



Tioga County
Planning
Commission
2022
Annual Report

Board of Commissioners

**Erick Coolidge
Roger Bunn
Mark Hamilton**

Planning Commission

According to the Pennsylvania Municipalities Planning code, the Commission is made up of nine (9) citizen volunteers appointed by the Tioga County Board of Commissioners. The Commission has the responsibility to review and approve: Subdivision and Land Development plans, Residential Developments, Comprehensive Plans, and Municipal Zoning Ordinance amendments within the County. The Commission meetings are held on the second Wednesday of each month and are open to the public.

Commission Members

**Terry Bryant – Chairperson - Charleston Township
Nancy Smith – Co-Chairperson - Sullivan Township
Karl Kroeck – Deerfield Township
Roger Bunn – Blossburg Borough
William Stokes III – Wellsboro Borough
Susan Asbury – Union Township
Bill Roosa – Deerfield Township
Mike Mulcahey – Wellsboro Borough
Kevin Connelly – Charleston Township**

Planning Office Staff

**Deborah A. Crawford, Administrative Director
Kaye Aumick, Planning Director**

Message from the Planning Staff

The Planning Department is made up of two County staff and the board of volunteers that make up the Planning Commission. The Commission's major responsibility is to guide the organized development of the County. Together, we review major and minor land developments and subdivisions. The tools that are used include; the County Subdivision and Land Development Ordinance (SALDO) and the Tioga County Comprehensive Plan. We are also guided by the Pennsylvania Municipalities Planning Code.

The last update to the SALDO was in 2013 and the most recent Comprehensive Plan was revised and adopted in December of 2017. The latest update to the Municipalities Planning Code was in 2017.

The Planning staff is always available to answer questions and guide citizens with the subdivision and land development process of the county. We will also direct citizens to the proper local, county, or state departments necessary to assist with any concerns and/or questions involving the land and environment of the county that cannot be answered in this office.

Major Projects Involving Planning Staff

- Pine Creek Rail Trail Extension (formerly Marsh Creek Greenway) – This project fits a priority goal stated in the Tioga County Comprehensive Plan identifying “New non-motorized land and water trail projects and activities”.
- Chesapeake Bay Watershed Implementation Project Phase 3 – The key goal of this project is to plan and implement best practices to increase local water quality.
- Development of a Stormwater Management Plan (Act 167) – Partnering with Potter County, with the assistance of a consultant from Larson Design Group.

Committees and Teams with Planning Staff Involvement:

