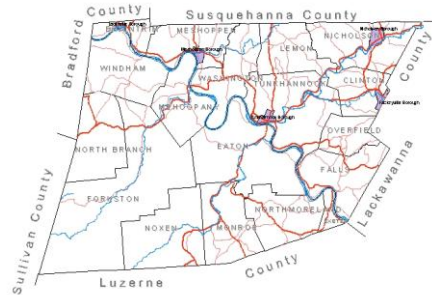


**WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING**

**ANNUAL REPORT**

**Annual Report as per  
PA Municipalities Planning  
Code - Article II  
Planning Agencies  
Conduct of Business  
March 2006**



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**1 COURTHOUSE SQUARE  
TUNKHANNOCK, PA 18657**

# ANNUAL REPORT

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## INTRODUCTION

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The Wyoming County Office of Community Planning, on an annual basis, submits to the Wyoming County Commissioners a report of the activities of the office for the last year. This is a requirement, as outlined, in the Pennsylvania Municipalities Planning Code (MPC) under Article II Planning Agencies Conduct of Business.

The Planning Office had a new member join the planning team in 2005, who is Jon Howard. He took the place of Donald Smith who left the Commission after many years of service. Don's dedication will be hard to replace, but we are glad to see someone of Jon's experience join our ranks.

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## SUBDIVISION AND LAND DEVELOPMENT REVIEW

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The Planning Office received and reviewed a total of 90 subdivisions and land developments located in Wyoming County. This is compared to 88 submissions in 2005, which is a moderate increase. Of the total 90 submissions 27 of them were for plan reviews for municipalities, due to the subdivision activity being located in municipalities which have a local ordinance. The Chart attached showing Subdivision Activity shows the various municipalities where reviews were preformed versus full reviews under the County Ordinance. (See Table 2)

Last year was the third complete year for building permits through Guardian Inspection Services and the C.O.G. Building Permit process.(two municipalities, Overfield and Noxen, not part of this joint enforcement effort) There was a substantial increase in building permits in 2005 with the implementation of the building code enforcement within Wyoming County. This increase is to account for both new home starts and some home improvement projects, which would require a building permit. Last year showed a moderate increase in permit activity, which might be on more acceptance and better enforcement of the process. (See Table 1)

### LOCAL BUILDING PERMITS AND C.O.G. ISSUED BUILDING PERMITS

| 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|------|------|------|------|------|------|
| 312  | 260  | 358  | 187  | 464  | 496  |

Table 1: Building permits for the last six years.

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## LOCAL PLANNING AND PLANNING ASSISTANCE

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Last year was again a very productive year for local planning with Wyoming County, and our local officials have looked to planning as an aide in the development and preservation of natural resources of their municipalities. I wish to congratulate all those local municipalities that have started or are continuing to develop local land use controls for their municipalities. Nicholson Borough and Clinton Township (Northeastern Joint Planning Commission) passed their joint zoning ordinance. Lemon and Tunkhannock Townships (Northeastern Joint Planning Commission) continued to work on a local Subdivision and Land Development Ordinance. The Southeastern Joint Planning Commission, which is Eaton, and Monroe Townships continued with their joint effort on development of a Zoning Ordinance and passed this ordinance in 2006.

The Planning Office continued to assist local municipalities and citizens on local flood zone issues and on various items and make available forms for elevation certificates and flood plain mapping of the local municipalities for residents, banks, realtors, and municipalities. The Planner served on a start-up committee to develop recommendations for the enhancement of the Commonwealth's role in the FEMA's Map Modernization Program. A workshop will be held in 2006 of state and local agencies to develop a work program to aid in this map modernization effort.

The planning office in 2006 started to give assistance to some of the local municipalities on assistance on flood recovery planning. Eaton Township took an active role, after the flooding events of 2006, to assist their residents on a Federal buy-out of flood damaged property. The Office also assisted the EMA on getting information on development of a FEMA Project for flood buy-out assistance.

The Planning Office continued to assist two municipalities on the creation of a joint proposal for an Act 537 sewage plan revision, this proposal will address the sewage needs of Lemon and Tunkhannock Townships.

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## TRANSPORTATION PLANNING

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The Planning Office continues to serve on the Northern Tier Regional Planning and Development Commission, Regional Transportation Advisory Committee. The NTRPDC Regional Transportation Advisory Committee is the local planning partner for Penn DOT. It is a method to develop a local voice in transportation issues, both in the county and of regional importance. The Planning office continued to assist with the Wyoming / Susquehanna County Equipment Show to assist local municipalities on road maintenance issues.

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## GEOGRAPHIC INFORMATION SYSTEM

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The Planning Office continued to work with other county offices on the deployment of the county GIS. The Planning Office is serving on PAMAGIC statewide committee on the development of statewide standards for municipality boundaries as a subject matter expert. These standards are part of the Pennsylvania Geospatial Data Sharing Standards (PGDSS), which will aid in the development and sharing of data across county and municipal lines.

The County Planner served on the PAMAP Advisory Committee, as the Region 1 representative. This region was made up of the counties of Wyoming, Luzerne, Columbia, Montour, Northumberland, Schuylkill and Berks. This is an advisory committee made up of nine county representatives, eight state agencies (DCNR, DEP, Penn DOT, DCED, Health, Ag, OA/IT, and PEMA) and four others including one Federal agency (USGS). One of the year's major steps was the development of PAMAP proposal and gathering lidar mapping, for the western portion of the state. This information will produce two (2) foot contours for the complete state when complete. This was the first year in development of a three year project for producing this new data set. These new advancements will aid flood plain management statewide and many other planning projects.

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## COUNTY COMPREHENSIVE PLAN

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The Planning Commission reviewed the implementation schedule as contained within the County Comprehensive Plan. The County Commissioners held a public hearing for the adoption of the amendments of the implementation schedule in the early part of 2006. This planning document list projects of countywide importance, for the next five years and should be used as a guide in the development and implementation of projects by departments and agencies within the County.

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## FARMLAND PRESERVATION

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The Planning Office continued to assist the Wyoming County Agricultural Land Preservation Board on the administration of the Farmland Preservation Program. At the end of 2005, this program management was transferred to the Wyoming County Conservation District. With this transfer of management the Planning Office did continue to assist the Farmland Preservation Program in 2006, under this new management team.