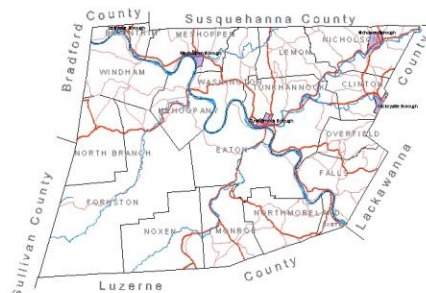


WYOMING COUNTY
OFFICE OF COMMUNITY PLANNING

ANNUAL REPORT

**Annual Report as per
PA Municipalities Planning
Code - Article II
Planning Agencies
Section 207 Conduct of Business
2011 Annual Report**



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

PLANNING STAFF

PAUL J. WEILAGE - DIRECTOR
GABRIELLE AUKEMA - SECRETARY
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.

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

The Planning Office lost the services of our secretary in August for FMLA leave. We are happy to report both mother and son are doing great. Gabrielle has decided to take time to raise her family, so the office will be looking to replace her in early 2012.

SUBDIVISION AND LAND DEVELOPMENT REVIEW

The Planning Office received and reviewed a total of 45 subdivisions and land developments in 2011. This is compared to 51 in 2010, which shows a stagnation of subdivision activity. Seventy percent of the land development activity was related to the Marcellus Gas Play. This was up from the fifty seven percent in 2010 and this trend should continue into 2013. The number of local municipal reviews was 15, again consistent with the overall low number of subdivisions within the county

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

Building Permits have not been tallied for 2011, due to the high number of permits issued due to the flooding event, which included electric service replacement and other reconstruction activity. The following is the list from last years Annual Report to show what the trend in permits has been.

2011

Meeting Chronology

January

- ❖ Reorganization for the 2010 Officers.
- ❖ Information on proposed Mid Atlantic Area Natural Gas Corridor Interstate Compact.
- ❖ State Planning Convention in Scranton to be held in October.
- ❖ Information on Best Land Use Practices for Pipelines.

February

- ❖ Shadowbrook Subdivision III – Tunkhannock Township – Preliminary & Final Approval was granted
- ❖ A general discussion was held concerning the Northern Tier Open-space and Greenway Plan.
- ❖ Discussion on proposed amendments to the County Comprehensive Plan

March

- ❖ O'Brien Tract Land Development – Lemon Township – Preliminary Approval was tabled for comments from the Counties Engineer.
- ❖ Discussion on proposal to cut funding for Susquehanna River Gauges and the importance of these units.

April

- ❖ O'Brien Tract Land Development – Lemon Township – Preliminary Approval was granted.
- ❖ A discussion was held on proposed amendments to the Subdivision and Land Development Ordinance.

May

- ❖ A general discussion was held concerning the proposed revisions to Susquehanna Hospitality LLC – Comfort Inn – Eaton Township.
- ❖ A lengthy discussion was held concerning the proposed Subdivision and Land Development Ordinance.

June

- ❖ Puddlefield Inc. Subdivision and Land Development Northmoreland Township, a lengthy discussion to place with a large crowd concerning many issues on the pipeline development. Preliminary approval was granted to both the Subdivision and to the Land Development
- ❖ A general discussion took place on proposed revisions to the Subdivision and Land Development Ordinance

July

- ❖ Puddlefield Inc. Subdivision Final Approval - Northmoreland Township – Final Approval was granted.

- ❖ Robin Brown Major Subdivision – Braintrim Township – Preliminary & Final Approval
- ❖ Presentation by Chris Henry “A Comparative Community Design Study” A presentation on alternative development opportunities for two sites in Tunkhannock Borough and Tunkhannock Township on mix use developments.

August

- ❖ Meeting canceled

September

- ❖ Meeting canceled

October

- ❖ Susquehanna Hospitality LLC – Comfort Inn – Eaton Township Final Approval was granted.
- ❖ The planning Director discussed a letter sent to our State Representatives on Act 167 and Stormwater management and the lack of progress addressing this issue and its impact on Floodplain Management.

November

- ❖ Wal-Mart Supercenter – Eaton Township - Final Approval – As-built plans were to be sent to the Planning Office but were not received and a discussion took place and referred to the County Solicitor.
- ❖ The Commission was presented with a resolution # 2011-01 on Temporary Emergency Housing for Tunkhannock Township for flood victims, which was approved.

December

- ❖ Wal-Mart Supercenter – Eaton Township - Final Approval was granted to the Supercenter.
- ❖ The Planner presented the Marcellus Shale Freight Transportation Study that was done through the Northern Tier.

LOCAL PLANNING AND PLANNING ASSISTANCE

Local officials within Wyoming County continued to look to local planning to improve and protect our natural resources and quality of life within the 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 resumed in 2011; and work is progressing towards a revised joint Act 537 Plan.

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 Planner, as directed, developed a job description for an Environmental Planner position, which an individual was hired by the County Commissioners, and who reports to them directly on her activities related to Marcellus Gas play.

The County Planning Office had an increase in activity due to the flooding with requests from local municipalities on floodplain issues. 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 assisted DCED and FEMA on scheduling and holding a local meeting on the Flood Map Modernization Program. Detail maps were developed for each municipality on properties which were not considered as in the 1% flood area based on the FIRM mapping from FEMA, which under the new map moderation will be designated within the flood hazard area, so owners could be contacted. Assistance to local municipalities will continue in 2012, as all the local municipalities will need to up-date their flood plain ordinance due to the new maps. The new FEMA maps are on a county-wide format and will be a layer on the Geographic Information System. The next step in this process will be using the new data and creating a Risk MAP (Risk, Mapping, Assessment and Planning) after implementation of the new Flood Maps. The Planning office will continue to work towards a county Floodplain Manager to assist municipalities in floodplain management. The office will continue to work for legislation on addressing Act 167 and Act 166, so a comprehensive approach to stormwater management and floodplain management

The planning office has developed testimony on pipeline development and proposed state legislation on pipeline regulation. The office also developed a GIS map to show the proposed activity such as pipelines and gas pad locations and will be continuing to up-date it as the industry develops and posting it to the Counties web site.

GEOGRAPHIC INFORMATION SYSTEM

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. software. 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. The Planning Office created Zoning Maps for Tunkhannock Borough and for Eaton Township. Detail lists of property ownership that had zoning district revisions were produced for use by the municipalities on notifying those property owners.

The Planning Office started to map gas pooling units based on the maps recorded in the Recorder of Deeds Office. It is planned to place this map on the County web page to inform local residents of gas well activity.

MAP OF GAS WELL PADS, PIPELINES & POOLING AREAS