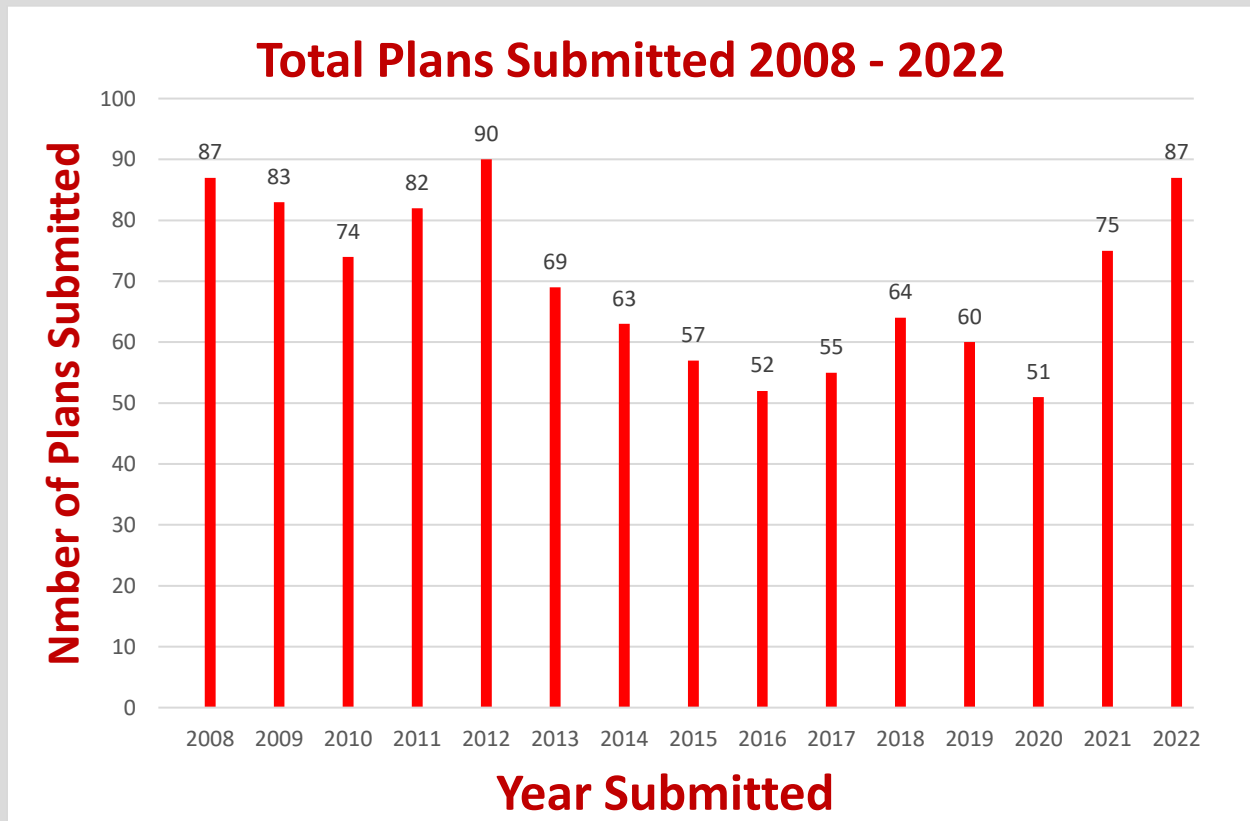
- Tioga County Farmland Preservation
- Marsh Creek Greenway Trail Advisory Committee
- PA Wilds Planning Team
- Route 6 Alliance
- Pine Creek Watershed Council
- Northern Tier Regional Transportation Advisory Committee
- Tioga County Conservation District
- Tioga County Mitigation Advisory Committee
- Develop Tioga Site Promotion Workgroup

Tioga County Planning Commission Report 2022

This report is a summary of the Planning activities of Tioga County for the year 2022. The report will display Subdivisions, Land Developments, and some projects that are ongoing. Tioga County has 39 municipalities; 8 of which have their own Subdivision and Land Development Ordinance (SALDO) and 16 with their own Zoning Ordinance. For the 8 municipalities with their own SALDO the County Planning staff reviews their subdivision and land developments for comment only. All others are reviewed and approved by the County Planning staff.

