lycoming County. These projects are approved for federal and state transportation dollars during the next four years. The TIP commits over \$90 million in new transportation investments for 74 projects. Of these, 28 are carry-over projects from the prior TIP and 46 are new projects added to the TIP during this update, largely due to the passage of Act 89 by the General Assembly and the FAST Act passed by Congress. However, an additional \$51 million will still be needed to complete 24 of these projects during future TIP updates. Therefore, the number of new projects added to the next TIP will be very limited given federal fiscal constraint requirements in budgeting TIP resources.

The WATS TIP major investment categories are illustrated below:



Transportation Planning (cont'd)



The major highway and bridge improvement projects programmed on the current TIP include:

- *US 220 Access Management Upgrades (PA 287 – West 4th St Interchange) \$ 25 million*
- *Third Street Reconstruction (Campbell-Basin) \$ 7.1 million*
- *US 220/PA 405 intersection improvements (Hughesville Area) - \$ 3.4 million*
- *Fourth Street Reconstruction (Newberry Area) - \$ 6.7 million*
- *I-180 over Lycoming Valley Railroad Bridge Rehabilitation - \$ 3.4 million*
- *English Center Suspension Bridge Rehabilitation - \$ 2 million*
- *Marsh Hill Bridge Replacement (County Bridge 106) – \$ 1.6 million*
- *I-180 resurfacing (Lycoming Mall Dr. – Muncy Main St interchanges) - \$ 4.1 million*
- *I-180 resurfacing (Cemetery Rd – Lycoming Mall Dr.) - \$ 3.5 million*

In December, 2016, PennDOT Secretary Leslie Richards announced a new policy referred to as “PennDOT Connects.” This policy recognizes that early collaboration provides the opportunity for details unique to communities be identified and discussed for each transportation project in planning, prior to developing project scopes and cost estimates. Therefore, PennDOT and WATS will meet with municipal officials to get their input on **ALL** new TIP and 409 maintenance program projects **BEFORE** engineering starts on those projects beginning in Summer 2017. WATS will utilize the Multi-Municipal Comprehensive Plan Planning Advisory Teams, (PAT) as the municipal forum to review transportation projects in our growth areas in Lycoming County, while individual municipal meetings will be held in the rural areas.

Transportation Planning (cont'd)



Secretary Richards



Local Bridge Bundling Program

Thanks to the support of the Lycoming County Commissioners, the County has invested in the routine inspections of over 200 county and municipality-owned bridges with span lengths of eight feet or greater. This valuable data has revealed that about 25% of all locally owned bridges are structurally deficient and about 40 of these bridges are good candidates for a bridge bundling program. This approach, already used by PennDOT with their PA Rapid Bridge Replacement Program, groups bridges together under a single design and construction process rather than undertaking separate projects which may yield an overall savings of 10-20% and faster project delivery times by one to two years. This “time and money” savings is especially significant when considering that it is estimated to cost over \$18 million to repair or replace these 40 bridges and that many will have severe weight limit reductions or require closure to traffic in 5-10 years. This can have serious consequences on emergency response, public safety and economic development. With the passage of a \$5 vehicle registration fee surcharge by the County, authorized by PA Act 89, and along with floating a PA Infrastructure Bank (PIB) Loan, the County can work with local municipal officials to begin to address this local bridge problem in a timely, cost effective way.



Winner Lane Bridge Closure
Gamble Township

Transportation Planning *(cont'd)*



Trade & Transit Centre II (TTC II)

On August 26, 2016, a grand opening celebration for the new Williamsport Trade and Transit Center II officially marked the completion of the Central Business Revitalization and Community Gateway Project launched by the Lead Partners in 2002. This overall initiative resulted in over a \$100 million public-private investment in the Central Business District. This new facility includes enhanced public transit amenities provided by River Valley Transit (RVT), the new home of the Uptown Music Collective, the Michael Ross Event Center and the Mid-Town Landing public open space showcasing many fine examples of public art. A sports walk is also provided connecting this center with other downtown attractions, including the new Liberty arena. The next focus for 2017 and beyond will be the Old City Revitalization initiative targeted for the east end of Williamsport.



