

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
October 26, 2023
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Kent Spicher, Chairman
Dan Dunmire, Vice Chair
William Campbell
Joshua Yetter Clark
Kay Semler
Michele Bair

Other

Robert Postal, Commissioner
Sierra Bolger, Lewistown Sentinel
Lucas Parkes, EADS Group

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:32 p.m.

Record of Public Attendance

Spicher confirmed all present signed the record of attendance.

Approval of Meeting Minutes

Spicher requested a motion to approve the minutes from the September meeting. A motion was made by Mrs. Semler to accept the minutes. The motion was seconded by Mr. Campbell. All members voted aye.

Public Comment

No public comment was given.

Subdivision and Land Development Review Committee Report

There was a total of twelve (12) plans submitted for October.

- Seven (7) Wright Land Surveying, One (1) The Crossroads Group, LLC, One (1) PennTerra Engineering, Two (2) Taptich Engineering and Surveying, One (1) Century Engineering
- Twelve (12) plans are under Municipal Ordinance
- Five (5) Minor Subdivision, Three (3) Lot Additions, Two (2) Minor Subdivision/Lot Line Adjustment, One (1) Non- Residential Land Development, One (1) Minor Residential Land Development

The plans are for Middleswarth Associates, Inc. (Derry Township), Milroy Tower (Armagh Township), AJM Real Estate Holdings (Armagh Township), Kirsten & Abner Druckenmiller (Armagh Township), Edwin & Cheryl Glick (Union Township), Jerry Kanagy & Holly Oksen (Menno Township), Gerhart Family Revocable trust (Menno Township), Joel Yoder (Decatur Township), Benuel & Alta Renno (Union Township), Sam Peachey (Brown Township).

Municipal Subdivision Plans

The committee members previously reviewed the plans. Director Lettiere stated he had no specific plans to review. There was an additional comment added to the AJM Real Estate Holdings plan and the members approved for it to be added. Semler questioned what will be involved with Lot 2. Lettiere stated it is proposed as a non-building lot at this time and appears to be a one lot subdivision only. The Joel Yoder plan was discussed. This is a sewage module and there was no fee on the schedule for this module. Lettiere stated he recommended a \$50 fee for the plan review, citing the statement at the bottom of the fee application, then ask for suggestions and approval from the members. They all agreed on the fee that was charged.

Spicher entertained a motion to approve the plans under municipal ordinance (with the addition of the comments for the AJM Real Estate Holdings plan). A motion was made by Mr. Dunmire and seconded by Mr. Campbell. All members voted aye.

County Notification Letters

There were no county notification letters.

Project Updates

There are 3 vacancies occurring in the Planning & Development office (CDBG), other alternatives are being looked at in regards to the CDBG program. Updates will be given as things progress.

The JVRT Phase 2 project is progressing. There was a site visit this week to review the plans regarding stormwater drainage. There will be land clearing and tree removal. This should be completed before winter. The completion of the project should take place in early spring of 2024.

The Comprehensive Plan is in process. Lettiere will be sending out letters to all municipalities to acquire representatives from each one to serve on the Planning Advisory committee. Representatives will be invited to participate from the MC school district, MCIDC, Geisinger Medical, Emergency management director, GIS mapping director, MC Conservation District, PENNDOT, and MC Municipal Authority. Funding is still going through the budgeting process and has not been approved yet. Lettiere has requested \$150,000 for this plan and will ask each municipality for monetary contributions and utilize CDBG funding to help leverage costs for the operation. The Comprehensive Plan is due next year and will take 12 – 18 months to develop. This will include a series of meetings for the advisory committee. Joshua Clark has been appointed as a representative for the advisory committee.

Other Business

Rushmore Properties, LLC (Amos Peachey) plan details were discussed. Lucas Parkes (EADS Group) presented the updated plan for consideration. Chairman Spicher requested a motion to accept the plan or table it for further review. Mr. Dunmire made a motion to hold the plan for further review and Mrs. Bair seconded the motion. All voted aye. It will be revisited in December for approval.

Next meeting will be November 30, 2023.

Adjournment

Spicher announced a motion to adjourn the meeting. Meeting was adjourned at 4:23 pm.

Minutes Approved

Secretary Signature

Date