



**Lycoming County
Planning
Commission**

**ANNUAL
REPORT**

2009

The 2009 Annual Report of the Lycoming County Planning Commission

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Williamsport, Pennsylvania 17701
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2009 County Commissioners

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



2009 Lycoming County Planning Commission

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Joseph Neyhart, *Vice-Chairman*
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Larry Fry
Charles F. Greevy III, *Solicitor*

2009 LCPC Professional Staff

Kurt Hausammann, Jr., AICP, *Director*
William Kelly, *Deputy Director*
Clifford Kanz, AICP, *Development Services Supervisor*
Frances Jones, CFM, *GIS/Data Systems Supervisor*
Deborah Bennett, *Administrative Support Supervisor*
Mark Murawski, *Transportation Planner*
Rachelle Ricotta, *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*
Allan Bennett, *Zoning Officer (Part-Time)*
Amy Rankey, *Zoning Administrator*
Lynn Cunningham, *Planning/Technician Analyst*
Judd Bower, *GIS/Data Systems Analyst*
Gary Montgomery, CFM, *GIS/Data Systems Technician*
Edward Feigles, *GIS Graphics/Fieldwork Coordinator*
John Lavelle, *Hazard Reduction Planner*
Richard Murphy, *Land Record Cartographer*
Jeff Crawford, *Land Records Database Coordinator*
Amy Norton, *Land Records Database Coordinator*
Jane Magyar, *Clerk IV*
Beverly Bennett, *Clerk II (replaced by Mary Stark, Clerk I)*

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2009 Annual Report was approved by the LCPC on 18 March 2010

DIRECTOR'S MESSAGE

I have been Director for approximately two and a half years. During that time many new procedures and initiatives were started while others were brought to a successful conclusion. This year's report provides details of the exciting projects and programs that we addressed in 2009. After reading the 2009 Annual Report I believe that you will agree that 2009 was a busy year for the Lycoming County Planning Commission (LCPC) staff even though subdivision and land development plan submissions were down. We were diligently preparing proposed amendments to the County Zoning Ordinance and the County Subdivision and Land Development Ordinance. These ordinance amendments will be ready for adoption in June of 2010.

A very important proposed zoning amendment that we prepared in 2009 deals with oil and gas exploration and recovery. This amendment when adopted will help to maintain our quality of life while permitting the extraction of oil and gas within our county. Quality of life was determined to be of paramount importance to the residents of Lycoming County during the comprehensive plan process. There was universal agreement across all municipal jurisdictions that quality of life is the key reason why people stay in Lycoming County, why they move to Lycoming County and why they move back to Lycoming County to raise their families.

Procedures and policies that I instituted shortly after becoming Director in 2007 were refined in 2008 and became ingrained in the culture of the Department in 2009. The requests for assistance from community leaders and municipal officials have increased in the last two years. Requests for our zoning and subdivision and land development assistance have also increased. I believe that this is due in large part to the manner in which we deliver support and assistance. We provide non-threatening and non judgmental assistance and support when requested. We do not insert ourselves in situations unless invited and we do not provide heavy handed recommendations. We offer professional planning advice and the local officials decide whether or not to use.

Several LCPC staff have been in leadership roles at the state level on critical issues, such as Marcellus Shale Gas Exploration, Chesapeake Bay Tributary Strategy, Aviation and Transportation. Other staff have been equally engaged on federal and state initiatives at the local level such as affordable housing, corridor planning, Brownfields revitalization, recreation and infrastructure development.

I believe that the Department is on the right track. I will strive to maintain the gains that we have made in recent years, continue to evaluate our performance and institute new procedures and policies as necessary to successfully complete our mission.

Kurt Hausammann

CHAIRMAN'S MESSAGE

Greetings on behalf of the Lycoming County Planning Commission (LCPC). This past year could aptly be described as a year of transition. The continued growth of the Marcellus Shale Gas industry in our County has created new opportunities and some new challenges for all of us.

Under the leadership of Kurt Hausammann Jr., Director, and William R. Kelly, Deputy Director, the planning team continued the smooth transition from one administration to another. New members to the staff are now operating at 100 percent efficiency and making valuable contributions on some of the most vexing problems we face. These new staff have brought with them a new level of energy as well as many new and forward thinking ideas.

During 2009, the LCPC sadly lost a recently retired alumni—Robert Waltz, a founding member of the Commission with over 40 years service.

From an environmental and economic development perspective, this year the staff continued their state-leadership role in the exploration for natural gas, Chesapeake Bay Compliance Plan, Lycoming County Brownfields Assessment Program, Interstate 180 Corridor Plan, Old Mill planning corridor in Montgomery, water infrastructure for Muncy-Montoursville corridor, initiation of the Pathway to Health, and the completion of the Susquehanna Riverwalk and Timber Trail.

With the partnership of the Lycoming County Commissioners, City of Williamsport, Boroughs, Townships, Chamber of Commerce, and leaders of the Community, I believe the LCPC is postured to manage the changes taking place in our County now and well into the future.

It was an exciting 2009 and we look forward to an even more challenging 2010!

Charles Springman



Community Development

Growing Greener III

Lycoming County has 13 Growing Greener II projects in various stages of completion. These projects will make Lycoming County a better place to live, work, and play!



Growing Greener II Projects:

Completed in 2008

- * County-wide Flood Warning System Enhancements
- * Old Lycoming Township Tennis Court Project
- * Duboistown Sanitary Sewer Rehabilitation
- * Muncy Borough Water System Rehabilitation
- * Penn Township/Beaver Lake Sanitary Sewer Rehabilitation

Completed in 2009

- * White Deer Golf Course Improvements
- * South Williamsport Sanitary Sewer Rehabilitation
- * Porter Township Canal Rehabilitation
- * Trout Run Stream Restoration

To be Completed in 2010

- * Logue Field Lighting Improvement Project
- * Elm Park Lighting Improvement Project
- * Lime Bluff Recreation Area Improvements
- * Jersey Shore Pine Creek Trail Connector



Timber Trail

The construction of the Timber Trail, a three mile loop of the Susquehanna Riverwalk, was completed in 2009. The Timber Trail is an area designated to highlight the lumber heritage of the region.

The Timber Trail Amenities Project, which sought to install benches, garbage receptacles, and a focal art piece along the trail was partially completed in 2009 with the installation of the twelve interpretive panels and the bronze woodhick. The benches and trash receptacles were installed along the Timber Trail in early 2010 essentially completing the Timber Trail Amenities Project. A Ribbon Cutting Event is being planned for late Spring of 2010.



From clay to Bronze the woodhick created by Pam Madai Barner is now installed on the Timber Trail



One of the twelve interpretive panels installed on the Timber Trail



Views of the Timber Trail
Top: From Southside
Left: From Northside of River

Community Development Block Grant (CDBG)

Projects Completed in 2009:

- * Washington Twp. Road Reconstruction
- * HOPE Enterprise: Reach Road Facility Rehabilitation in Williamsport
- * Habitat for Humanity Land Acquisition
- * Parkside Manor Elderly Housing Complex in Montoursville

CDBG Projects Currently Underway:

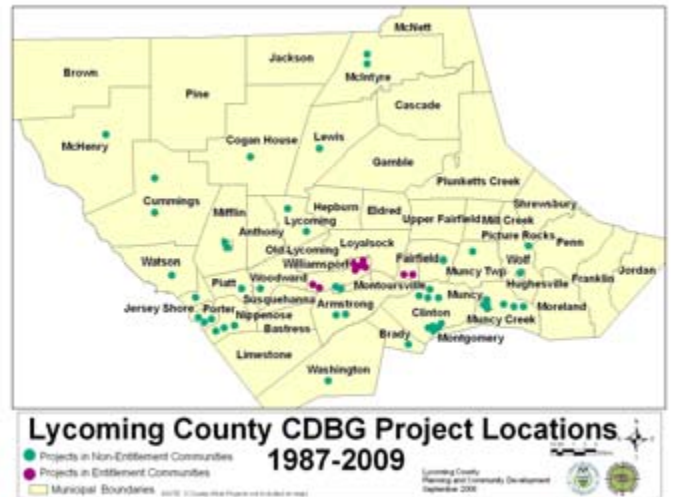
- * Montgomery Water Well Project
- * Porter Township Sewer Line Project
- * Montgomery Housing Rehab

2010 Recipients have not yet been announced!

HOPE Enterprise Under Construction



Lehman Road Washington Township Road Reconstruction



Linn Street Development

As part of the 2006 Brownfield for Housing Project, Lycoming County has partnered with Habitat for Humanity and Lycoming Housing Authority to develop five houses on underutilized land in the western edge of Williamsport. Three of the five houses were completed in 2008, while the other three houses were completed in 2009. Two of the homes completed in 2009 were done so with a partnership between HOPE Enterprise, Inc.

