



2014 Annual Report

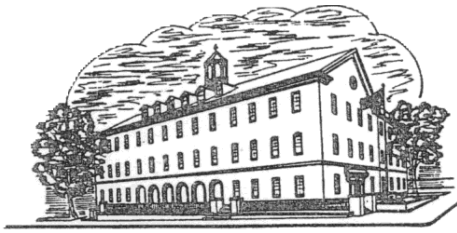
Mifflin County Planning Commission

***MIFFLIN COUNTY
PLANNING COMMISSION
2014 ANNUAL REPORT***

Prepared by

Mifflin County Planning and Development Department
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April 9, 2015



MIFFLIN COUNTY PLANNING COMMISSION

Courthouse, 20 North Wayne Street, Lewistown, PA 17044 (717) 242-0887

April 9, 2015

Mifflin County Board of Commissioners
Mifflin County Courthouse
20 North Wayne Street
Lewistown, PA 17044

Dear County Commissioners:

The Mifflin County Planning Commission is pleased to submit to you and the citizens of Mifflin County our 2014 Annual Report. For over 45 years, the Planning Commission has been actively involved with planning and community development projects throughout Mifflin County and the surrounding region. Our report for 2014 describes new projects of broad community interest and reports progress on continuing projects.

Since the adoption of *Visions for the 21st Century*, the Planning Commission members and Planning and Development Department staff have focused on implementing recommendations outlined in the Comprehensive Plan. We have partnered with diverse groups to advocate sound land use, sustainable economic development, responsible environmental stewardship, and a better quality of life for the residents of Mifflin County.

As always, our accomplishments would not have been possible without the continued support and assistance of the County Board of Commissioners. In consideration of this, and in fulfilling our obligation under the Pennsylvania Municipalities Planning Code, Act 247 as amended, it is with great pleasure that we present you with the 2014 Annual Report.

Thank you again for your invaluable help throughout the year.

Sincerely,

Dan Dunmire
Chair



Progress Through Planning

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SECTION 1: INTRODUCTION

1.1 Mifflin County Board of Commissioners

Mark A. Sunderland, Chairman
Otis E. Riden, Jr., Vice Chairman
Kevin P. Kodish, Secretary



The Board of Commissioners is the County's chief governing body. The Commissioners appoint the Planning Commission as an advisory board, which is provided for in the Pennsylvania Municipalities Planning Code (MPC).

1.2 Mifflin County Planning Commission

Daniel Dunmire, Chair
Neal Shawver, Vice Chair
James Spendiff, Secretary
Michelle Bair
Tyler Gum

Thomas Lake
David Pennebaker
Kay Semler
Kent Spicher

Mario Andrie (12/20/2012 – 06/12/2014)
Brent Miller (1/0/2007 – 8/13/2014)

Linus Fenicle, Solicitor
Reager & Adler, P.C.

The mission of the Mifflin County Planning Commission is to provide strategic, coordinated and objective guidance and oversight to the growth, planning and development activities of Mifflin County. In doing so, it is the goal of the Planning Commission to ensure Mifflin County's future is characterized by a healthy environment, economy and society achieved through proactive planning, citizen representation, effective communication and the provision of professional services from the Mifflin County Planning and Development Department.

1.3 Mifflin County Planning and Development Department

William Gomes, AICP, Director
James Lettiere, AICP, Community Development Administrator/Assistant Director
Douglas Marks, Housing Rehabilitation Specialist/Construction Manager
Jodie Barger, CDBG Fiscal Manager
Nicole Singer, Office Manager/Grants Manager
Donna Baer, Fiscal Assistant



The Planning and Development Department is responsible for providing staff assistance to the Mifflin County Planning Commission; administering the Mifflin County Subdivision and Land Development Ordinance, Community Development Block Grant (CDBG) program, Home Investment Partnership Program, and Housing Rehabilitation program; maintaining the Mifflin County Comprehensive Plan; and coordinating with other agencies in the areas of transportation, housing, economic development, municipal waste management and tourism.