TTC II View at Mid-Town Landing



TTC II View Along West Third Street



Airport Terminal Building Replacement Project

In 2016, The Williamsport Municipal Airport Authority finalized design for the replacement of the aging airport terminal building utilizing the consultant team of Murray Architects and Reynolds Construction. Numerous funding sources have been secured for the \$16 million project including:

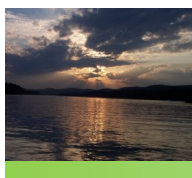
Transportation Planning *(cont'd)*

- \$1,000,000 – First Communities Foundation of PA
- \$3,000,000 – Lycoming County Act 13
- \$1,361,000 – Federal TEA-21 Earmark
- \$500,000 – PennDOT Bureau of Aviation-Airport Improvement Program (AIP)
- \$5,000,000 – PA Transportation Capital Budget
- \$1,500,000 – PA DCED Multimodal Transportation Funds
- \$3,000,000 – PA Redevelopment Capital Assistance Program (RACP)



Artist Conceptual Renderings of New Airport Terminal Building

It is the goal of the Airport Authority to start construction in late Summer of 2017 with a grand opening scheduled for Fall 2018. This project will eliminate the many structural problems associated with the current building and provide more space to accommodate additional air service to meet the airport's growing commercial air passenger demands.



Susquehanna River Walk Extension

The PA Department of Conservation and Natural Resources (PC DCNR) awarded a \$75,000 grant to the County for design of the Susquehanna River Walk Extension project. This will be matched in an equal amount by the County using Act 13 Legacy funds, dedicated by law for recreation purposes.

Transportation Planning (cont'd)

The proposed River Walk Extension is a 2.4 mile trail section, 10 feet wide paved multi-purpose trail between the existing River Walk at Maynard Street to the 20 acre riverfront Susquehanna State Park. Key connections include Downtown Williamsport and the Pathway to Health, the Lycoming Creek Bikeway, Memorial Park and the Little League Original Field, Penn College of Technology, Newberry and West End City neighborhoods, with a future link to the Pine Creek Rail Trail in the Jersey Shore Area. The estimated cost is \$2.2 M. In 2017, the County will initiate project design and begin exploring funding for the construction phase anticipated for 2020. ***It should be noted that PCD staff has obtained trail counters free of charge from the PA Rails to Trails Conservancy and that approximately 200 people on average have been observed using the Riverwalk daily. This underscores its popularity as a major tourist and recreation attraction in Lycoming County and the Northcentral PA region.***



River Walk Grand Opening Celebration

MUNICIPAL SERVICES

LAND DEVELOPMENT

County Subdivision & Land Development Ordinance Administration

The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972 and most recently the County Commissioners enacted a complete SLDO rewrite in

January 2014. 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.

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

The Lycoming County Planning Commission (LCPC) provides full-time, professional administration and legal support for the SLDO through the County Planning and Community Development Department.

This service is currently being utilized by 25 municipalities: 22 Townships and 3 Boroughs (as shown to the left). Bastress Township is the newest to come under the County SLDO in 2013.