Six of HOPE Enterprise, Inc. clients have made this house their home!



Women's Build and Apostle Build



House #5 Home to family with three children



HOPE House Dedication



Shaping the Future

Moving forward to revitalize municipalities in Lycoming County

The Municipal Corridor Plan Project which started in the Summer of 2008 was in full swing during 2009.

The Consultant Team of Mackin Engineering, MACTEC Engineering, and Larson Design Group was put together to assist in the project.

The Corridor Plans has a three-step approach including: **Feasibility Study, Visioning, and Implementation Strategy.** The Feasibility Study includes the market assessment and parcel profiles to illustrate what is possible in the two corridors.

The Visioning includes not only public meetings, but also moving meetings, and the Youth Ambassador Program (YAP). The Youth Ambassador Program focuses on getting input from youth on the future of their communities. The Implementation Strategy will bring together all the information gathered from the Feasibility Study and Visioning and make it into a useable guide and redevelopment tool for the municipalities.



Williamsport Area School District YAP (right above)

Montgomery Area School District YAP (right below)



Project Milestones:

- * May 2009: Kick Off Event and Consultant began Feasibility Study
- * Summer 2009: Coordinated YAP with School Districts
- * Summer 2009: Website Launched www.lyco.org/CorridorPlan
- * August 2009: Public Official Meetings
- * October 2009: Landowner Meetings
- * October 2009: First Round Public Meetings
- * December 2009: Corridor Plan Steering

Upcoming Project Milestones:

- February 2010: Montgomery YAP Completed
- March 2010: Williamsport YAP Completed
- March 2010: Feasibility Study Completed
- June 2010: Second Round Public Meetings
- June 2010: Corridor Plan Steering Council Meeting

Revitalization Process



"Reality Based Planning"

I-180 Corridor



Old Mill Corridor

Montgomery Borough Lycoming County, PA



Hazard Mitigation

Hazard Mitigation Plan In 2009, Lycoming County along with thirteen other Counties throughout the Commonwealth partnered with PEMA to update their Hazard Mitigation Plans. This document addresses a wide variety of hazards from inclement weather, terrorist attacks, floods, and radiological hazards. FEMA has mandated that every 5 years the Hazard Mitigation Plan must be updated to account for new hazards and show the County's mitigation progress. Maintaining an up-to-date plan keeps our County eligible for State and Federal mitigation grants and disaster relief funds.



Lycoming County has experienced about 40 flooding events since 1993

Through this partnership, PEMA contracted with Michael Baker Jr. and Delta Development Group to help guide the planning process and assist the communities in preparation of the updated plans. This update process is completely funded by an Emergency Management Planning Grant secured by PEMA, in turn minimizing the financial commitment of the communities to just staff time. As a final product of this partnership, our plan will be an approved updated plan that is in-line with PEMA's State Hazard Mitigation Plan. It is anticipated that this plan will be approved and adopted by the County in June 2010.

Trout Run Lomar At the end of 2008 the County Planning Department contracted with USGS to review and revise the existing floodplain mapping for the Village of Trout Run, in an effort to produce a flood insurance rate map (FIRM) that more accurately represents the Village's special flood hazard area. In 2009 USGS submitted the product of their study to the County Planning Department and Lewis Township for review and comment. Both parties are pleased with the outcome of this project.

Depicted in red, the floodway in the current FIRM (see bottom left) affects 39 properties. Property owners within the floodway are severely restricted in their ability to develop or renovate their homes or develop their land. The proposed USGS revision (bottom right)



significantly reduces the number of properties within the floodway (from 39 to 4). Once approved by FEAM, the new map will increase the ability of the village to develop; as well as, significantly reduce the financial burden for a number of property owners that have been required to purchase flood insurance.

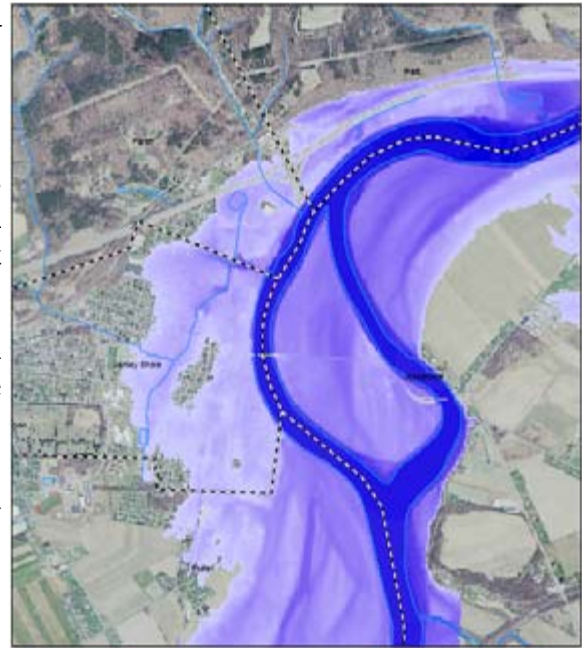


*Left—Existing Floodway (Red)
Right—Final Product with new Floodway (Red) & Flood Fringe (Blue)*

Flood Warning System

Lycoming County is constantly improving its new Flood Warning System. In 2009, nine new encapsulated ultrasonic sensors were installed in the spring. These new encapsulated units will reduce maintenance costs and diminish down time caused by environmental issues; such as, insect infestation and extreme cold.

Another project that we've started to work on through a partnership with USGS and SRBC will enable the National Weather Service to display a real-time inundation map of Jersey Shore Borough on their website. The inundation map will show current and predicted levels of flooding by utilizing weather prediction software and current river level readings from the Rt. 44 Bridge gauge over the Susquehanna River. This capability will be made available to the public in 2010.



Jersey Shore Inundation Map showing the extent of flooding when the river gage reads a depth of 34 ft.

Hazard Mitigation Grant Program

2009 saw multiple HMGP grant closeouts. The Muncy Borough, Willowan Trailer Park, and County Consolidated acquisition projects were awarded after the Ivan flooding event in 2004. These Federal HMGP funds enabled the County of Lycoming to acquire a total of 13 properties in Muncy Borough, Hepburn, Lewis, Old Lycoming, and Loyalsock Townships. HMGP funds helped us acquire the 42-unit Willowan Trailer Park in Lewis Twp.



Demolition of flood-damaged home along Lycoming Creek

To date a total of 142 properties throughout Lycoming County have been acquired using HMGP funds. The total estimated values of these projects is in excess of 12 million dollars, the cost of which has largely been underwritten by Federal and State grants received during federally declared disasters. We will continue to pursue other Federal and state mitigation programs as they become avail-

able.

Advise and Support

The Lycoming County PCD continues to provide advice to municipal zoning officers and officials with regard to proposed development within the regulatory floodplain. The department also offers guidance to property owners regarding flood insurance and floodplain mapping.

As grants become available to assist municipalities in their mitigation effort the Hazard Reduction Planner has made it a point to inform eligible communities and offer support in the application for funding. In 2009 he was successful in obtaining DEP funding for the Borough of South Williamsport to replace the Eck's Run sluice gate, a critical piece of infrastructure in the Borough's Levee system (see right)—a project that needed immediate attention per the US Army Corps.





Education and outreach are some of the most effective ways of mitigating future hazards. Since 2008 members of Lycoming County's Planning staff and Conservation District have teamed with the Endless Mountains Resource Conservation & Development to organize and educate municipal officials in Bradford, Sullivan, Lycoming, Tioga, Susquehanna, and Wyoming Counties. In 2009 we concentrated on the topics of floodplain mapping, permitting, hazard mitigation, and stormwater management. In 2010 we will have a focus on natural gas exploration and how local municipalities can help protect their citizens health, safety and welfare as this industry begins to grow in our area.

Environmental Planning

Pine Creek Initiatives. The Planning Commission assisted the Pine Creek Council of Governments with strategic action initiatives in the Pine Creek valley to protect community character, provide enhanced sanitary facilities, address emergency service concerns, improve access from the Pine Creek Rail Trail to businesses and to meet other needs of the Valley. Projects underway in 2009 include public restrooms at Waterville and Morris; gateway signage near the intersection of PA Route 44 and US 220; a porous pavement parking area in the Village of Cedar Run; and improved creek accesses.