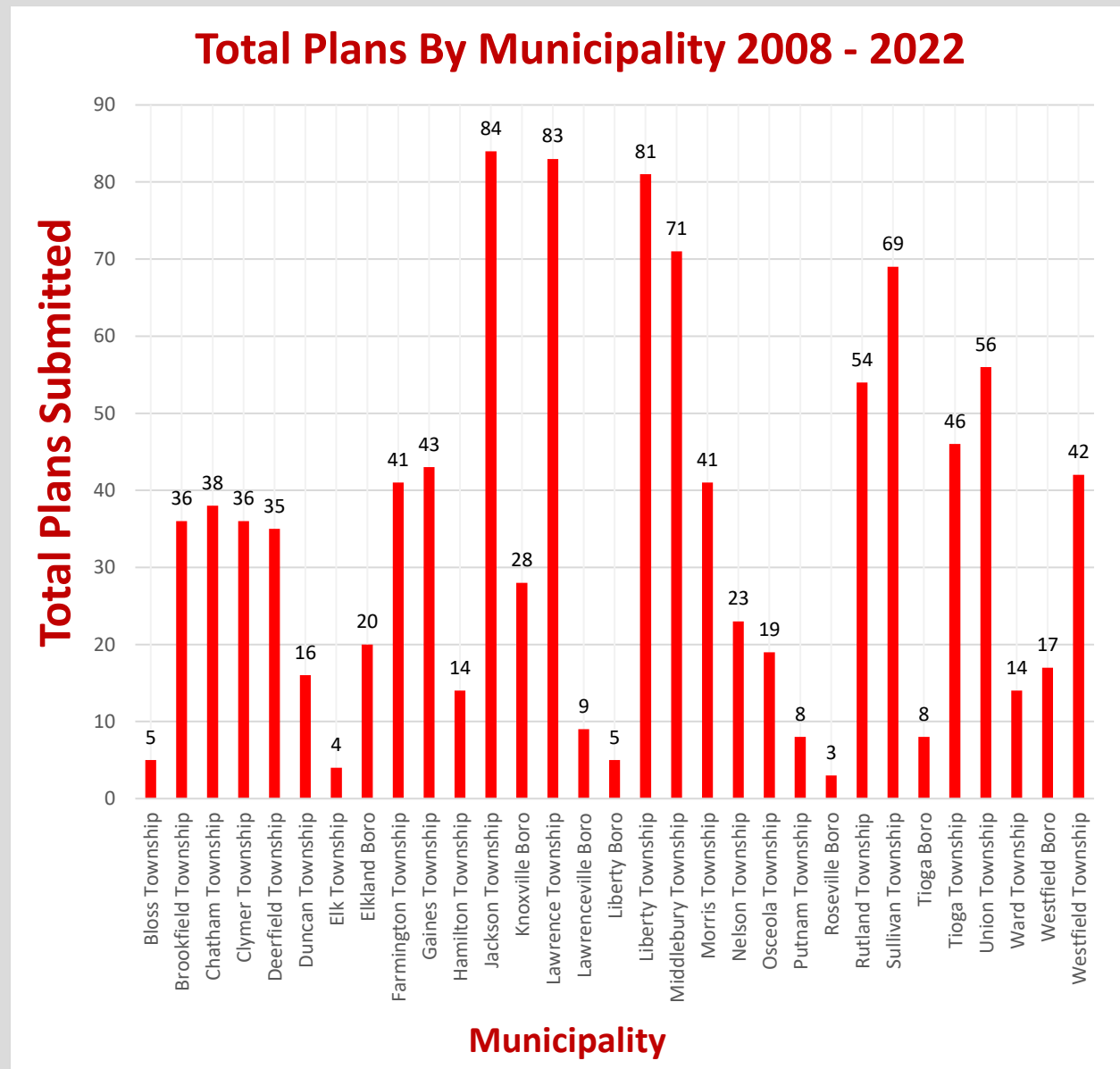
Subdivision and Land Development Activity County SALDO

The chart below displays the total number of plans received for a 15-year period from the Municipalities that fall under the countywide SALDO. The highest number of submissions was seen in 2012 with 90 and the lowest in 2020 with 51; this possibly due to the COVID-19 pandemic. The overall yearly average is 69.9 submissions.



The 15-year submission total was 1,049. This total breaks down to 123 Land Developments and 926 Subdivisions. There was a total of 87 submissions in 2022; which was the largest yearly increase since 2012, where we had 90 submissions. Of the 87 submissions; 9 were new Land Developments and 78 were subdivisions.