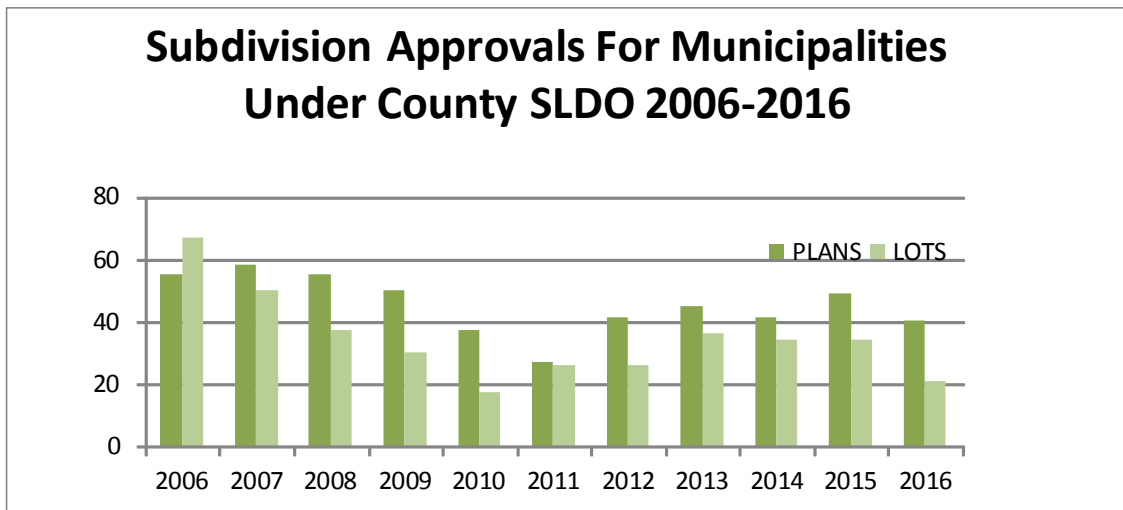
Staff Activity in 2016

- LCPC Staff accepted 53 new applications (with 15 submissions carried over from 2015). There was \$8,085.64 collected in subdivision & land development fees.
- The LCPC granted final approval for 39 subdivisions and 13 land development plans. One plan was granted preliminary subdivision approval. Two plans were withdrawn.
- Subdivision plan approvals decreased by 10 from 2015.
- Land development plan approvals were the same as 2015; included were 7 Commercial, 4 Institutional, 1 Natural Gas, and 1 Residential land developments. Three of the land development approvals required financial guarantees totaling \$1,993,841.56 (between the three) in improvements.

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

Municipal Services (cont'd)

In municipalities that are under the County SLDO jurisdiction, a total of 21 new lots were created, which is a decrease of 13 lots from 2015's total. Included in the total subdivision approvals, but not in the new lot tally, are 27 lots that were added to existing adjacent properties.



Approved Land Development Plans

Municipality	Applicant	Type of Use
Brown Township	DCNR	Fire Tower (institutional)
Cummings Township	DCNR	Fire Tower (institutional)
Hughesville Borough	W.C. Whatever, LLC	Car Wash (commercial)
Jackson Township	Howard Energy Partners, LLC	Meter Station (natural gas)
Limestone Township	Nippenose Valley Happenings, LLC	Assisted Living (commercial)
Limestone Township	Limestone Township	Ball Field Parking (institutional)
Mifflin Township	David & Kim Fausey	House (residential)
Muncy Township	Thomas & Bobby Jo Springman	Store addition (commercial)
Muncy Township	MTML Land Company	Heavy rRtail (commercial)
Muncy Township	Ashler, Inc.	Day Care (institutional)
Muncy Township	Blaise Alexander Family LP	Gymnasium (commercial)
Muncy Township	William Manos	Car Dealership (commercial)
Muncy Township	Sunoco, Inc.	Building Addition (commercial)