In addition to the projects outlined in this report, staff members of the Planning and Development Department were active in several community groups and committees to support efforts to improve the quality of life for residents of Mifflin County. Some additional activities of the staff include involvement with and participation on the SEDA-COG Regional Transportation Advisory Committee, Mifflin County Parks and Recreation Council, Juniata River Valley Visitors Bureau, Mifflin County Agricultural Preservation Board, Downtown Lewistown, Inc. (DLI), Pennsylvania Chapter of the American Planning Association, Juniata Valley Behavior and Developmental Services Advisory Board, County Planning Directors Association, Call-A-Ride Services Local Advisory Committee and Mifflin County Housing Coalition.

1.4 Planning and Development Committees

The following committees were active in 2014:

CDBG/Housing Rehabilitation Advisory Committee: The CDBG/Housing Rehabilitation Advisory Committee provides guidance on policy and programmatic issues to the Planning and Development Department staff. The committee reviews the annual proposals for CDBG funds and makes funding recommendations to the Mifflin County Board of Commissioners, as well as resolves program issues that require policy interpretation or policy revision.

Neal Shawver	William Gomes	James Lettiere	Doug Marks	Kay Semler
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Hazard Mitigation Steering Committee: The Hazard Mitigation Steering Committee is responsible updating the Hazard Mitigation Plan and evaluating the plan annually.

John McCullough	James Tunall	Rex Fink	Deb Bargo	John Czerniakowski
Wilda Fisher	Robert Henry	Craig Wheeler	Pat Shoop	Steve Schaaf

Solid Waste Advisory Committee: The Solid Waste Advisory Committee assists with the update of the Mifflin County Municipal Waste Management Plan.

Tony Grose	Earl Weaver	Dan Kochenderfer	Ralph Parks
Dan Lane	Stephanie Walls	Randy Leister	Lisa Smith
Dallas Stahlman	Daniel Dunmire	Deb Cowan	Pam Sechrist

Subdivision and Land Development Review Committee: The Subdivision and Land Development Review Committee reviews subdivision and land development plans and provides recommendations to the Mifflin County Planning Commission regarding approval of these plans. This committee meets monthly.

Daniel Dunmire	James Spendiff	David Pennebaker
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Comprehensive Plan Advisory Committee: The Comprehensive Plan Advisory Committee (PAC) provides oversight and input into the development of the update of the Mifflin County Comprehensive Plan.

Mario Andrie	Glen Boyer	Craig Bubb	Daniel Dunmire	James Estep
Rex Fink	Kay Hamilton	John McCullough	Brent Miller	Phyllis Mitchell
James Tunall	Marie Mulvihill	Robert Postal	Theodore Reed	Kent Spicher
Tom White	Noah Wise			

Mifflin County Parks and Recreation Committee: The Mifflin County Parks and Recreation Committee provide recommendations concerning recreational policies, facilities, open spaces, finances and programs.

Amy Smith	John White	Dave Harmon	David Fisher	Allison Fisher
Jamie Fultz	Mark Zong	Ann Kanagy	Ron Napikoski	Tyler Gum
Dallas Stahlman	William Conaway			

*Marie Mulvihill and William Gomes serve as ex-officio members

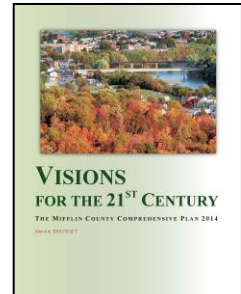
*Joe Gagliardo replaced Dallas Stahlman in January 2015

SECTION 2: PLANNING AND COMMUNITY DEVELOPMENT

2.1 Planning

Comprehensive Plan

After two years of review and development, Mifflin County completed an update to the County's Comprehensive Plan. The Mifflin County Commissioners adopted the Plan on April 24, 2014. The past Plan was adopted in 2000. The Comprehensive Plan examines population trends and long term needs for housing, transportation, community facilities, economic development and natural resource protection and recommends changes or continued efforts in county policy and regulations. The Plan update has been funded by the Pennsylvania Department of Transportation, the County's Community Development Block Grant and Community Services Block Grant programs, Mifflin County Industrial Development Corporation, Lewistown Hospital, and the Municipal Authority of the Borough of Lewistown, Derry Township and local funds.



