

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
September 26, 2024
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Dan Dunmire, Vice Chair
David Pennebaker
Joshua Yetter Clark
Kay Semler
Kent Spicher, Chair
Michele Bair, Secretary
Thomas Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel
Joe Burget, Burget & Associates (via zoom)
Jeff Deegan, Stahl Sheaffer Engineering

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:31 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 July 25th, 2024 meeting due to not having a quorum for the August meeting. Semler made a motion to approve the minutes. The motion was seconded by Campbell. All members voted aye.

Spicher requested a motion to approve the minutes from the August 22, 2024 meeting. Clark made a motion to approve the minutes. Semler seconded the motion. All members voted aye.

Public Comment

No public comment was given.

Subdivision and Land Development Review Committee Report

There are a total of seventeen (17) plans submitted for September.

- One (1) Keller Engineers, one (1) Penoni Associates, one (1) Taptich Engineering., one (1) Stahl Sheaffer Engineering, Inc., seven (7) Wright Land Surveying, one (1) Geotech Engineering, one (1) Evanko Engineering, one (1) HRG, Inc., two (2) Livic Civil, LLC, one (1) EADS Group
- Fifteen (15) plans are under municipal ordinance and two (2) plans are under county ordinance
- Five (5) Minor Subdivisions, One (1) Major Subdivision, six (6) Lot Additions, five (5) Non-Residential Land Development

The plans are for Philips Ultrasound – Reedsville Addition (Armagh Township), Robert Lingle, Jr. (Armagh Township), New Covenant Baptist Church (Armagh Township), Darwin Rowe (Bratton Township), Carol Macknair (Decatur Township), Ronald Pandel, Jr. (Derry Township), JVG – Tipton Lot Consolidation (Derry Township), Pleasant Acres West 16th Addition (Derry Township), Greenwood Solar, LLC (Granville Township), Charles Carolus Granville Township), Jonathan & Sylvia Peachey/Rufus & Leah Peachey (Oliver Township), Daniel & Karen Zook (Union Township), Thomas & Mary Swarey (Union Township), James Treaster (Union Township), Spicher Farm (Union Township), Let Us Grow (Union Township), Nittany Minit Mart – Mount Union (Union Township)

Municipal Subdivision Plans

The committee members reviewed the seven submitted plans prior to the meeting. Director Lettiere presented the details of the Philips Ultrasound plan stating there had been a response letter regarding the preliminary comments and a revised plan submitted. Jeff Deegan (Stahl Sheaffer Engineering), was present and answered questions regarding permits, conservation district review, stormwater plans, additional employees, and added parking spaces. Lettiere reviewed the M & J Land Acquisition Solar plan (August, Wayne Township County Ordinance) stating Mifflin County does not have a solar ordinance in place but he is nearing completion of a draft. Wayne Township has drafted a municipal solar ordinance but it has not yet been adopted. Joe Burget (Burget & Assoc.) gave more information to explain the current status of the plan and addressed the additional comments and questions for the plan. The Hostetler/Yost plan (August, Wayne Township, Wright Land Surveying) details were presented and comments discussed. The committee took action to conditionally approve the three (3) county ordinance plans in Wayne Township. Spicher ask for a motion to conditionally approve the plans. Semler made a motion with the understanding that the conditions set forth by the engineer, Lucas Parkes (EADS Group), would be completed. Campbell seconded the motion. Lettiere and Parkes reviewed the details for Pleasant Acres West 16th Addition. Parkes stated that all permits, environmental study, stormwater expansions, cul-de-sac length, NPDES, etc. have been completed and conditional use approval for residential construction has been obtained. This plan will be presented to the Derry Township planning committee on October 3rd for final recommendations to the Derry Township supervisors. Lettiere discussed the Nittany Minit Mart – Mount Union (Wayne Township – county ordinance) plan details. The plan is an uncomplicated non-residential land development consisting of the development of a grocery store/fuel station. There will be a waiver request submitted for the setbacks. Spicher requested a motion for conditional approval of the two county plans. Dunmire made a motion. Pennebaker seconded the motion. All voted aye. Spicher made a motion to approve the comments on the fifteen municipal ordinance plans. Dunmire made a motion for approval. Campbell seconded the motion. All voted aye.

Project Updates

There was a letter sent out in regards to the solar ordinance proposed by Wayne Township and one by the Planning & Development office. A draft has been submitted by the planning office to the solicitor. Once the ordinance is adopted by the county, Wayne Township has committed to delete their solar ordinance, if already approved.

The Juniata River Trail is completed. Once inspected, there will be a ground-breaking dedication ceremony on October 18th or 23rd. Once verification from a few offices is received, the date will be confirmed. There is a need for funding to purchase and install some park benches and trash receptacles. The borough is responsible for the maintenance of the trail.