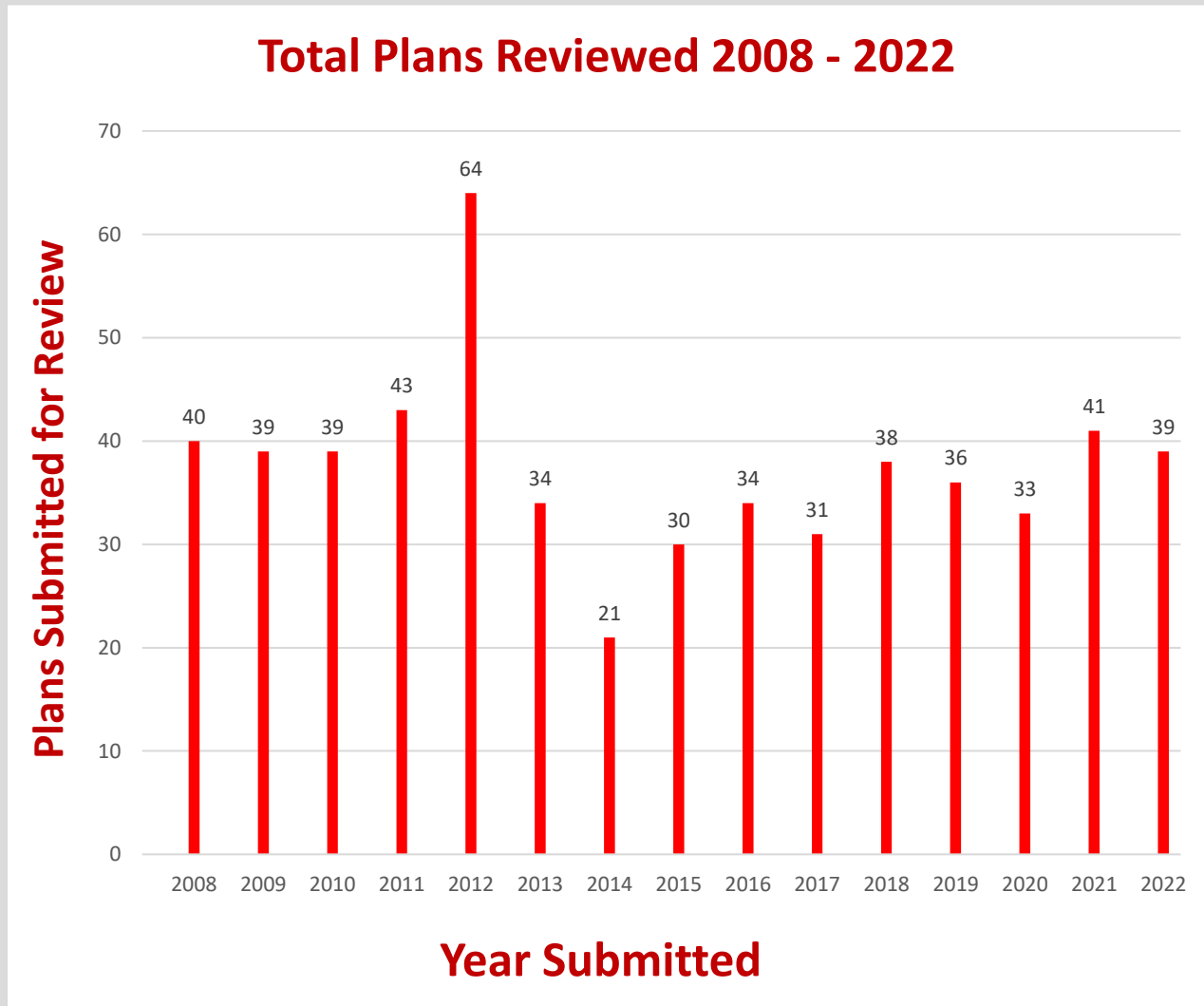
The chart below displays the submissions received by each Municipality. Jackson Township saw the highest overall submissions with 84 in the 15 years being reported, while Roseville Borough had the least amount with only 3. This shows there is a large variance between the Municipalities in regard to areas that are being developed and those that are not. The Municipalities with greater open acreage process a greater number of subdivisions.



