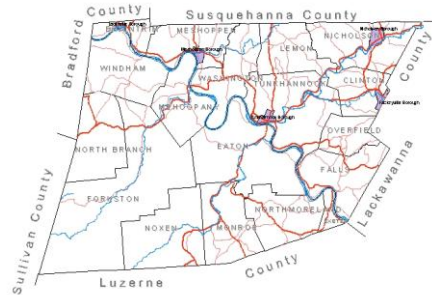


**WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING**

**ANNUAL REPORT**

**Annual Report as per  
PA Municipalities Planning  
Code - Article II  
Planning Agencies  
Section 207 Conduct of Business  
2009 Annual Report**



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**PLANNING COMMISSION MEMBERS**

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

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**PLANNING STAFF**

**PAUL J. WEILAGE - DIRECTOR  
GABRIELLE AUKEMA - 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 53 subdivisions and land developments in 2009. This is compared to 81 in 2008, which shows a major decline in subdivision activity. The number of local municipal reviews was 14, again consistent with the overall decline in development. Attached is a chart of activity by municipality. The miscellaneous category is used to address zoning ordinance reviews and lot improvements, which are not producing buildable lots for development.

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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	2009
312	260	358	187	464	496	486	566	487

Table 1: Building permits for the last nine 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. The joint planning effort of the Lemon / Tunkhannock Township Joint Act 537 Sewage Plan was being assisted during 2009. At present it has been stopped by action of Tunkhannock Township, but it is with hope that it will resume in 2010.

Factoryville Borough and Clinton Township continue their cooperative planning through their work on their joint park facilities. Wyoming County Council of Governments has continued to address various common issues such as the gas play as it relates to local municipalities.

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. The planning office staff attended workshops on elevation certificates and the process of implementation of the proposed FEMA Flood Map Modernization.

The planning office received a large increase in reviews under Act 67 & 68 based on the increase activity due to the gas well development within the County. This increase was also with water withdrawals for the same activity.

The County Planning Office worked throughout the year as a member of the Northern Tier Advisory Committee on development of a Northern Tier Open Space Greenway and Outdoor Recreation Plan. Norris Design of Denver, Colorado was hired as consultant for the project. Local focus meetings were held and a large volume of data from past project was compiled for their use in the development of the Plan. A draft needs assessment was presented to the committee by the end of 2009. The final Open-Space and Greenway Plan should be completed by Aug. of 2010, with hopes of an implementation project started before the end of the year.

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## GEOGRAPHIC INFORMATION SYSTEM

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The Planning Office continues to work with the local municipalities on some of their mapping needs with the use of the county G.I.S. program. This was based on reviews of local development plans and assisting with the assistance of the LiDAR contours. Having this data set as provided by the state through the PAMAP program has been of great assistance to the office.

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## **STORMWATER MANAGEMENT**

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The Planning Office assisted the consulting firm of Borton-Lawson on completing a cost proposal for the Phase II Act 167 County-wide Stormwater Management Plan. This project was not started in 2009, as originally proposed, due to the lack of funds at the state level. This lack of state funding served as a critical blow to this planning effort. The total costs would have been \$303,368.00 of which, the County share would be \$75,892.00.