Porous pavement

Municipal Separate Storm Sewer System (MS4). During 2009, Lycoming County continued to assist the six municipalities in the Greater Williamsport Area and the Pennsylvania College of Technology to comply with the Federal MS4 requirements. The overall goal of the PA DEP program is to improve water quality of urban stormwater runoff.

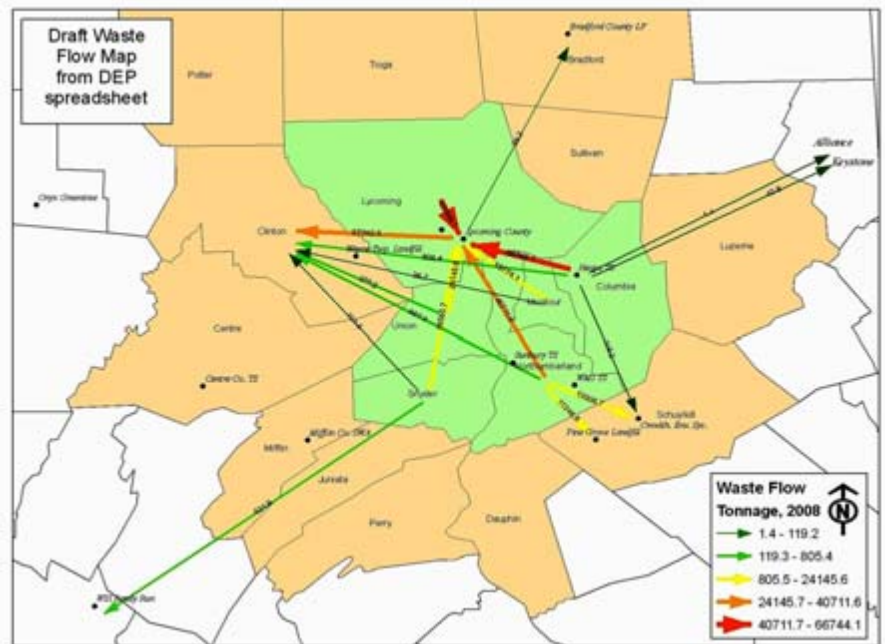


Regional Solid Waste Plan



A **Regional Solid Waste Plan** was well underway during 2009. The plan will ensure that each County within the six county Lycoming County landfill service area is provided with sufficient municipal waste processing and disposal for at least 10 years. The Regional Plan will identify and evaluate the feasibility of more efficient waste collection and recycling alternatives such as regional transfer stations and recycling facilities.

Five of the six “service area” counties have signed resolutions to jointly apply for a DEP grant and participate in the Regional Plan. The Regional Plan Steering Committee is evaluating proposals from several consultant teams.

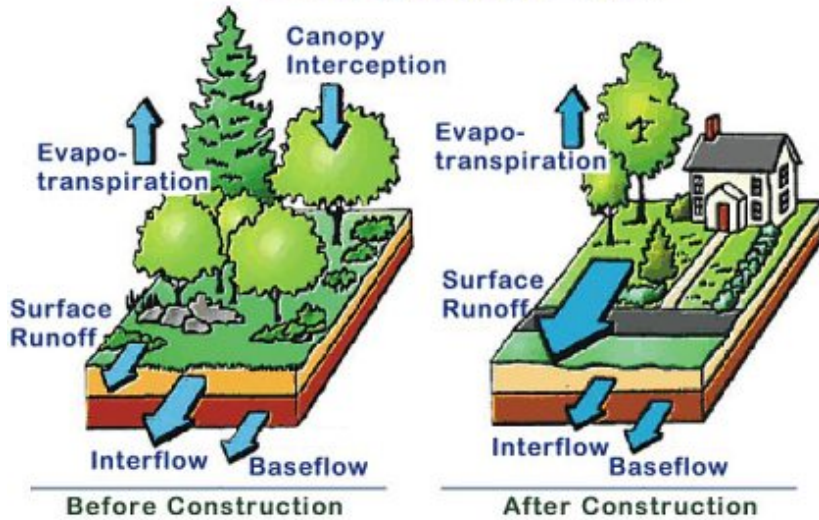


Waste Shed Map (above), Recycling Truck (right) and wood-waste reduction (left)



Stormwater Management

Local Hydrologic Cycle



Excessive stormwater runoff and stream-bank erosion contribute to flooding



Lycoming County has a history of flooding which has been exacerbated by increased stormwater runoff from new development, clearing, and roads. Poorly managed runoff contributes to stream bank erosion, reduces groundwater recharge, and adversely impacts water quality.

Lycoming County Planning has developed a Lycoming County and a Lycoming Creek Watershed Stormwater Management Plan and Model Stormwater Ordinance, with extensive input from local engineers and developers and municipal officials. The purpose of the Stormwater Plans and Model Ordinance is to better manage stormwater to maintain current flood levels, prevent damage to stream banks, improve water quality, and increase groundwater infiltration.



Graffius Run



Miller's Run

LYCOMING COUNTY CHESAPEAKE BAY TRIBUTARY STRATEGY

The ***Lycoming County Chesapeake Bay Tributary Strategy*** was launched in 2008 in response to community concern about the cost of compliance with state mandates to reduce nutrient pollution impacting the Chesapeake Bay. The centerpiece of this effort is a County-based nutrient trading program that will improve not just the

Chesapeake Bay, but also the health of our local streams and riparian habitats. The County's program, which began with study and design in 2008, entered the Implementation Phase in 2009. Overall program goals include reducing nutrient and sediment pollution flowing into the West Branch Susquehanna River, enhancing local environmental quality, and promoting home-grown conservation practices.

An Advisory Committee and two work groups comprised of local stakeholders have met regularly to guide the process, and Commissioner Jeff Wheeland has taken the lead on this project.

The County's initial efforts bore much fruit in 2009. A website was launched and is continually updated to disseminate information about the program (Visit



Above: The Secretary of the Pennsylvania Department of Agriculture, Russell C. Redding, traveled to the Lycoming County Farm in September to learn about the County's CBTS program and discuss ways to coordinate conservation efforts with the agricultural community. From left: Bill Kelly, PCD Deputy Director; Lycoming County Commissioner Jeff Wheeland; Secretary Redding; Rod Morehart, Chesapeake Bay Technician, LCCD; Kurt Hausammann, PCD Director; Gary Beach, County Farmer; Mark Davidson, LCCD Manager; Charles Springman, LCPC Chairman; Megan Lehman, Environmental Planner, PCD; and Bob Yowell, Director, DEP North Central Regional Office.



Above: Commissioner Jeff Wheeland and Environmental Planner Megan Lehman traveled to Baltimore in June to accept a \$600,000 grant from the National Fish and Wildlife Foundation's Innovative Nutrient and Sediment Reduction Program. From left: U.S. Senator Benjamin Cardin of Maryland; U.S. Representative John Sarbanes of Maryland; Wheeland; Lehman; Chuck Fox of U.S. EPA.

www.lyco.org and click on the CBTS logo). A slideshow was created, and PCD staff presented the "roadshow" to more than 20 audiences within and without the County, to audiences ranging from the general public to experts in the field. PCD staff took part in stakeholder discussions with PENNVEST in their effort to establish a statewide credit exchange auction structure to help stand up the broader credit market.



The County outreached to and coordinated with the Pennsylvania Department of Agriculture, key state elected officials, and the federal EPA. Perhaps our most notable achievement in 2009 involved the state certification of the first (Lycoming County Conservation District) LCCD nutrient credits generated on a Lycoming County farm. To support and sustain these efforts for the next several years, the County entered into grant agreements during 2009 to receive funding from DEP, DCED, and the National Fish and Wildlife Foundation. In the long term, revenues from the sale of nutrient credits will be used to reach program sustainability.



In May 2009, members of the County's CBTS Advisory Committee toured the Sherman Beef Cattle Farm in Clinton Township to learn about agricultural BMPs. From left: The barnyard and heavy use area; A tree growing in the riparian buffer; an off-stream watering system in the pasture replaces cattle access to stream.