The Mifflin County Planning and Development Department and its consultant team found the following in its research:

- The population growth in Mifflin County continues to be slower than surrounding counties and includes declines in the number of younger residents and increases in all age groups 45 and older.
- Mifflin County has the second largest settlement of Amish church districts in Pennsylvania and the 9th largest in North America.
- Manufacturing employed the most resident workers in the County in 2010, followed by education, health care and social services and retail trade. Manufacturing, agriculture/forestry, finance/insurance, administration (not public), accommodation and food services, and “other services” were the industries with stronger County employment trends than the state from 2006-2010. Increasing employment opportunities and economic development are top priorities among residents.
- There are housing shortages for segments of the resident population including middle income professionals, low income households (under \$35,000) and persons with accessibility needs such as the elderly or those with special needs.
- There are substandard roadway conditions along US 522 North and US 22 West/522 South as well as intersection deficiencies in the county such as Three Cent Lane at PA 655 and Mill Road at Electric Avenue.

Several key recommendations in the Plan are to:

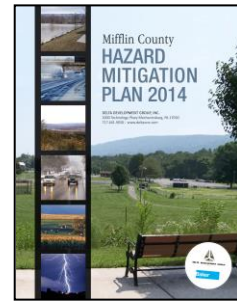
- Coordinate among economic development organizations to prepare and market new business and industry sites and re-establish a collaborative economic development partnership in the County.
- Continue housing rehabilitation and accessibility efforts and encourage affordable housing options for seniors and housing choices for the general population.
- Support better connectivity to Centre County, and seek funds to improve bridges, rail crossings, interchanges and access roads to improve public safety.
- Strengthen the County Subdivision and Land Development Ordinance and assist municipalities in updating their subdivision and zoning ordinances.
- Consolidate community facilities and services where appropriate.
- Protect natural resources and expand community recreational opportunities.

The Plan now becomes the new reference for future updates to County development regulations, grant applications, municipal assistance, and other Planning and Development Department projects. Information on the Plan update can be found at the county webpage, www.co.mifflin.pa.us, under Quick Links.

Hazard Mitigation Plan

On November 13, 2014, the Mifflin County Commissioners adopted the Mifflin County Hazard Mitigation Plan. This plan adoption completes a two year process to update the last plan adopted in 2008.

As part of the process to undertake and complete the Hazard Mitigation Plan update, a grant was secured by the County in September 2012 through the Federal Emergency Management Agency (FEMA) and the Pennsylvania Emergency Management Agency (PEMA). In order to prepare the plan, Mifflin County solicited the services of a consultant. In December of 2012, Mifflin County selected Delta Development Group, Inc. to provide this service.



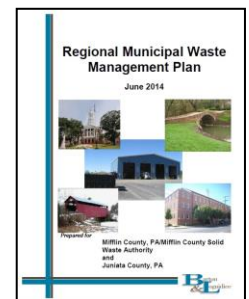
Since the completion of the last plan in 2008, Mifflin County was required by PEMA and FEMA to perform an annual evaluation of the Plan and update changes that have occurred. However, every five years the County is required to undertake a complete plan update. The Plan update addresses and expands upon how the previous plan addressed the identified natural hazards and human caused hazards. The purpose of the update is to review current data pertaining to hazards affecting the County, costs associated from any hazard occurrence, the existing capacity to manage hazards and to identify future actions to mitigate such hazards. After the plan was adopted by Mifflin County, it was submitted for adoption individually to each of the sixteen municipalities in the County. Individual adoption of the Plan by municipalities is critical for their eligibility to participate in FEMA hazard mitigation assistance programs. Otherwise each municipality would have to develop their own individual hazard mitigation plan and get FEMA approval.

As part of the planning process, a Steering Committee was established by the County that included municipal representation, the Mifflin County School District, the Juniata Valley Chamber of Commerce, the Juniata Valley Behavior and Development Services, the County Planning and Development Department, the County Public Safety Office, an emergency services representative from (FAME) and Geisinger Lewistown Hospital. These stakeholders provided input in the Plan's development. There were also several public meetings as part of the process.