Municipality SALDO Reviews

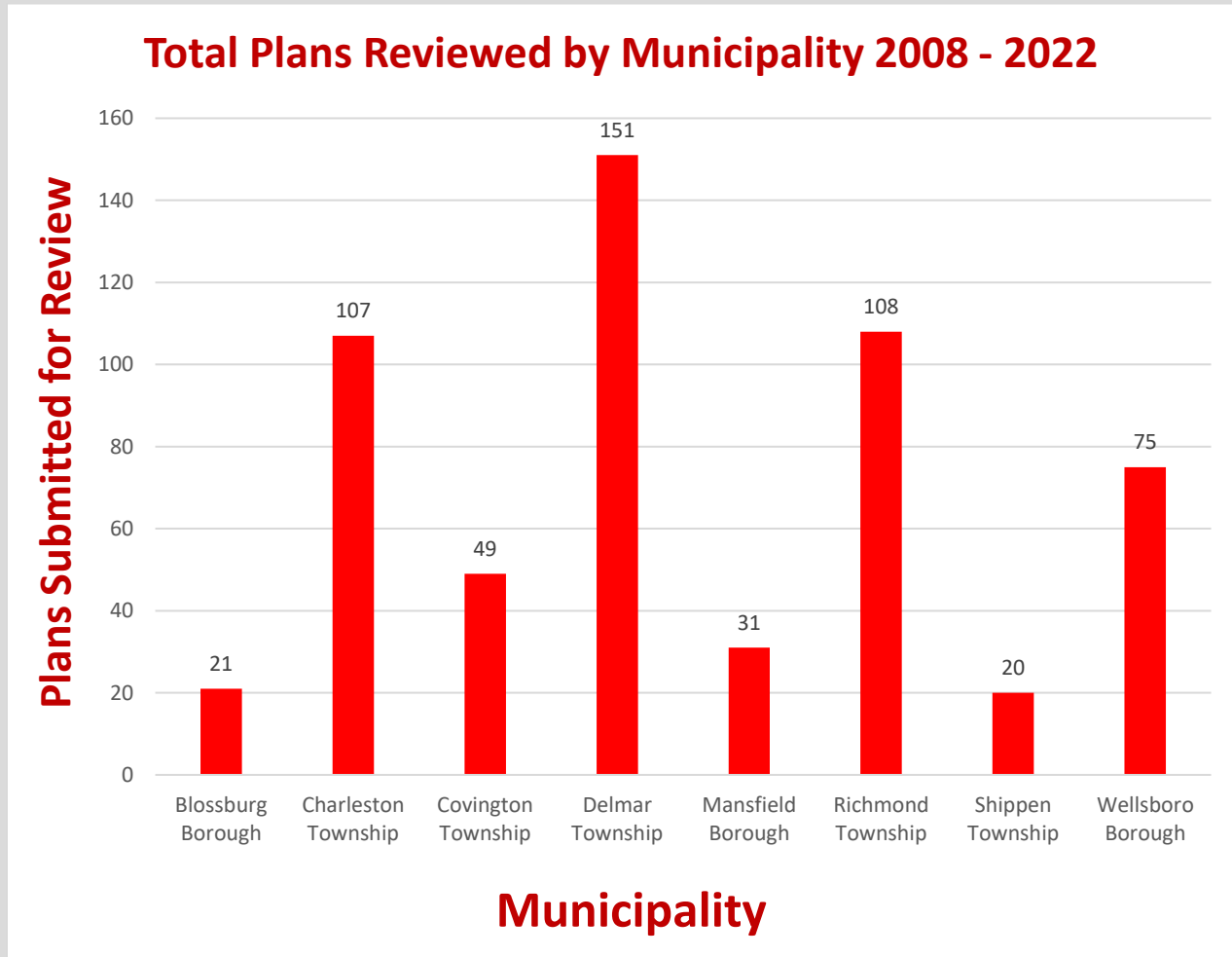
We will now take a look at the Municipalities that operate under their own SALDO's. These Municipalities request that Subdivisions and Land Developments be reviewed only by the Tioga County Planning Commission. Typically, as part of the review we will receive a map and a project narrative. Once we have reviewed the subdivision, a review letter is drafted and sent to the submitting Municipality. This review letter will state any comments or concerns with the subdivision being proposed. The plans can then be taken to their Municipal Planning Commission for review and approval.