Forestry Improvements Planned for Lysock View

Wooded acreage on the County's Lysock View property is being evaluated for potential BMPs (Best Management Practices) in forestry as part of the County's FAME initiative. On February 2, DCNR Forester Jason Smith met with Commissioner Jeff Wheeland, Conservation District Manager Mark Davidson, and Environmental Planner Megan Lehman to walk the property for several hours. They discussed potential actions that could be taken improve the health of the forest and encourage public knowledge and understanding of forestry management. Measures being considered include invasive species removal, creating a marked public trail, selected timber harvesting, and a deer exclusion area to improve understory growth. During the walk, Smith highlighted several notable trees on the property, including one believed to be three to four hundred years old.

Transportation

Route 15 Progress

The Lycoming County Planning Commission has worked with the Route 15 Coalition and Appalachian Thruway Association for many years to advocate for the completion of Route 15 to a modern four lane limited access highway from New York to Maryland. In 2009, construction of the Steam Valley Mountain Southbound lanes were completed. Work on the northbound lanes will be completed by Fall 2010.

The goal of Route 15 modernization will hopefully be realized when New York completes their \$ 80 million five mile missing link between the PA border; and, Corning and Pennsylvania completes the proposed \$ 525 million Central Susquehanna Valley Thruway, (CSVT) in Union, Snyder and Northumberland Counties. The LCPC Transportation Planner (Mark Murawski) continues to serve as the President of the Route 15 Coalition.



Improved and expanded Route 15 looking south from Fry's Turkey Ranch

Rail Service

In November, 2009, the **Newberry Yard Bulk Transfer Facility** was opened for business. This \$ 4.1 million rail investment undertaken by the SEDA-COG Joint Rail Authority in cooperation with the County of Lycoming and operated by Bulkmatic will function as an intermodal terminal that will handle plastics, food products and other bulk commodities.

Rail service is proving to be a critical component needed to foster economic development in Northcentral Pennsylvania, especially due to the Marcellus Gas Exploration activity . Our shortline railroad is currently transporting “frac” sand, piping and other support materials for 14 gas related companies.

A six fold increase in carloads to support the natural gas industry occurred during 2009 and a dramatic escalation in carloads is expected to continue through 2010. Rail-served property is also in high demand and the Lycoming County Planning Commission is working closely with the Chamber of Commerce and the Joint Rail Authority to identify and produce pad ready sites.



(C) 2009 Mike Zollitsch

Airport

In December, 2009 a dedication ceremony was held to mark the completion of the runway extension project at the Williamsport Regional Airport. This \$ 5 million investment in aviation safety improvements include an extension to the runway by 350 feet on the western end making the runway a total length of 6,850 feet. The project also includes extending the parallel taxiway system, clearing obstructions at runway approaches, relocating the Instrument Landing System, (ILS) on the east end and adding an ILS approach on the west end. These safety improvements are a necessary component to significantly lower the minimum visibility requirements for approach aircraft and will accommodate all types of aircraft expected to use the airport during the next 20 years.



In 2010, the Airport Authority will continue to seek funding to construct the airport access road project and to design and install a track warning system that will alert the air traffic control tower of approaching train activity so that minimum landing requirements will only be affected when trains penetrate the aviation safety area. The Airport Authority is also working with Sooner Pipe, Houston Texas to lease a 24 acre parcel of airport property for a pipe storage yard in support of natural gas exploration activity. Currently about 22% of commercial enplanements at the airport are related to natural gas business. Mark Murawski, County Transportation Planner continues to serve as Airport Authority Chairman and was appointed by Governor Rendell in 2009 to serve as Vice-Chairman of the Pennsylvania Aviation Advisory Committee which advises the Governor and General Assembly on aviation related matters.



Lycoming County Small Bridge Inspection Program

In 2009, the Lycoming County Planning Commission using funding from the PennDOT Local Technical Assistance Program (LTAP) completed a program to inspect locally owned bridges that are less than 20 feet in length since current federal inspection regulations do not require routine inspections of these smaller span structures. Currently, Lycoming County inspects 102 county and municipality owned bridges greater than 20 feet in length.



Using Lyco-GIS capabilities, visits with municipal officials and fieldwork assisted by PennDOT District 3-0 Municipal Services, it was determined that approximately 83 additional local bridges are under 20 feet in length. Of these smaller bridges, 30% are in good condition, 50% are fair and 20% are poor based on a cursory field inspection. One bridge had to be closed to traffic until emergency repairs could be performed. A

systematic inspection process would be beneficial toward identifying structural deficiencies so that corrective action can be undertaken to ensure public safety and transportation system connectivity.

This program is being used by PennDOT as a state-wide model for other counties to consider implementing similar programs so that the full extent of the bridge problem in the Commonwealth can be understood and addressed. PA has the highest percentage of structurally deficient bridges (23%) in the nation and the Governor and PennDOT have made bridge improvements a high priority for targeting additional funding resources. Actual bridge inspections will begin in 2010 using Bassett Engineering.



Local Technical Assistance Program

In 2009, the Lycoming County Planning Commission continued its partnership with PennDOT and the PA State Association of Township Supervisors to offer the Local Technical Assistance Program (LTAP) in Lycoming County. The LTAP program provides extensive training and technical assistance to municipal officials regarding a variety of transportation matters. The LCPC Staff regularly surveys all 52 municipalities to gather input on training needs and then works with PennDOT and Pennsylvania State Association of Township Supervisors (PSATS) to provide the types of training most frequently identified by our municipalities.

2009 LTAP Courses Held in Lycoming County

- * *Bridge Maintenance*
- * *Intersection Safety*
- * *Stormwater Management*
- * *Roadway Surface Management*
- * *Geosynthetics*
- * *Work Zone Traffic Control*
- * *Posting and Bonding*
- * *Traffic Signs*
- * *Principles of Paving*
- * *Equipment and Worker Safety*
- * *Traffic Signals*
- * *Risk Management and Tort Liability*
- * *Winter Maintenance*

Since the Lycoming County Planning Commission began our partnership with PennDOT to help market the LTAP Program four years ago, we have more than doubled the number of training courses offered in the County and have seen municipal official attendance rise nearly 150%! All 13 courses were held at the Woodward Township Fire Hall. More courses are scheduled for 2010.