During the Plan's preparation, all sixteen municipalities in Mifflin County participated in the development of the Plan. The final public meeting to review and comment on the draft Hazard Mitigation Plan was held on March 6, 2014. The Plan was then sent to PEMA to review and then to FEMA for final review and comment. As a result, on September 30, 2014, Mifflin County received an Approval Pending Adoption letter from FEMA. The Approval Pending Adoption letter stated that the Plan met all federal requirements for a Hazard Mitigation Plan and this authorized the County to adopt the Plan. However, full recognition of the Plan was dependent on adoption of the Plan by at least one municipality. In early December 2014, Lewistown Borough became the first municipality to adopt the plan and on December 18, 2014, FEMA sent its final approval to the plan. To date, seven municipalities have adopted the plan. The Approval Pending Adoption letter also gives each municipality one year (September 2015) to adopt the Plan. All municipalities were asked to approve this Plan.

Regional Municipal Waste Management Plan

The Mifflin County Planning and Development Department worked with the Mifflin County Solid Waste Authority and Juniata County Planning Department to assist with the completion of the Regional Municipal Waste Management Plan in 2014. The Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act 101 of 1988 requires counties to develop formal plans every 10 years for managing municipal wastes to ensure 10 years of disposal capacity for waste that is generated in that perspective county. In 2011, both Mifflin County and Juniata County recognized the benefits of joint planning and implementation of solid waste management and recycling, and executed a joint resolution to develop a Regional Municipal Waste Management Plan.



A pre-final draft of the Regional Municipal Plan was completed in 2012, but the final plan was approved for public review in June 2014. Following the public comment period, both Mifflin County and Juniata County adopted the Regional Municipal Waste Management Plan in late October of 2014. This adoption process was followed by a request for Municipal Ratification to each municipality in the two counties that resulted in 89% of the

municipalities in Mifflin County and 92% of the municipalities in Juniata County adopting the plan by January 2015. Final resubmission of the Plan to the Pennsylvania Department of Environmental Protection then took place in January 2015 with their final approval occurring in February 2015.

As a result of the plan the following key elements are now in place:

- The synchronization of contracts and agreements related to municipal waste management in the region.
- Recognition of the Mifflin County Solid Waste Authority as the central municipal waste management provider in the two county regions.
- Implementation of new hauling and disposal contracts to ensure the long term viability of the Authority and its facilities.
- Execution of contracts with multiple disposal facilities to ensure 10 years of disposal capacity for the two counties.
- Continuation of recycling services for Mifflin County and provide assistance to enhance recycling services in Juniata County.
- Various strategies to clean up and prevent new illegal dump sites in the region.

Natural Gas Study

In 2013 the Mifflin County Board of Commissioners agreed to participate in a Regional Gas Utilization Initiative Study in collaboration with Centre and Clinton Counties. The study is being conducted by SEDA-COG to help improve natural gas service and infrastructure in the three county areas. The project is being funded with assistance from the U.S. Economic Development Administration, the three counties and contributions from the Mifflin County Industrial Development Corporation (MCIDC) and Standard Steel. The study will evaluate how to improve access to natural gas service, examine options for developing an administrative body such as a municipal authority or cooperative to help fund and expand natural gas service for the three counties and review funding sources to facilitate natural gas service expansion. Outcomes from the study will include recommendations on opportunities for initiating or expanding natural gas utility service at existing industrial sites and residential areas, identifying at least one potential demonstration project in each of the three counties and determining the infrastructure needed to provide natural gas fueling areas for private and public vehicle fleets.



Mifflin County has a wide variety of types of areas that may be suitable for new natural gas service, including residential, commercial and industrial sites. The study calls for targeting areas for investment that may enhance the attractiveness and cost effectiveness of providing service. The Mifflin County Planning and Development Department and the Mifflin County GIS Department have been working with SEDA-COG in collaboration with MCIDC and Standard Steel to identify priority areas that may be best suited for new or expanded natural gas services. Potential sites will be examined for costs in developing natural gas service as well as exploring options for funding these services. The project completion date is expected by the end of 2015.

For more information on this project, please contact Don Kiel at SEDA-COG at dkiel@seda-cog.org.

Open Space and Rural Recreation

The Mifflin County Planning and Development Department continued its collaboration with the United Way of Mifflin-Juniata, by working with the Mifflin County Parks and Recreation Council to promote the goals and objectives of the Juniata-Mifflin County Greenways, Open Space and Rural Recreation Plan. The Plan, which was adopted by the Mifflin County Commissioners in 2010, encourages the expansion of recreational opportunities and advancing active healthy lifestyles for residents in the community.