The chart below shows the total municipal plans that were reviewed by the County Planning Commission during the years 2008 – 2022. This number includes both Subdivisions and Land Developments.



There were 64 plans submitted for review in 2012 making it the highest in the 15-year time frame of the above chart. The lowest number of plans submitted was in 2014 with 21 submissions. In 2022, there were 39 plans submitted, which was the fifth highest in the time period shown in the chart, with 39 plans also being submitted in 2009 and 2010. The average yearly plan review submittal over the 15 years is 37.5.

The chart below displays the plans received for review by each Municipality during the same 15-year recording period.



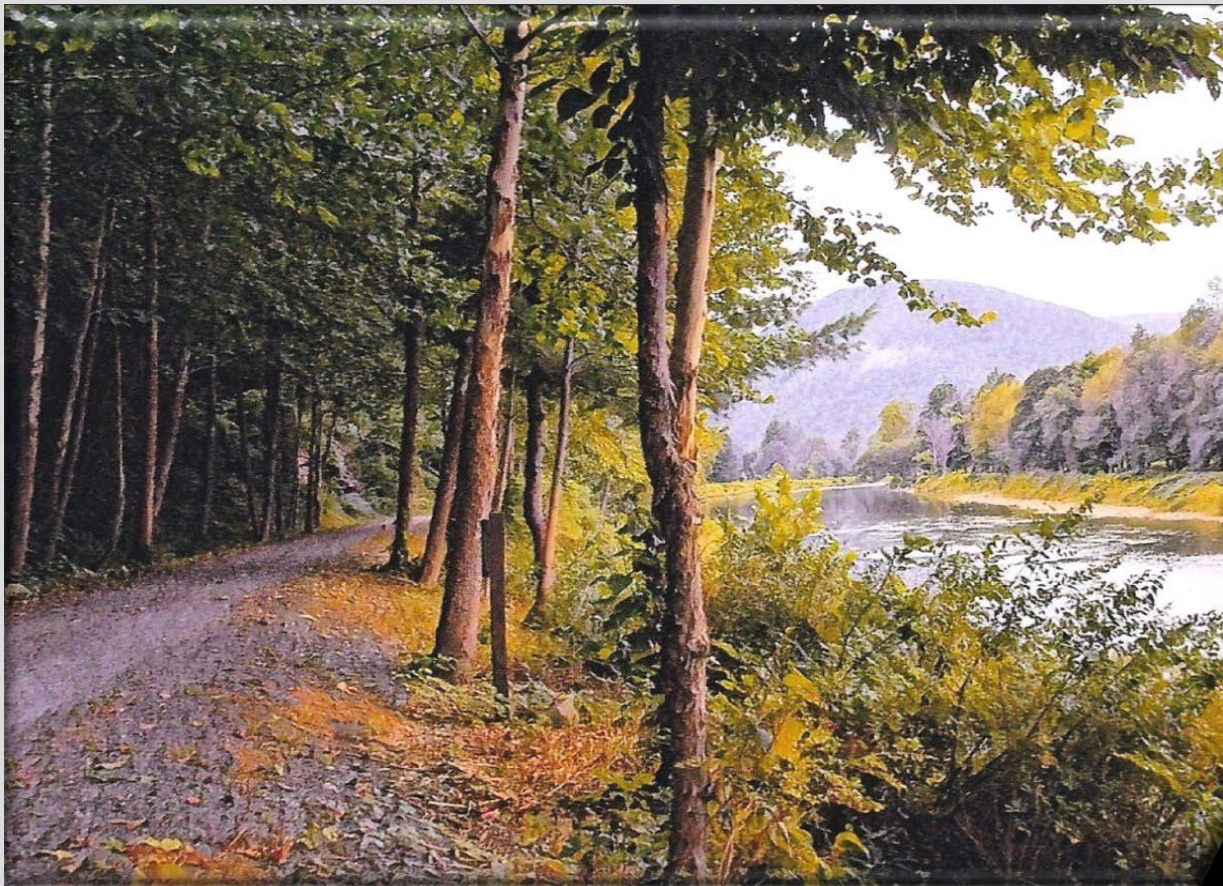
Delmar Township had the largest number of subdivisions reviewed by the County with 151, while Shippen Township had only 20 submitted during the same time period. Richmond and Charleston Townships have the next highest number of submittals with 108 and 107 respectfully.