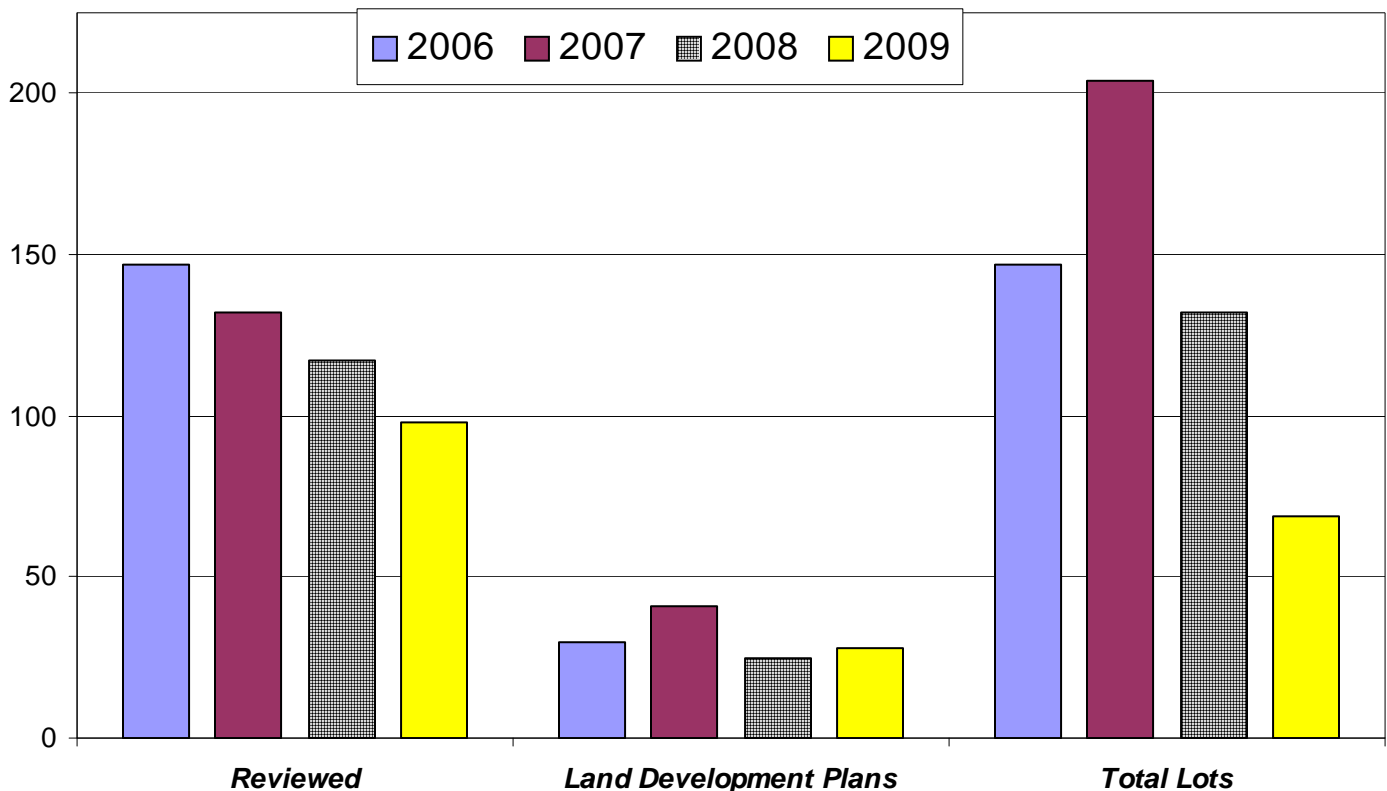
Land Development

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 2009, the County provided “advisory” comments on 98 subdivision and land development plans. Reflecting the economic conditions of the entire state, this figure reflects a decrease from the 117 plans reviewed in 2008 and a notable four-year downward trend. A key subset of the 98 reviews PCD performed includes the 28 land development plans reviewed by this office during 2009. This figure actually reflects a modest increase over 2008.

It should also be noted that the 69 lots subdivided during 2009 reflects a significant decrease from 2008 (132). Included in the 2009 lot total were 25 addition-lot plans, 36 single-lot plans, and 10 multi-lot plans.



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

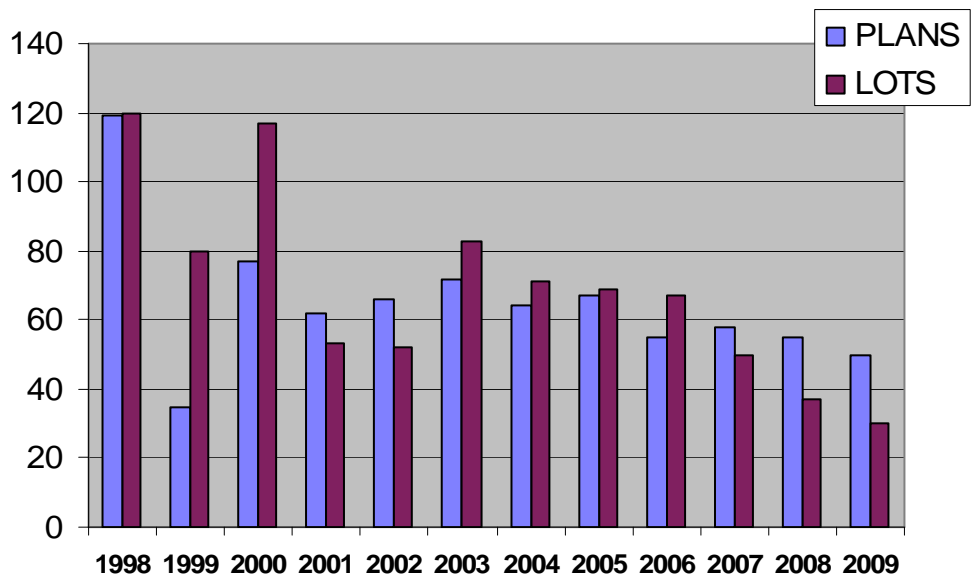
The Lycoming County Subdivision and Land Development Ordinance (SLDO) was enacted on December 26, 1972; updated in 1989. The purpose of the County SLDO is to provide for the coordinated subdivision and land development of the municipality and County. Proposed developments should meet the standards of 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 21 Townships and 3 Boroughs as shown to the left.

The 2009 subdivision and land development highlights follow:

- * 54 new applications were accepted (8 submissions carried over from 2008).
- * Processed/granted final approval for 50 subdivisions and 6 land development plans.
- * One subdivision plan was granted preliminary plan approval.
- * Three plans were submitted for re-approval.
- * Subdivision plan approvals decreased by 5 from 2008 submissions.
- * Land development plan approvals decreased by 2 from 2008.
- * There were four business, one residential, and one institutional related land developments.

Subdivision Approvals For Municipalities Under County SLDO 1998-2009



The graph to the right depicts the subdivision approval trends over the last ten years.

A total of 30 new lots were created in 2009 within the municipalities under jurisdiction of the County SLDO; this represents a decrease of 7 from 2008. Included in the total subdivision approvals are 32 add-lot subdivisions, created to be added to existing adjacent parcels.

Land Development Plans Approved in 2009

Municipality	Applicant	Use
Jordan Township	Randy & Nancy Williams	Dandy Mart Bldg Addition
Mifflin Twp	Craig Mutchler	2 nd Principal Residence
Muncy Township	Bastian Tire Sales	Tire Retail/Auto Services
Muncy Township	Wilfred Associates	Fairfield Honda Dealership
Muncy Township	VIWY, LP	Burger King Fast Food Restaurant
Porter Township	Jersey Shore Area	Office Bldg/Maintenance and water storage tank



Burger King Fast Food Restaurant at Lycoming Crossing, Muncy Township



Jersey Shore Area Joint Water Authority Office Building & Maintenance Facility



Construction of Alexander Drive in Muncy Township for future economic development of surrounding properties

**17 Member
Municipalities**

County Zoning Partnership

BROWN TOWNSHIP
CASCADE TOWNSHIP
COGAN HOUSE TOWNSHIP
CUMMINGS TOWNSHIP
JACKSON TOWNSHIP
JORDAN TOWNSHIP
LEWIS TOWNSHIP
MCHENRY TOWNSHIP
MCINTYRE TOWNSHIP
MCNETT TOWNSHIP
MIFFLIN TOWNSHIP
MORELAND TOWNSHIP
MUNCY TOWNSHIP
PENN TOWNSHIP
PIATT TOWNSHIP
SALLADASBURG BOROUGH
WASHINGTON TOWNSHIP

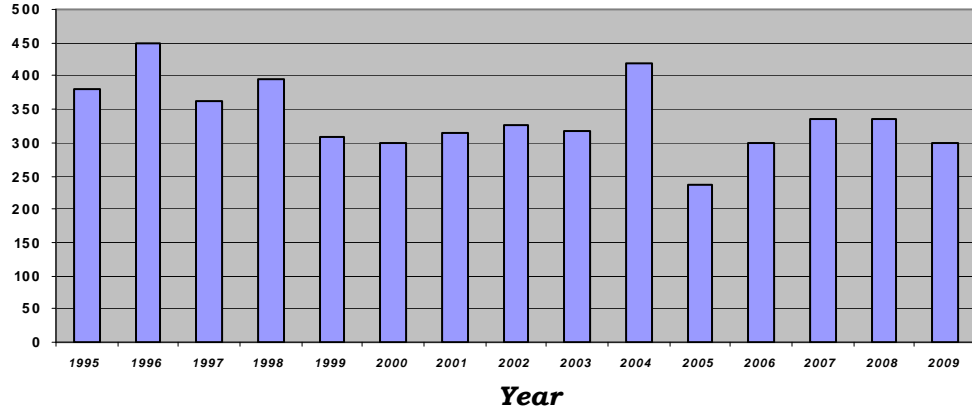
There were 298 Zoning/ Development Permits approved during 2009 with a total estimated value of \$10,023,227. There was a slight decrease in permit activity from 2008.

Use*	New Construction	Building Additions	Accessory Structures	2009 Total
Single-Family Residence	40	41	117	198
Multi-Family	0	0	0	0
Commercial	5	4	6	15
Home Business	2	0	0	2
Agriculture	0	0	21	21
Institutional	0	2	1	3
Industrial	0	0	0	0
TOTAL	47	47	145	239

*The total of 239 permits, represented above, does not include the 59 permits issued for Change of Use, Signs, Logging or other Temporary Uses.

COUNTY ZONING PERMIT ACTIVITY

**Number of
Permits**



Zoning Hearing Board

Sixteen (16) cases were brought before the County Zoning Hearing Board during 2009. There were 11 Variance Requests (10 approved, 1 denied), 4 Special Exceptions (3 approved, 1 withdrawn) and 1 Water Management Use case heard by the Board. The Board said farewell to long-time member, Paul Hoffmaster II, and welcomed his replacement, William Wolfe.