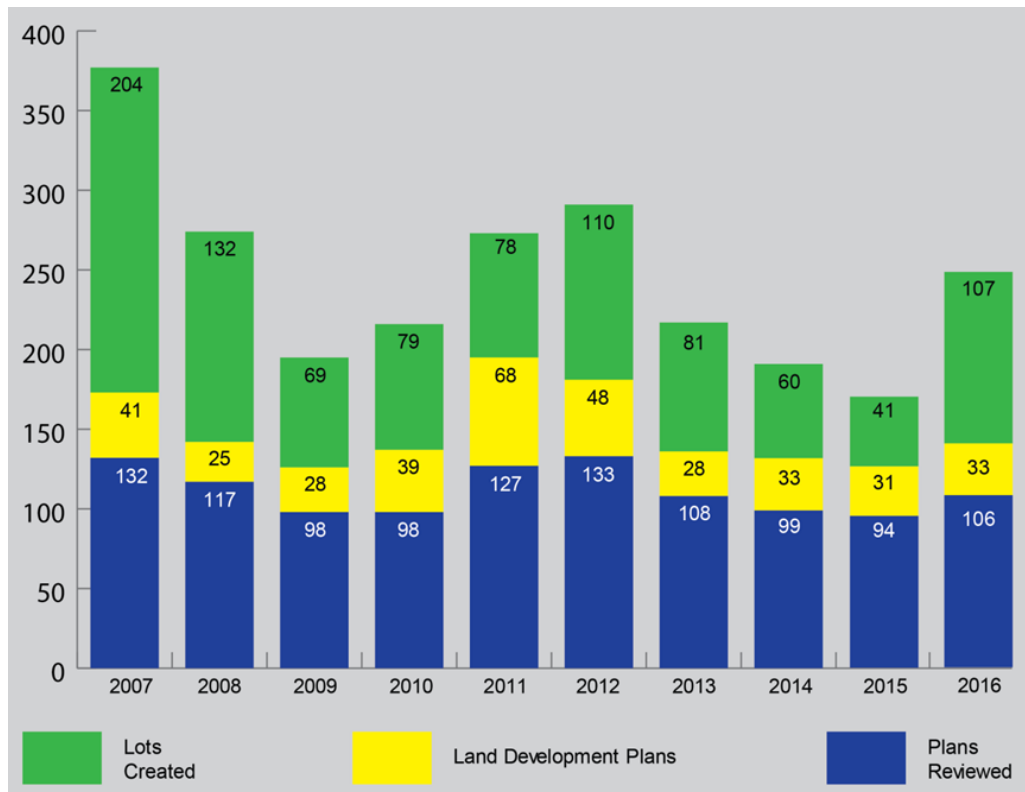


Municipal Services *(cont'd)*

Development Advisory Assistance

In addition to the 25 municipalities covered by the County Subdivision and Land Development Ordinance (SLDO), the Planning Department staff also provides advisory review letters for subdivision and land development plans located within the 27 municipalities that retain their own SLDO approval authority. These advisory letters provide the municipalities with a description of the project, and on occasion, a list of potential revisions that could be made to the submitted plans prior to being granted final plan approval. These letters are commonly referred to as “Act 247” letters because that is the act which established the PA Municipalities Planning Code (MPC) and affords the County Planning Agency an opportunity to provide constructive review comments.

During 2016, the County provided “advisory” comments on 106 subdivision and land development plans. This figure reflects a increase from the 94 plans reviewed in 2015. A key subset of the 93 reviews PCD performed includes the 33 land development plans reviewed by the office during this past year. This land development figure represents an increase of two plans from 2015. In addition to the land development reviews, the Development Services Division reviewed 14 lot-addition plans, nine lot consolidation plans, and 52 single-lot/multi-lot plans.



Municipal Services (cont'd)

COUNTY ZONING

Service Change

Due to staffing changes and budget constraints, the PCD has decided to discontinue the Municipal Zoning Assistance Program whereby we administered the Ordinances for Plunketts Creek, Susquehanna and Porter Townships. All three of these townships were offered the option to join the Zoning Partnership. Porter Township elected to join while Plunketts Creek and Susquehanna Townships decided to go with a third party administrator. Dedicated staff members remain available to provide direct support to these townships and any other municipality within the County, upon request.

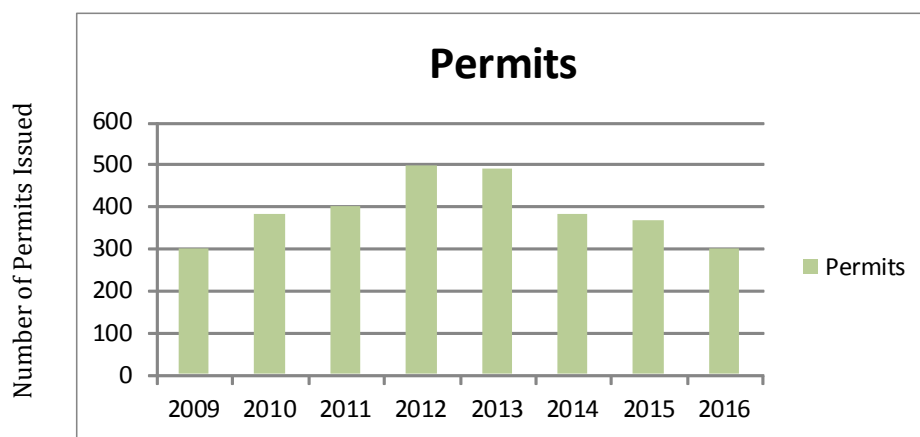
22 Municipalities are currently in the County Zoning Partnership:

Townships: Bastress, Brown, Cascade, Cogan House, Cummings, Gamble, Jackson, Jordan, Lewis, Limestone, McHenry, McIntyre, McNett, Mifflin, Moreland, Muncy, Penn, Piatt, Pine, Porter and Washington

Borough: Salladasburg

Partnership Activity

There were a total of **299** Zoning/Development Permits issued during 2016 as compared to 367 in 2015. Decline in permit activity was attributed to a decreased number of permits relating to the natural gas industry and residential development.



The County has implemented a map amendment, effectively bringing Porter Township into the County Zoning Partnership and a text amendment package which is meant to clarify requirements and make Ordinance administration more efficient. We are planning to undertake text amendments to address such issues as animal sheds and performance standards such as noise, parking, and signage.

