

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
May 28, 2026
MIFFLIN COUNTY COURTHOUSE ANNEX BUILDING

ATTENDANCE

Members

Kent Spicher, Chair
Dan Firth
Dan Dunmire, Vice Chair
Edward Mann
Joshua Yetter Clark
Kay Semler
Michele Bair
Tom Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel
Steve Snook, BMZ Law, PC

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:30.

Record of Public Attendance

Spicher requested all present sign the record of attendance.

Approval of Meeting Minutes

Spicher requested a motion to approve the minutes from the April 30, 2026 meeting. Clark made a motion to approve the minutes. Dunmire seconded the motion. All members voted aye.

Amendment to the Order of the Meeting Agenda

Spicher requested a motion to amend the order of the agenda. Clark made a motion. Mann seconded it. All voted aye. Spicher read aloud the public participation policy for the order of the agenda and the public comment portion of the meeting. Spicher stated the meeting open for public comment. Lettiere stated the planning and development office has not received any proposed plans for a data center from any of the municipalities in Mifflin County and noted there is a data center guidance document posted on the Mifflin County webpage. A copy of the data center guideline is included with the monthly meeting minutes.

Public Comment

There were extensive comments made by various residents regarding concerns for the possible construction and implementation of an AI data center in Mifflin County, specifically Granville

Township. Some of the concerns noted were the potential negative outcomes of water usage and contamination, electrical usage, wastewater treatment, noise pollution, air pollution, increased charges for electricity use, decreased supply of electricity and water, and other environmental impacts. According to the record of attendance, there were 78 residents present. The signed attendance list is included with the monthly meeting minutes.

Subdivision and Land Development Review Committee Report

There are a total of seven (7) plans submitted for May.

Of those plans submitted there are:

- Three (3) Wright Land Surveying, one (1) Sarge Surveying, one (1) NCS Inc., one (1) NB&C Inc., one (1) EADS Group
- Six (6) plans are under municipal ordinance and one (1) under county ordinance
- One (1) lot line adjustment/lot addition, two (2) minor subdivisions, three (3) non-residential land developments, one (1) sewage module

The plans are for Mifflin Water PA 341 (Armagh Township), Alan & Jill Metzler (Brown Township), Mark Kipp (Derry Township), Bubbs Storage Units (Granville Township), Elmer & Rhoda Peachey (Menno Township), Matthew Groff Ag Operation (Menno Township), Margaret Jacka (Wayne Township)

Municipal Subdivision Plans

The subdivision and land development review committee members reviewed the seven (7) plans on May 21, 2026. Lettiere stated there were minor revisions to the comments based on the review committee meeting. Otherwise, no significant concerns. No further discussion was made. Spicher requested a motion to approve the comments for the six (6) municipal plans and conditionally approve the one (1) county plan. Campbell made a motion to accept and Clark seconded it. All voted aye.

Brief Discussion on Data Center Planning Guide

Lettiere reiterated that the planning department is responsible for providing guidance to the municipalities regarding data centers. The document covers a lot of information and answers many questions for anyone to review. The table of contents includes: purpose and intent, history of data centers, are all data centers alike, land use, zoning and comprehensive plans, potential economic benefits, negative externalities, traffic, energy, water, wastewater, noise, air pollution, and lighting. Lettiere anticipates a motion to be made for the guide to be presented to the Mifflin County Commissioners for approval by next month. Lettiere will be attending an all-day seminar in June and hopes to glean additional information to include in the data center ordinance before planning commission approval.

Project Updates

The county was awarded one million four hundred and eighty-nine thousand dollars (\$1,489,000) for the Electric Avenue Safe Streets project which will include installation of four-foot-wide bike

lanes, sidewalks, crosswalks, and signage. The contract has not been provided to the county but the engineer is working to finalize the designs for the project. Firth commented that this project will be a great asset for the county.

Planning members received the 2025 MC Annual Report for review. Spicher ask for a motion to approve the report. Dunmire stated he thought it was a well written report and gave a motion for approval. Clark seconded the motion. All voted aye.

Other Business

Commissioner Postal gave compliments to the planning department for the efforts put into the data center guide and to the planning commission for the initiative to accommodate today's meeting forum. Lake stated he would like to see a data site visit planned for the members to gain more information and insight. Semler commented that there are five types of data centers, not all are the same size.

The next MCPC meeting will be June 25, 2026.

Adjournment

Spicher announced the meeting adjourned at 4:33 pm.

Minutes Approved

Signature

Date