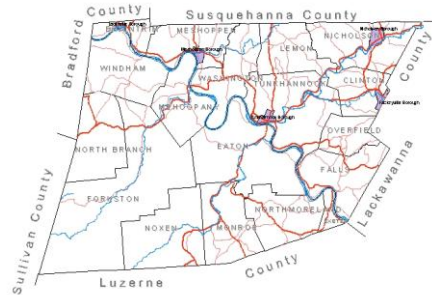


**WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING**

**ANNUAL REPORT**

**Annual Report as per  
PA Municipalities Planning  
Code - Article II  
Planning Agencies  
Conduct of Business  
March 2007**



---

**PLANNING COMMISSION MEMBERS**

**WALTER DERHAMMER, JR. - Chairman  
GLENN SHUPP - Vice-Chairman  
RANDY EHRENZELLER - Secretary  
MARTA KOVACS-RUIZ  
DALE BROWN  
JON HOWARD  
RICHARD FITZSIMMONS  
THOMAS DAVIS  
JIM CAPPUCCI**

---

**PLANNING STAFF**

**PAUL J. WEILAGE - DIRECTOR  
GABRIELLE ANDERSON - SECRETARY  
JOHN HOVAN - SOLICITOR  
JAMES E. DAVIS - SOLICITOR**

**1 COURTHOUSE SQUARE  
TUNKHANNOCK, PA 18657**

# ANNUAL REPORT

---

## INTRODUCTION

---

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.

---

## SUBDIVISION AND LAND DEVELOPMENT REVIEW

---

The Planning Office received and reviewed a total of 80 subdivisions and land developments located in Wyoming County. This is compared to 86 submissions in 2006, which is a moderate decrease. Of the total 80 submissions 24 of them were 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 performed versus 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 minor decrease in permit activity, which might be based on the trend in interest rates. (See Table 1)

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

2001	2002	2003	2004	2005	2006	2007
312	260	358	187	464	496	486

Table 1: Building permits for the last seven years.

---

## LOCAL PLANNING AND PLANNING ASSISTANCE

---

Last year was again a very productive year for local planning within 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 and enforce local land use controls for their municipalities. Clinton Township passed their Subdivision and Land Development Ordinance. Lemon and Tunkhannock Townships (Northeastern Joint Planning Commission) continued to work on local land use controls. The Southeastern Joint Planning Commission, which is Eaton and Monroe Townships, continued with their joint effort on enforcement of their Zoning Ordinance. The Planning Office reviewed various local zoning ordinance amendments during the year.

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.

The planning office in 2006 started to give assistance to some of the local municipalities on assistance on flood recovery planning and it continued into 2007. 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 finalized and had the County Commissioners adopt the Wyoming County Hazard Mitigation Plan. This plan is the first step in both identification and analysis of natural hazards that can impact the region. This planning document identifies several areas which needed to be studied in greater detail. The major one being at risk structures located in the 100 year flood plain. While this was a county developed plan it was adopted by our local municipalities as their local plan. The mitigation plan lays the path that needs to be followed.

The Planning Office continued to assist two municipalities on the Joint Act 537 sewage plan revision, this proposal will address the overall sewage needs of Lemon and Tunkhannock Townships.

---

## TRANSPORTATION PLANNING

---

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.

---

## **GEOGRAPHIC INFORMATION SYSTEM**

---

The Planning Office continued to work with other county offices on the deployment of the County G.I.S.

The Planning Office developed a Municipal Boundary Resolution Project proposal to address the inconsistencies in municipal boundary lines in the county. This project will require joint effort of the Assessment Office, Planning Office, and the E911 Addressing Office.

---

## **COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

---

The Planning Commission did a detailed review of the Wyoming County Subdivision Ordinance and developed some minor changes to better reflect and address the patterns of development within the county, and various typo's within the ordinance. The Revised Ordinance was adopted by the County Commissioners in December.

---

## **STORMWATER MANAGEMENT**

---

The Planning Office with assistance of the Wyoming County Conservation District initiated the planning process for the development of a Phase I - Countywide Stormwater Management Plan.

The County Commissioners hired Borton Lawson to assist the county on this project. The County Planning Office will be handling the contract management and coordination between the consultant and the local municipalities.