The Council, with the assistance of the Planning and Development Department, the United Way and consultants Ann Yost and Ann Toole, has been working on moving two projects forward, the proposed dog park in Kish Park and a boat launch in the McVeytown/Mattawana area.

In the spring of 2014, Mifflin County resubmitted an application to the National Park Services (NPS) to match a grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) that was awarded to the County in December of 2013. In September 2014, Mifflin County was awarded \$125,000 to match the DCNR funds.

During the year, a twenty year lease agreement was developed and signed with the property owner and Mifflin County to allow the construction of the boat launch. Another key element was the approval of the inter-municipal agreement between Bratton and Oliver Townships and McVeytown Borough to maintain the facility once constructed. Construction is anticipated to begin in the summer of 2015 and completed by the fall of 2015. Once the public boat access is completed, it will serve an underserved area between Granville and Newton Hamilton.



During 2014, Mifflin County continued to work with Derry Township in administering the Pennsylvania Department Community and Economic Development (DCED) grant awarded in December 2013 for the Kishacoquillas Dog Park. The DCED award of \$50,000 has been matched by the Township's CBDG program funds, financial assistance from the Township funds, assistance from Mifflin County's Act 13 allocation and in-kind services provided by the Township staff and volunteer services from local contractors and community organizations. During the past year, the old pool area was completely demolished by the township staff with assistance from a local contractor. Fill material was donated by Burnham Borough from their sewer plant construction project. The bidding for the project will take place in the Spring of 2015 and construction completed during the early summer of 2015.

Another recreation project initiated in 2014 by the Mifflin County Planning Commission was to explore pedestrian trail development in the County. Trail development is a key recommendation in the recently adopted Mifflin County Comprehensive Plan. One of the trails considered was the development of a walking trail in the Big Valley area following the old abandoned Kish Valley Railroad right-of-way. A survey was sent out to 45 property owners and the majority responded they were opposed to providing an easement. A second alternative was a walking area along Green Avenue Extended from the Lewistown Intermediate School to connect with a sidewalk at the SUM Child care facility. This proposal was reconsidered due to some physical constraints along the path. A third alternative now under consideration would be along the Juanita River starting at Victory Park continuing to an area around Lowes. In 2015 a feasibility study of this proposed trail will be considered.

Planning Services

The Planning and Development Department provides planning services to Derry Township to assist the Derry Township Planning Commission with reviewing their subdivision and land development plans and regulations, as well as zoning ordinance changes. Professional planning staff in the department attends regularly scheduled Derry Township Planning Commission meetings and keeps the Township informed of important matters. Over the past thirteen years, the Planning and Development Department has assisted the Township with reviewing approximately 170 subdivision or land development plans.

The Mifflin County Planning and Development Department also provides planning services to the Borough of Lewistown Planning Commission. Like Derry, these services include review and recommendations for subdivision and land development plans, zoning changes and proposed updates to their zoning and subdivision and land development ordinances. Since 2011, the Planning and Development Department assisted the Borough with reviewing 22 subdivision or land development plans.

This type of contract service agreement is available to municipalities in the County. In addition to the services mentioned above, the Planning and Development Department can also provide assistance with comprehensive planning, Capital Investment Program/Budget reviews and planning commission training and education.

Revolving Loan Fund Program

Mifflin County's Revolving Loan Fund Program, funded by a U.S. Department of Agriculture (USDA) Rural Business Enterprise Grant (RBEG), focuses on new and existing businesses located in the Greater Lewistown area (Burnham and Lewistown Boroughs and Derry and Granville Townships). The Planning and Development Department continued to administer the program during 2014.

The Revolving Loan Fund Program has one active loan in the repayment process. Revolving loan funds are available for interested businesses in the greater Lewistown area.

Transportation Planning

SEDA-COG Metropolitan Planning Organization

The Planning and Development Department continued to represent Mifflin County on the SEDACOG Metropolitan Planning Organization (MPO) (former Rural Planning Organization), which guides the transportation planning and programming process in Clinton, Columbia, Juniata, Mifflin, Montour, Northumberland, Snyder, and Union counties. Since becoming an MPO in 2013, representatives from the Bloomsburg-Berwick Urbanized Area which includes the Borough of Berwick and the Town of Bloomsburg have been added to the organization.