The total number of plans submitted for review by the Municipalities was 562. Of this number; 65 were Land Developments and 497 were subdivisions. The highest number of Land Developments across these Municipalities was Richmond Township, with 6 in 2012.

County Project Overviews

Pine Creek Rail Trail Extension - Marsh Creek Greenway

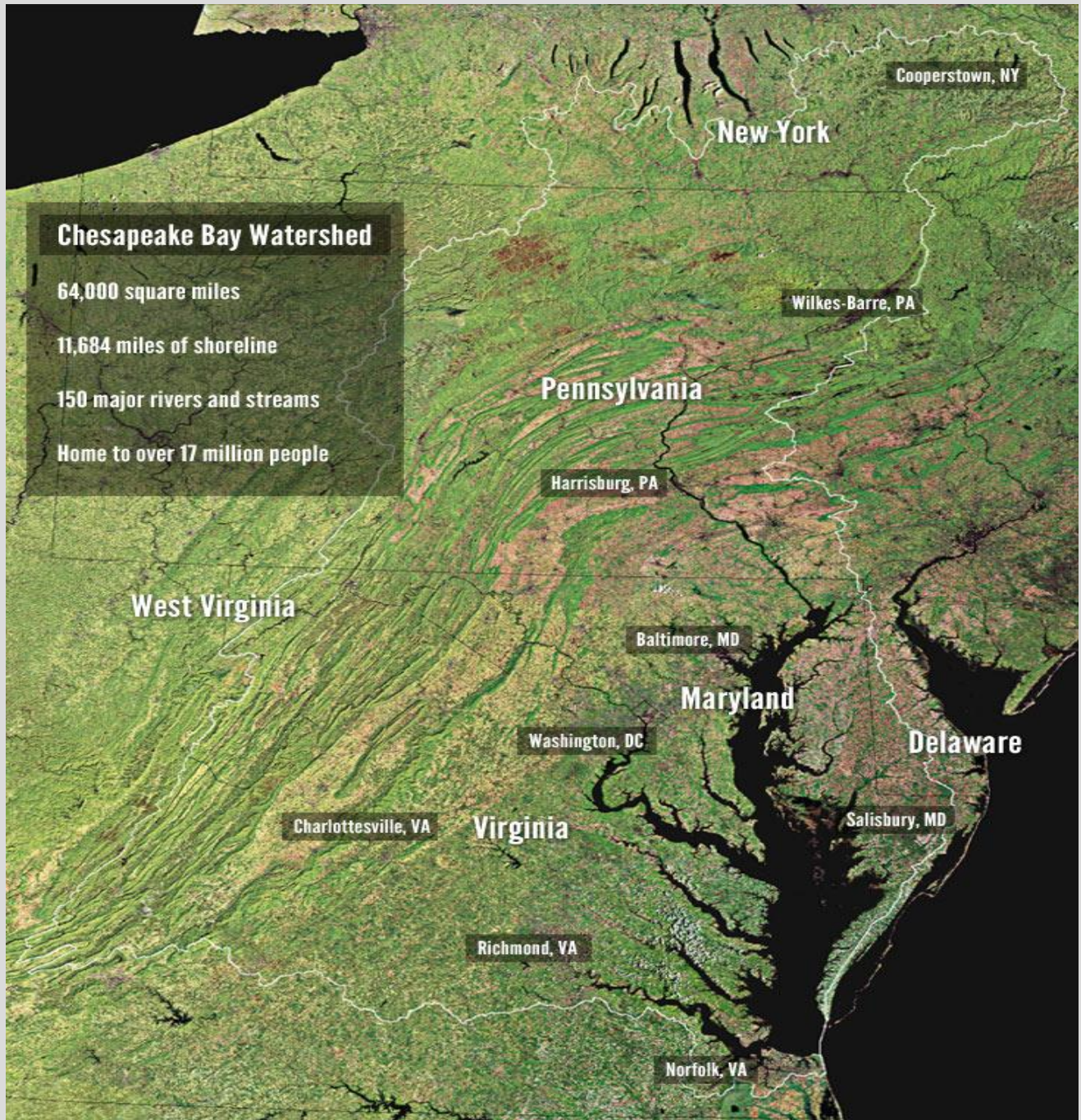
The Pine Creek Rail Trail Extension (formerly Marsh Creek Greenway) is a 3.2-mile non-motorized trail linking the current northern terminus of the Pine Creek Rail Trail (PCRT) to downtown Wellsboro. A trailhead building with a visitor's center and a downtown connection to the trail are in the planning stages. The trailhead building will feature community-centric displays, local business features, trail resources, and local history. The new trail will promote tourism and economic activity in the county by linking to local restaurants, businesses, and lodging.