Municipal Services (*cont'd*)

COUNTY ZONING HEARING BOARD

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

Zoning Hearing Board Members:

Lloyd Forcey, Chairman
William Klein, Vice Chairman
Leslie Whitehill, Member
Christopher A. Logue, Member
Thomas Hamm, Member
Dan Clark, Alternate
Romuald “Ray” Andraka, Alternate
Albert Boyer, Alternate

Twenty-four (24) cases were brought before the County Zoning Hearing Board:

15 Variances (two withdrawn, one denied)

- 6 animal sheds relating to setbacks
- 1 single family residence relating to setbacks
- 1 bufferyard
- 1 accessory structure (square footage in F/P)
- 1 Impervious Surface Percentage (ISP)/Floor Area Percentage (FAP)

5 Special Exceptions (one withdrawn)

- 2 change in use, heavy retail
- 1 use classification
- 1 compressor station
- 1 withdrawn

4 Special Exceptions/Variances for Ag Use

- 2 Appeals
- 1 Application for Approval

All were approved except one.

The Appeals concerned floodplain regulations and buffer yard requirements.



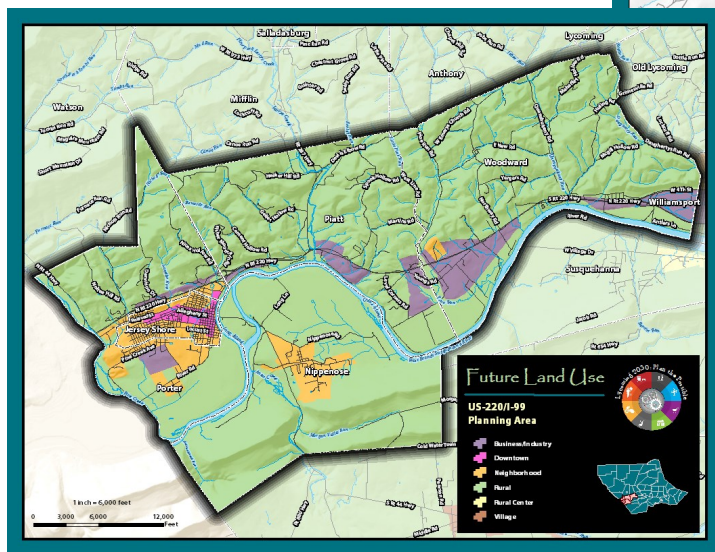
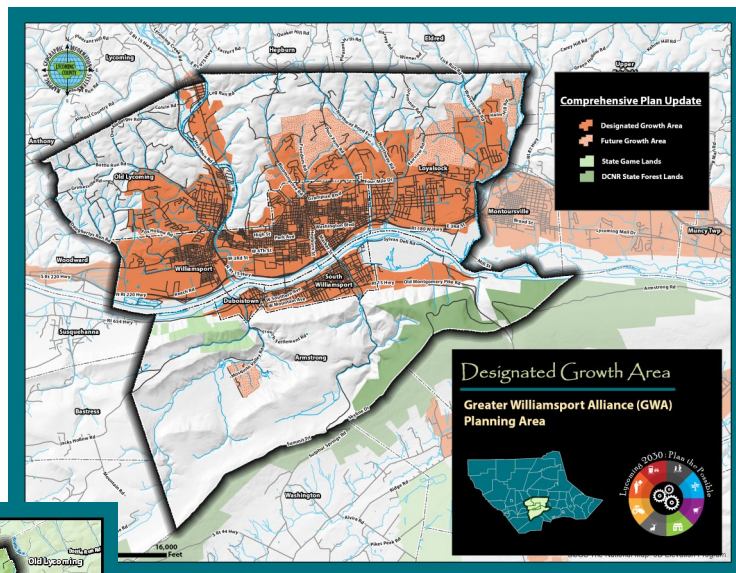
GIS & LAND RECORDS

During 2016, the GIS staff were primarily focused on analysis and support for the Comprehensive Plan update. However, there was still a significant amount of time dedicated to support various planning efforts occurring within the department and the county municipal partners.

GIS staff were kept busy producing several maps for the different multi-municipal planning meetings. The staff also lead the effort for solicitation of public input.