The MPO is responsible for recommending projects for the Commonwealth's Twelve-Year Transportation Plan and assisting in the development of the SEDACOG Regional Transportation Improvement Program and Long-Range Transportation Plan. The MPO reviews and recommends projects submitted for the Transportation Alternatives Program, ARC Local Access Roads, and Safe Routes to School program funds. The MPO also evaluates bicycle, pedestrian, transit and railroad planning matters for the region.

State Transportation Commission

Every two years the State Twelve Year Plan is updated. In 2013, the process of transmitting information for inclusion in the State Twelve Year Plan changed. PennDOT requested detailed information and new abstract forms for inclusion. Unfortunately, only one project submitted by Mifflin County was included in the Twelve Year Plan of the State Transportation Improvement Plan, Beaverdam Run Bridge. The process to update the plan will begin in 2015 and will likely be submitted to PennDOT for consideration during the summer of 2015. As part of the process, the EADS Group, which is under contract to do bridge inspections, will provide input into the county's submittal to PennDOT. During their bridge review of bridges 20 feet or longer, the EADS Group bases their recommendations on safety and traffic concerns, the project location, and specific needs of the community.

The bridge recommendations from 2013 will still likely be of concern and include Kishacoquillas Creek Bridge (T-439) in Brown Township, Treaster Run Bridge (T-465) in Armagh Township, Kishacoquillas Creek Bridge (T-368) in Union Township, Belltown Run Bridge (T-391) in Decatur Township, Kishacoquillas Creek at Meadowfield Drive in Derry Township, Branch of Jack's Run Bridge (T-737) in Decatur Township, and Havice Valley Run Bridge (T-448) in Armagh Township.

Projects on the current TIP include: two access road projects in Granville Township; a safety project to install cable median guide rail on SR 322; a project to install message signs, Highway Advisory Radio and traffic cameras along the Seven Mountains stretch of SR 322; paving of SR 322 from Reedsville to Burnham and through the Seven Mountains Section; bridges along SR 22 in the areas of Kish Creek and Musser Run; Long Hollow and Route 2014; a bridge along SR 322 in the area of Kish Creek and the Conrail Bridge; bridge preservation projects along SR 522 and 655; a bridge along SR 1005 in areas of Laurel Run; bridges along SR 2004 in the area of Jacks Creek and SR 3017 and the Juniata River; bridges along SR 4013 in the area of Strodes Run, Musser and Beaver Dam Run; and the T-357 Bridge over Beaver Dam Run.

Also of importance to Mifflin County was the proposed improvement to State Route 322. In Centre County, a ground breaking ceremony was held in the fall for the Potters Mills Gap Project, after PennDOT received a finding of no significant impact on the final environmental impact statement for the project. This clears the way for the first section of that project to move ahead in the summer of 2015.

2.2 Community Development

Community Development Block Grant Program (CDBG)

The CDBG program helps strengthen the community by improving housing and public facilities to provide suitable living environments for citizens, principally those with low-moderate incomes. The program can support a range of activities from housing rehabilitation, public services, community facilities, infrastructure improvements, economic development and planning. Projects must benefit low/moderate-income people through the elimination of community slum and blight, or meet an urgent need in the community.

The Planning and Development Department administers the CDBG programs for Mifflin County, Derry, and Brown Townships. Beginning in 2015, in accordance with the PA-Department of Community and Economic Development’s (PA-DCED) direction, the County will be administering the Borough of Lewistown’s and Granville Township’s CDBG funds. Prior to 2010, the County administered Granville’s CDBG funds. The Mifflin County CDBG Advisory Committee, comprised of Planning Commission members and staff of the Department, provides funding recommendations to the Mifflin County Commissioners for the Countywide CDBG program. Derry and Brown Townships Boards of Supervisors direct the use of the funds in their respective townships.

Mifflin County 2014 Application Status

Each year, local municipalities, authorities and agencies are invited to submit proposals to the Planning and Development Department for funding. The CDBG Advisory Committee reviews the proposals and ranks them according to criteria including community needs, economic distress and program priorities. The Mifflin County Commissioners makes the final determination of which projects to fund for submission to the (PA-DCED).