Local Zoning Ordinance Administration

A new program was initiated in late 2007 to administer local zoning ordinances at the request of certain municipalities in the County. In 2009 the County administered the municipal zoning ordinances of Picture Rocks Borough, South Williamsport Borough, Plunketts Creek Township and Muncy Borough. A dedicated-staff member provides direct support to those communities and is available—on site at the respective offices—a day or two each week. For example, 87 permits were issued in Southside—31 in Muncy.

Geographic Information Systems

Important Advances

In 2009, Lycoming County was the recipient of PaMap program-generated 2-foot contours (LiDAR) produced and generated statewide. This information gave us the 2-foot contours needed to support our conversation with FEMA about re-mapping our flood-plains. We also began work with USGS on inundation mapping for Jersey Shore Borough that was only made possible because of the LiDAR data.

Community GIS-Public Sector

GeoPlan continues to assist our municipalities in its municipal management activities at a very reasonable cost. Between our County Zoning Partners and our GeoPlan partners, we provide GIS access to approximately 90% of our municipalities.

Changes in the Pennsylvania “Right To Know Law” solidified the pricing structure for GIS data within our County. In 2009 we had an appeal to the Open Record Office of our Pricing Structure. We successfully defended an appeal, producing a pricing justification used by other Counties to justify their GIS/Data pricing.

We worked closely with the US Census to insure that the Census was using the most up-to date GIS information in the upcoming Decennial Census.

Maintaining a full Uniform Parcel Identifier (UPI) staff throughout the year enabled our 2008 year end closeout to proceed on time.

Uniform Parcel Identifier Program

2009 Activity

<i>Deeds</i>	<i>3,676</i>
<i>Mortgages</i>	<i>13,030</i>
<i>Other</i>	<i>165</i>

<u>Total Assigned or Verified:</u>	16,871
Deeds	2925
Sheriff deeds	255
Rights of way	41
Easements	329
Quit-claims	71
Corrective deeds	52
Tax-claim	0
Dedicative	2
Satisfactions	5960
Mortgages	5960
Assignments	958
Releases	436
Other	165

Economic Development Support

Infrastructure

During 2009 the County of Lycoming made significant progress on the \$7.8 million water infrastructure plan previously defined as the Halls Station Regional Water System Phase II. The Halls Station Regional Water System-Phase II project will provide up to 500,000 gallons of potable water per day to an area of over 900 acres in our hottest growth area. Working through the Lycoming County Water and Sewer Authority (LCWSA), Phase II greatly expands the capacity of the recently completed Phase I water infrastructure system. The County received a \$477,000 US EPA grant for the Muncy Interconnection component of the Phase II system. When added to a \$960,000 State grant that



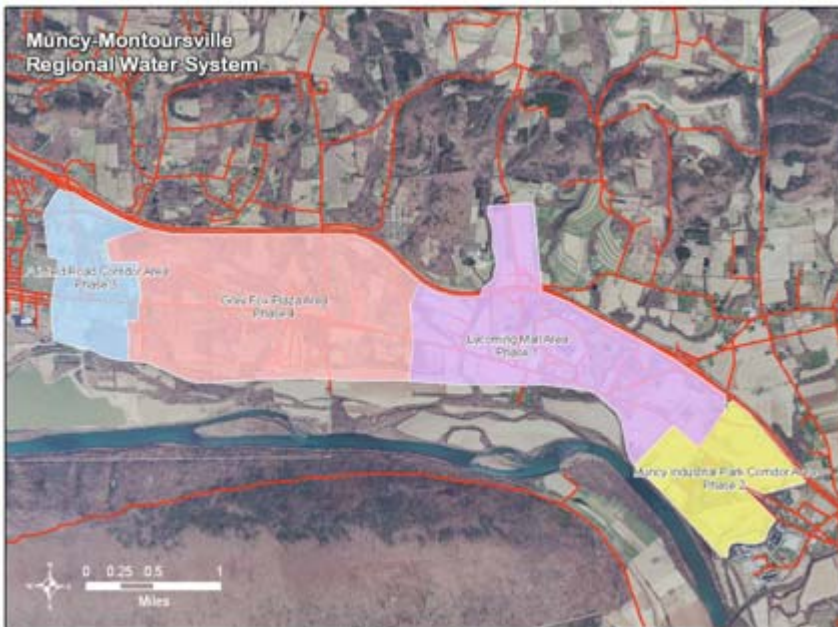
Phase II of the Halls Station water system includes the Muncy Interconnector (shown in red)

LCWSA recently secured, the Muncy Interconnection is now fully funded. Design is complete and construction bidding is underway.

The County and LCWSA renamed the project to “The Muncy—Montoursville Regional Water System” to more accurately reflect the breadth and scope of the entire system as depicted in the photo to the right

In addition, the following tasks were authorized by the Commissioners during 2009:

- * TEST WELL DEVELOPMENT IN MUNCY INDUSTRIAL PARK AREA



- * MUNCY BOROUGH INTERCONNECTION CONSTRUCTION
- * FAIRFIELD CORRIDOR WATER SYSTEM PRELIMINARY DESIGN
- * FAIRFIELD BUSINESS CORRIDOR WATER SYSTEM FINAL DESIGN
- * FAIRFIELD BUSINESS CORRIDOR WATER SYSTEM CONSTRUCTION
- * GREY FOX PLAZA AREA WATER SYSTEM PRELIMINARY DESIGN
- * GREY FOX PLAZA AREA WATER SYSTEM FINAL DESIGN

EOC Expansion. During 2009, the County secured \$750,000 in Federal grants and appropriations for the purchase of equipment and construction of an expanded Emergency Operations Center/911 Center at the Lysock View complex. Over 28 additional funding streams were explored, including possible bond financing.



Brownfields Assessment

During 2009 the County brought to a successful close a three-year, EPA-funded, \$200,000 grant awarded to Lycoming County and targeted at economically developing properties in six selected communities. Yet, the Brownfields Assessment Program (BAP) accomplished a great deal more. The BAP team consisted of County planners, Industrial Properties Corporation staff and environmental consultants.

- * The original target area included six (6) municipal clusters: Williamsport, Jersey Shore, Porter Township, Montgomery, Hughesville and Wolf Township. Additional outreach to municipal leaders and the regional business community has been conducted to gather new opportunities and monitor transactions relating to inventoried sites. Fifteen (15) different municipalities were contacted and included in the assessment.