This project has been identified as a priority gap in the 2020-2024 Pennsylvania Trail Network Strategic Plan. The local communities, regional planning organization, and Tioga County have determined that this connectivity to the Pine Creek Rail Trail is a priority. The connectivity will improve the quality of life and encourage active recreation; while providing an alternate means of transportation and enhance the connective tissue between communities throughout the PA Wilds region.

Chesapeake Bay Watershed Implementation Project:

The Chesapeake Bay Watershed Implementation Plan is a 3 County based team; Bradford, Tioga, and Potter Counties. The three counties are working together on one plan with each county having their own individual section within the larger plan. Each County's Planning Department and Conservation Districts are involved with Bradford County being the lead team. The project team has worked with a consultant to prepare and submit a plan to the Department of Environmental Protection (DEP). The project completion is slated for 2025.



In 2021 a draft of the County Wide Action Plans (CAP) was created to reduce the pollution loads in our streams, creeks, and rivers. We have secured a contract company and will continue working towards our plans and implementation. The goals are to reduce the nitrogen and phosphorus loads in the county waterways. There are many opportunities within Tioga County to clean area watershed and headwaters. Just a few of the local watersheds in Tioga County are; Marsh Creek, Tioga River, Corey Creek, Mill Creek, and Pine Creek. All of these watersheds have smaller streams running into them where the process of removing pollutants begins.

In 2022, the county began working to implement the plan that was created and submitted to the Pennsylvania Department of Environmental Protection for approval. Cleaning up our local waters will assist in the cleaning of waters downstream and eventually the Chesapeake Bay. Tioga County is dedicated to cleaning our waters to ensure safer, cleaner drinking water for the future of generations to come.

In 2023, the county will partner with Potter County to develop a much-needed Stormwater Management Plan (Act 167). The creation of the plan will bring the county into compliance with the guidelines set forth by the Department of Environmental Protection (DEP).

Tioga County Farmland Preservation

We believe that it is important to mention the work that is being done to conserve and protect agricultural lands in Tioga County. The purpose of the program is to protect viable agricultural lands by acquiring agricultural conservation easements to prevent the development of the land for any purpose other than agricultural production. Agricultural Conservation Easements restrict and limit the conversion of farmland to nonagricultural use. The county preservation program ensures that farmers in the county have sufficient agricultural lands to provide farm products for the people of Tioga County and the United States.

The first easement was in 2001; with 1-2 farms being preserved each year since. There are currently 28 farms making up 3,671 acres preserved with 4 farms moving through the preservation process at the current time, 2 of these should be completed by the end of 2023.

Closing Message from the Planning Staff

The Planning Department Staff will continue to be involved with the current county projects and committees. We feel that planning now for the future of the county is very important and necessary to continue attracting the many tourists that visit each year. We must pursue continued growth while ensuring this growth will not take away from the beauty and elegance that attracts both the tourists and those wishing to put down roots in our community.