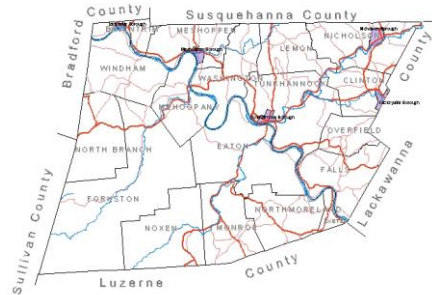


**WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING**

**ANNUAL REPORT**

**Annual Report as per  
PA Municipalities Planning  
Code - Article II  
Planning Agencies  
Section 207 Conduct of Business  
2008 Annual Report**



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**PLANNING COMMISSION MEMBERS**

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JIM CAPPUCCI - Vice Chairman  
GLENN SHUPP  
RANDY EHRENZELLER - Secretary  
MARTA KOVACS-RUIZ  
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JON HOWARD  
RICHARD FITZSIMMONS  
THOMAS DAVIS**

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**PLANNING STAFF**

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

**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 Wyoming County Planning Commission was created by the Wyoming County Commissioners and the first organization meeting was held on June 19, 1965.

The Planning Commission consists of nine members, the appointment and terms of which are provided for by the County Commissioners under authority of the Municipalities Planning Code (MPC) Act 247, as amended.

The Commission has adopted its own by-laws that govern operations. The Wyoming County Office of Community Planning assists the Planning Commission in its duties as the duly created planning agency.

The Commission meets 7:30 PM on the Third Wednesday of each month (except September, which is held on the 4<sup>th</sup> Wednesday) at the Wyoming County Emergency Operations Center, 455 US Route 6 East, Tunkhannock PA.

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## SUBDIVISION AND LAND DEVELOPMENT REVIEW

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The Planning Office received and reviewed a total of 88 projects in 2008. This compared to 80 in 2007, which shows little to no change in subdivision activity. The number of local municipal reviews was 26 again consistent with 2007. The Planning Office reviewed two Major Projects last year, one being the Super Wal-Mart and the other an 86 Site Wind Farm. Attached is a chart of activity by municipality. We added a miscellaneous category to address some zoning ordinance reviews on some land developments, also the Wind Energy Production Facility, which are subdivisions, but not producing buildable lots for housing. (See Table 2)

The COG started its Building Permit and inspection with Guardian Inspection Services (now Bureau Veritas) in May 2004. (Two municipalities, Overfield & Noxen, use Building Inspection Underwriters, Inc.) There has been an increase in permits some of which can be attributed to sewage corrections permits in Meshoppen Borough, and some people making home improvements. Noxen Township had eight permits issued with only one being for a new residence, and Overfield Township issued forty-four permits of which twelve were for new home construction.

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

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2001	2002	2003	2004	2005	2006	2007	2008
312	260	358	187	464	496	486	566

Table 1: Building permits for the last eight years.

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**LOCAL PLANNING AND PLANNING ASSISTANCE**

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Local officials within Wyoming County continued to look to local planning to improve and protect our natural resources and quality of life within Wyoming County. The Planning Office reviewed various local zoning ordinance amendments during the year, as local municipalities made improvements to these regulations. The Southeastern Joint Planning Commission, which is Eaton and Monroe Townships, continued their joint enforcement of their local zoning ordinance. Also, the Northeastern Joint Planning Commission showed the benefits of cooperative planning. Another joint effort of local cooperation is the Lemon / Tunkhannock Township Joint Act 537 Sewage Plan. This project while started to address the sewage needs of Lake Carey, it is also looking at areas of need in the area of Tunkhannock Township outside Tunkhannock Borough. The Planning Office provided mapping for the field personal of the local municipalities, doing the field evaluation on this project. Factoryville Borough and Clinton Township also continued to work on two joint projects, expanding service of the Factoryville Sewer System and providing a joint Recreation Area.

Wyoming County Municipalities also continued with the Wyoming County C.O.G., which main activity has been building code enforcement, but also have worked on various common issues. Some of these are the required ordinance for the re-addressing project, sending letters to State Representatives on township issues such as bidding and prevailing wages. The COG and the Planning Office sponsored a workshop on zoning administration, which was provided free to COG member municipalities.

The Planning Office assisted Lemon Township in the development of a local Flood Mitigation Plan. This type of plan was identified in the All Hazard Mitigation Plan adopted by the County. This plan evaluates at risk structures, within the local municipality as to the most cost effect method to address those hazards. This plan was both approved by PEMA & FEMA and is the foundation of all future flood mitigation measures. The Planning Office continued to assist local citizens lending instructions and municipalities on local flood mapping and information on availability of various forms such as Elevation Certificates.

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## **GEOGRAPHIC INFORMATION SYSTEM**

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The Planning Office continues to work with the Assessment Office on the deployment of the county G.I.S.

The office did research on municipal boundaries and collected photos of six cut stone County Monuments, on the Lackawanna / Wyoming County line. One was damaged and another in jeopardy of being damaged. The Planning Office contacted both Lackawanna County and Penn State Lehman Campus on a project to geo-reference the location of these monuments to preserve their location.

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## **STORMWATER MANAGEMENT**

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The Planning Office assisted the consulting firm of Borton-Lawson on completing the Phase I Act 167 CountyWide Stormwater Management Plan. The consultant and Planning Office used the Wyoming County COG to develop outreach to the local municipalities on stormwater problems in their communities. This process had great success in developing a list of existing problem areas. The consultant completed Phase I and developed a cost estimate for DEP to complete a Phase II Act 167 Plan. The total costs will be \$303,368.00 of which, the County share would be \$75,892.00