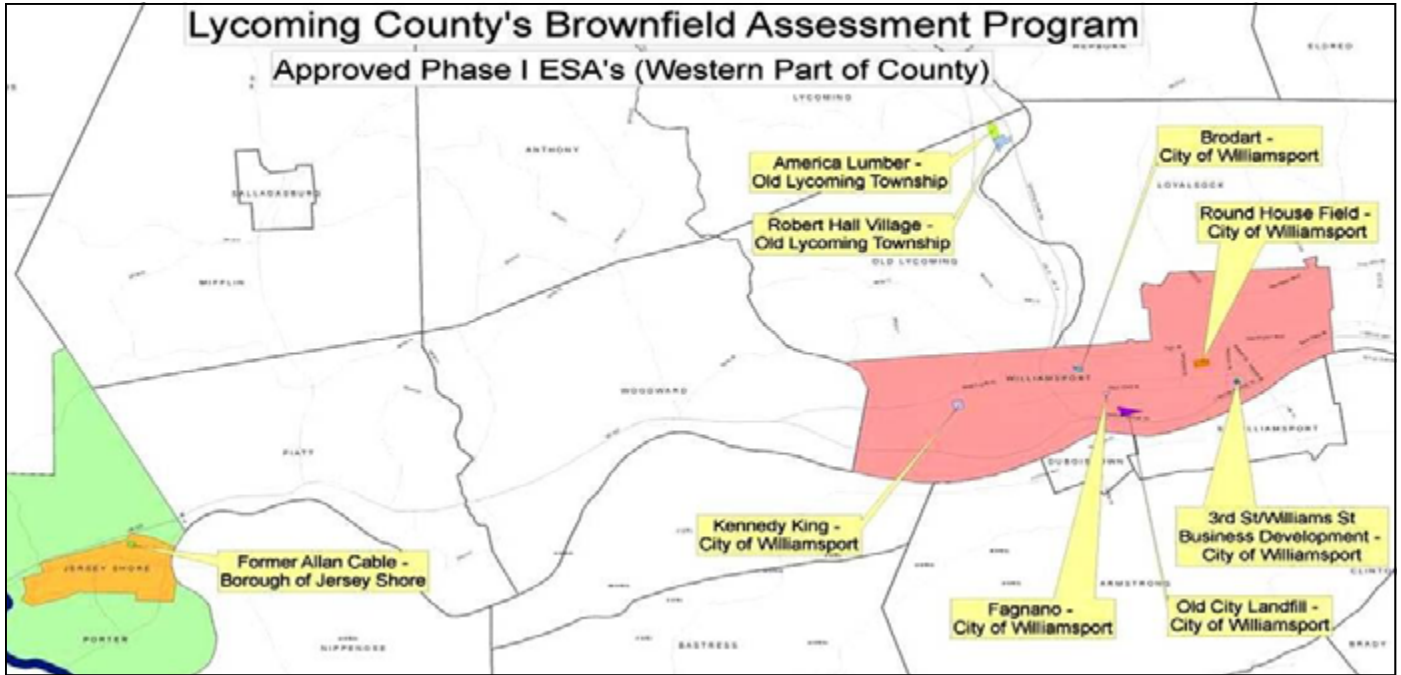


- * Extensive outreach efforts were conducted by the County BAP team. Eight municipal visits were made with numerous follow up calls. Five feature articles were drafted for the Sun-Gazette; Township and Borough officials were briefed; and presentations were made to two different state-wide PSATS conferences.
- * A secure data base developed using Microsoft Access—eighty-one (81) sites have been identified, evaluated and included in the County’s Brownfields Inventory. Developers, property owners, and municipal leadership assisted by nominating sites as did the Industrial Properties Corporation of the Chamber. The County-consultant team designed a standardized evaluation instrument and completed a review for each site using various economic and environmental criteria to select those sites which hold the most promise for economic development.

An abandoned site in the borough of Montgomery

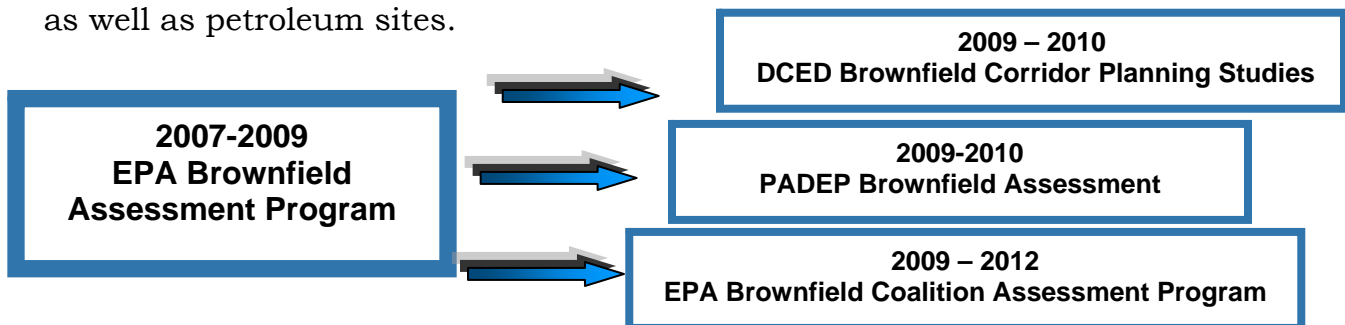
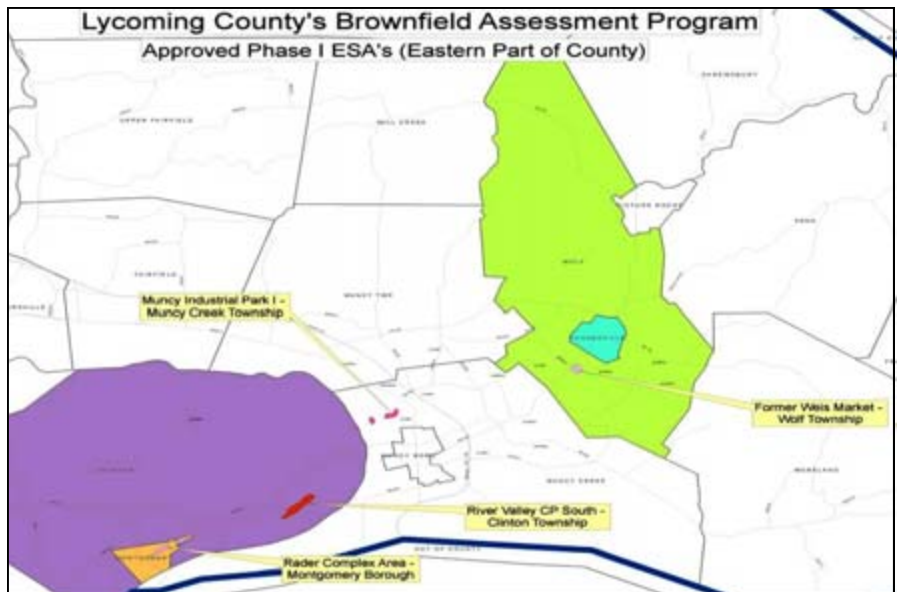


- * The BAP team had committed to perform at least six (6) Phase I environmental site assessments (ESAs). The team actually accomplished 18 ESAs in 5 communities (Williamsport, Old Lycoming, Clinton, Montgomery & Muncy Creek). More importantly, the BAP team also developed strategies for bringing the most promising sites to “shovel ready” condition.



- * The 14-member Brownfields Assessment Steering Council (BASC) met a total of five times to review the work group’s efforts and endorsed each Phase I ESA candidate.

- * Follow-on planning efforts initiated: Two corridor planning studies were conceived and PA DCED funding secured. PA DEP follow-on grant for \$200,000 was secured during 2009. A US EPA “coalition” grant for \$510,000 was prepared and submitted during 2009 with the coalition partners being the Borough of Montgomery, City of Williamsport and Lycoming County. The EPA grant request would address hazardous substances as well as petroleum sites.



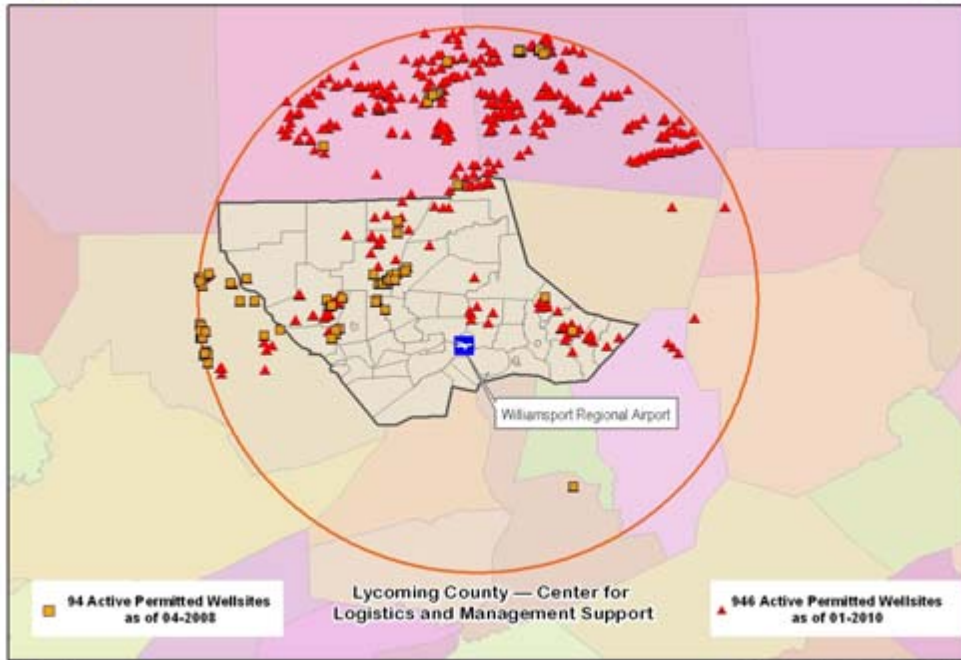
Marcellus Shale Gas Exploration



Lycoming County was the first county in Pennsylvania to form a gas task force. The Community Gas Task Force began work in May of 2008. Several LCPC staff are members of and support the efforts of the Community Gas Task Force. Very early on, it became clear that the task force had far more questions than



Marcellus Shale Natural Gas Sites (40 Mile Radius)



Drill rig at Penn Township site



answers. Where do you go when you have questions about natural gas but Texas. Members of the task

force traveled to Fort Worth in early July, 2008.