On October 23, 2014 the County Commissioners recommended approval to DCED for the projects and funding amounts listed on **Table 2A** (page 8). The County’s CDBG application was submitted to the PA-DCED on November 21, 2014.

The Planning and Development Department received 6 applications for funding for Mifflin County’s 2014 Community Development Block Grant (CDBG) Program. The first public hearing was held September 25, 2014 for applicants to present their proposals to the Mifflin County Planning Commission. In addition to the presentations, the public hearing also provided an opportunity to receive citizens’ views, comments, and suggestions for consideration by the Planning Commission, on the 2014 CDBG application and prior years funding. A second public hearing was held on October 23, 2014 by the Mifflin County Commissioners, who approved funding 3 of the 6 applications.

The County’s 2014 CDBG allocation is \$220,303. The following table delineates the recommended funding amounts for each project for the County’s 2014 CDBG application, which is currently under review by the PA-DCED. A contract has not been entered into for 2014 funding with DCED.

Table 2A Mifflin County CDBG Projects, 2014			
<u>Applicant</u>	<u>Project Information</u>	<u>CDBG Activity</u>	<u>Recommended Funding Amount</u>
Mifflin Juniata Dental Clinic	Third year of (fair share) equipment purchase, to continue serving additional income eligible patients	Public Services	\$11,933
SEDA-COG Housing Development Corporation Mann Edge Terrace Phase II	Land acquisition for property adjacent to Phase I	Housing, Public Facilities and Economic Development	\$101,215
Armagh Township	Stormwater management and roadway improvements (Oak Street – Potlicker Flat Area Milroy)	Housing, Public Facilities and Economic Development	\$67,500
Mifflin County Planning and Development	Program Administration	Program Administration	\$39,655

Mifflin County Project Status

The following is a summary of work in progress during calendar year 2014. The projects were possibly funded in previous funding years.

A. *Woodlawn Avenue Waterline Project* in Armagh Township involves providing 40 residents along Woodland Avenue with public / potable water thus eliminating water contamination into their households. A total of 1,450 linear feet 8” PVC piping will be connected to the existing water line on Woodland Avenue. The survey has been approved by the PA-DCED and the Township is anticipating adopting a mandatory hook up Ordinance on April 7, 2015, as required by the CDBG program. The funding is for materials purchase only, while the Municipal Authority of the Borough of Lewistown (MABL) will complete the installation. Residences within the service area will be required to hook up to the system by installing laterals.

B. *Country Club Drive and Front Road Project* in Wayne Township consist of replacing old and underutilized portions of the water distribution system in the southern part of the Township. The project involves replacing 1,750 linear feet of 2” piping with 4” PVC piping benefiting 20 residents. The survey results for this project determined it was not eligible for CDBG funds. The funds will be allocated to another eligible and fundable project.

C. *Terrace Boulevard Project* in the Borough of Juniata Terrace is a previously funded project in 2011 consisting of the rehabilitation of 1,589 linear feet of 6” terra cotta sanitary sewer pipe line to improve the sewer collection and pumping system. The area of the activity is located on the 200 and 300 blocks of Terrace Boulevard. This project will be completed by Tri-State Grouting in early 2015.

D. *Single-Family Owner Occupied Housing Rehabilitation Project* in the County is a continuation of the County’s efforts to improve the housing conditions for low-moderate income eligible home owners. Improvements include life, health and safety related improvements, such as roof and electrical repairs, heating, windows, doors and lead based paint testing.

E. *SEDA-COG Mann Edge Terrace Phase II Project* - Initial funding for this project was provided with 2013 CDBG funds with the hope that additional funding from 2014 CDBG funds would also be available. The project will result in an affordable rental senior housing facility in the Borough of Lewistown.

F. *Mifflin / Juniata Dental Clinic* – The Mifflin-Juniata Dental Clinic requested funds to purchase new equipment and instruments for serving low-moderate income clients. This is a multi-year project that started in 2012 which included the purchase of computers, x-ray machine and x-ray aprons, an instamatic low speed attachment, sensor holders, bite blocks and dental sensors.