Amy Fry and Scott Williams took the “Public Intercept Survey” game on the road to kick-off the first of several summer community events



Two sample maps prepared for Multi-Municipal Comprehensive Plans

GIS & Land Records (cont'd)

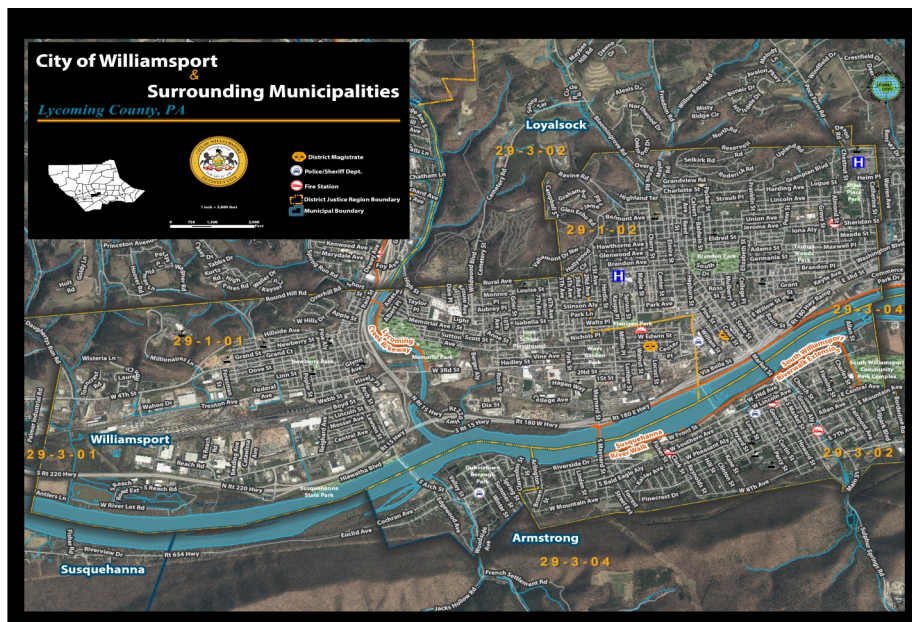
GIS support for municipal members of the MS4 Coalition was in full swing the summer/fall of 2016. GIS Analyst/Field Coordinator, Ed Feigles (seen below) and MS4 planner, Kaelyn Koser, hit the streets with municipal streets and water staff to locate and map out the storm sewer network system in an effort to meet the next round of increased permit requirements.



Amy Fry, GIS Supervisor/Technician, provided mapping support to municipalities relative to proposed zoning district changes.

Municipalities passing 2016 updates were Washington and Fairfield Townships.

The City of Williamsport Police Department received updated and enhanced road maps to assist their employees; an update that was long overdue. The updates included additional emergency and criminal justice location information.



STAFF ROLES IN BOARDS & ORGANIZATIONS

American Institute of Certified Planners (AICP)
American Planning Association of PA (APA-PA)
APA-PA Chapter Great Places Award Selection Committee
APA-PA Chapter Great Places Initiative Award Selection Committee
Association of State Floodplain Managers (ASFPM)
Babb Creek Watershed Association
County Commissioner Association (CCAP) - Gas Task Force
County Planning Directors Association of PA (CPDAP) Integrated Water Resources Management Task Force
County Planning Directors Association of PA/Gas Task Force
DEP Brownfields Best of Act 2 Project Selection Committee
DEP North Central Citizens' Roundtable
DEP Nutrient Trading Work Group
Endless Mountains RC&D Council
Five-County Regional Solid Waste Plan Steering Committee
Governor's Pipeline Task Force - Siting & Routing Work Group
Industrial Properties Corporation (IPC)
Legislative Committee, APA-PA (American Planning Association, PA Chapter)
Lumber Heritage Region
Lycoming County Conservation District Board of Directors
Muncy Borough Council
Muncy Borough Municipal Authority
Muncy Borough Planning Commission
Northcentral PA Transit Task Force
Northcentral Region Recycling Roundtable
Northcentral Source Water Protection Alliance
Our Towns 2010
Our Towns Mural Advisory Committee
PA Association of Floodplain Managers
PA Aviation Advisory Committee
PA Highway Association
PA Wilds Planning Team
PennDOT Financial Work Group
Pennsylvania Water Environment Federation
Pine Creek Council of Governments (COG)
Pine Creek Preservation
Pine Creek Rail Trail Advisory Committee
Pine Creek Watershed Council Issues Committee

Staff Roles in Boards & Organizations *(cont'd)*

Rails-to-Trails Conservancy

Roads to Freedom

Route 15 Coalition/Appalachian Trail Association (APA)

SEDA-COG Metropolitan Planning Organization (MPO)

Shale Gas Committee, APA-PA

Silver Jackets

State Transportation Advisory Committee

Susquehanna Health Steering Committee

Williamsport Area Transportation Study (WATS)

Williamsport/Lycoming Chamber Transportation Committee