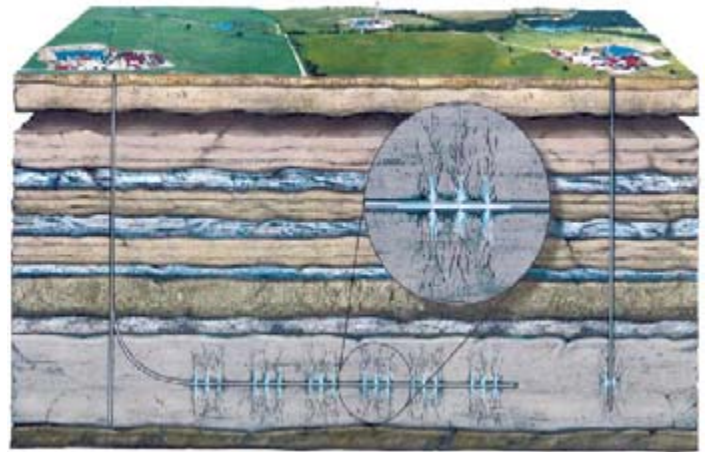
It proved to be a very worthwhile investment of County funds and task force time. We learned more in a three day trip than we could have learned by months of research. Tarrant County, Texas was our host and coordinated a fast paced training on everything you want to know about natural gas and, in particular, deep well extraction. This provided the members of the task force a strong background of information about the industry and prepared us very well to be able to converse with gas companies as they began to do business in Lycoming County. The task force has twin objectives: address the needs of the industry and work to protect our environment.

The task force continues to work to the benefit of the residents of Lycoming County. One of the most pressing issues that the task force is currently working on is the generation of local revenue from the gas industry. The local municipalities, school districts and County are impacted the most by the gas industry. Revenue generated from the gas industry must therefore have a local component. There must be an equitable cost sharing of the revenue between the state and the local taxing jurisdictions.

The gas industry will be a huge economic force in Lycoming County for many years to come. So far the industry has been very cooperative with local permitting, repair of damaged roads, and charitable contributions to public safety organizations. The industry is also bringing much needed well-paying jobs to the area.



LCPC staff is proactively working through the Community Gas Task Force to insure that the experience is positive for the Lycoming County, its residents, and the gas explorers. The Planning Department has been actively



Marcellus Shale Activity in Lycoming County
Top Energy Development Companies

Company	Home Office	
Anadarko Petroleum Corp.	The Woodlands, TX	
Chesapeake Appalachia, LLC	Charleston, WV	
Chief Oil & Gas	Wexford, PA	
Energy East	Pittsburgh, PA	
EOG Resources, Inc.	Houston, TX	
Fortuna Energy, Inc.	Horseheads, NY	
Range Resources Corp.	Cannonsburg, PA	
Rice Energy, LLC	Pittsburgh, PA	
Southwestern Energy Co.	Houston, TX	
Stone Energy Corp.	Lafayette, LA	
XTO Energy, Inc.	Fort Worth, TX	



Estimated Thickness of the Marcellus Shale Play in Pennsylvania

seeking ways to balance economic drilling and resource protection.

Regarding the protection of our environment, the law currently assigns this responsibility to the State Department of Environmental Protection. Based upon recent court decisions, some local control may be exerted through municipal zoning. During 2009 the LCPC staff worked with Gannett Fleming to prepare an ordinance amendment to the Lycoming County Zoning Ordinance for oil and gas operations. The ordinance amendment will regulate elements of drilling that are not covered by the state oil and gas law. A draft amendment should be prepared by the end of April of 2010.

Pathway to Health

The Pathway to Health project is outside the medical campus. It is about the community side of the healthcare picture—about making sure that young and old alike can quickly access the care they need at the time they need it. In short, it connects the medical campus's new entrance with Interstate 180.



The \$5 million Pathway to Health project complements both the hospital revitalization as well as the community improvements, including housing, recreation, and associated medical facilities/offices.

The Pathway components include the following:

- * Street widening
- * signalization improvement
- * Pedestrian crosswalks
- * Curbs and sidewalks
- * Street lighting
- * Destination signage projects



New Energy Service Center

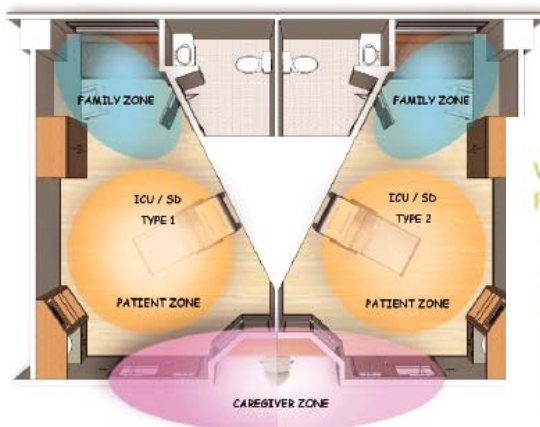
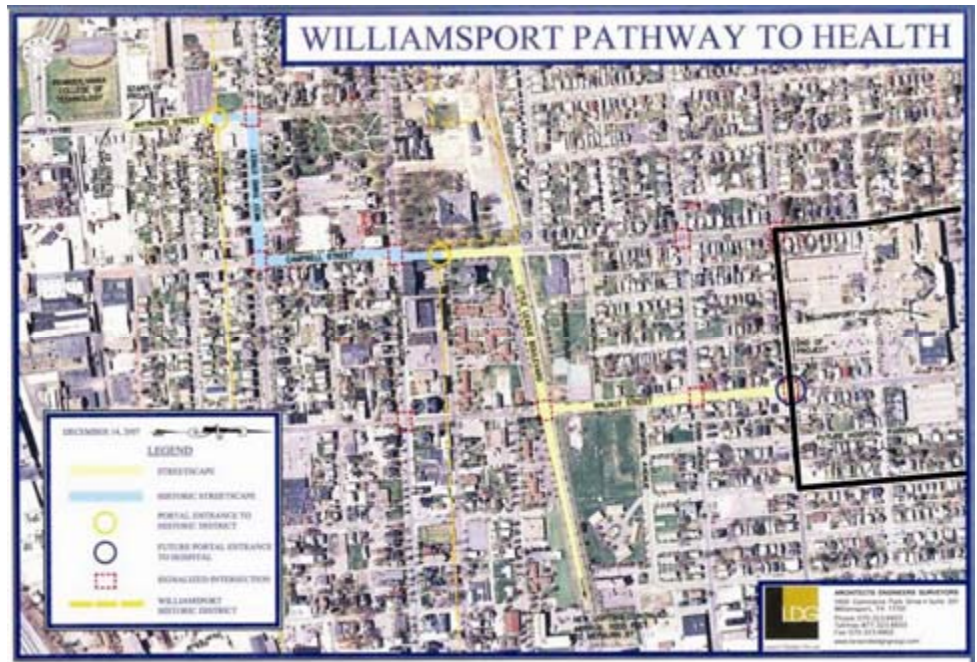
New Healing Garden



The **Pathway** will:

- * enable emergency vehicles, patients, and visitors alike to rapidly and safely move along the corridor of roads connecting Interstate 180 and the Williamsport Hospital and Medical Center located on Susquehanna Health’s Rural Avenue Campus.
- * provide direct access to two major interchanges of Interstate 180: Market Street for west-and northbound traffic and Maynard Street for east-and southbound traffic.
- * help gain state support—in June 2008, this project was presented to and favorably received by representatives of six major departments of PA state government. In 2009, preliminary plans were made for a follow-on meeting with state officials
- * directly link Susquehanna Health’s new regional medical campus with Lycoming County’s new, 3.5-mile Susquehanna Riverwalk – Timber Trail Recreation/Heritage Project, which has recently opened to the public.

In 2009, Congressman Carney announced the availability of \$ 750,000 in federal transportation funding to begin construction of Phase 1 of this 3 phase project which will involve street-scape and traffic improvements along Walnut Street between the hospital and Little League Blvd.



Rendering of layout of new patient private rooms.

Williamsport Hospital Proposed Campus 2012

- A Central Utilities Plant
- B Future Employee/ Visitor Parking
- C Existing MOB
- D Day Care Center
- E Future Medical Education + Research Center
- F Common Green
- G Future Outpatient Care Center
- H CORE Expansion
- I Future Visitor Parking
- J Existing Physicians Offices