Mifflin County Community Development Plan – Three-Year Plan

Mifflin County’s Three-Year Community Development Plan (CDP) is based on the goals and objectives included in the Mifflin County Comprehensive Plan: Visions for the 21st Century. The Three Year Community Development Plan is evaluated annually and priorities are adjusted to reflect work completed and new community needs. The projects selected to be funded from the county’s annual CDBG allocation are reviewed by a subcommittee of the Mifflin County Planning Commission and ranked according to a rating system. This rating system is part of the three-year strategy and includes prioritizing the type of activity to be undertaken and the economic condition of the community where each project is located. The Three-Year Plan for 2014 was part of the County’s Comprehensive Plan update and is incorporated into the CDBG application with PA- DCED.

Derry Township 2014 Application

The Derry Township Board of Supervisors held a public hearing on September 5, 2014 to provide an opportunity for the community to present proposed projects for the Township’s 2014 CDBG allocation. The Township Supervisors proposed projects to fund the Mifflin-Juniata Dental Clinic for the continuation of purchasing dental equipment, Habitat for Humanity to assist with the construction of a single-family home and road resurfacing and stormwater management improvements, to Pinewood Road, Sawmill Road, and Rosemont Avenue. The second public hearing was held September 27, and October 11, 2014 and at the latter meeting, the Supervisors decided to fund the projects listed in **Table 2B**. Derry Township’s 2014 CDBG allocation is \$108,366. Derry Township’s 2014 CDBG application was submitted to the PA DCED on January 2, 2015 and is currently under review. A contract has not been entered into for 2014 funding with DCED.

Table 2B Derry Township CDBG Projects, 2014			
<u>Applicant</u>	<u>Project Information</u>	<u>CDBG Activity</u>	<u>Recommended Funding Amount</u>
Mifflin Juniata Dental Clinic	3 rd year of fair share equipment purchase	Public / Health Service	\$3,900
Habitat for Humanity	New housing construction for low-moderate income house hold	Housing rehabilitation	\$10,000
522 North Water Line Extension	Individual water lateral connections	Housing rehabilitation	\$8,736
Pinewood Road (Township initiated)	Stormwater management and roadway improvements	Housing, public facilities and economic development	\$38,269
Sawmill Road (Township initiated)	Stormwater management and roadway improvements	Housing, public facilities and economic development	\$3,845
Rosemont Avenue (Township initiated)	Stormwater management and roadway improvements	Housing, public facilities and economic developments	\$24,110
County administration	Program administration	Program administration	\$19,506

Derry Township Project Status

The following is a summary of work in progress during calendar year 2014. The projects were possibly funded in previous funding years.

- A. *SR 522 North Water Line Extension Project* in Derry Township is to provide public potable water to approximately 65 households in this area that were still being served by private wells. The project consists of installing approximately 8,200 linear feet of 8” main line and 5 new hydrants from Crossover Drive to the Derry /Decatur Township line will provide public water and better fire protection to the residents. This project was funded in the amount of \$65,226. Bids are to be received in early March. Construction is anticipated to start in early spring and be completed during the summer of 2015.

- B. *Architectural Barriers Removal Project* for a proposed dog park in Kish Park involves making the dog park amenities handicapped accessible and includes improvements to the restrooms. This project was funded in the amount of \$19,396. During the summer of 2014, Mike’s Landscaping donated their time and equipment and assisted the township’s staff in the demolition of the walls of the existing swimming pool. Afterwards, the maintenance staff from Derry Township filled in and leveled off the fill to complete that portion of the project. On September 17, 2014, volunteers from MCS Bank in Lewistown, as part of the United Way Day of Caring, painted the exterior of the concession stand and existing restrooms. Bids are to be received in early March of 2015. Construction is anticipated to happen during spring and early summer of 2015.

- C. *Mifflin / Juniata Dental Clinic Project* is a continuation of a project that provides dental service to low-moderate income residents of Mifflin / Juniata County. This is a multi-year project that started in 2012 which included the purchase of computers, x-ray machine and x-ray aprons, an instamatic low speed attachment, sensor holders, bite blocks and dental sensors.

Derry Township Competitive Application

In 2013 through a collaborative effort between the Municipal Authority of the Borough of Lewistown (MABL) and Derry Township a decision was made by the Derry Township Board of Supervisors to apply for a CDBG Competitive grant. The project service area is located in Derry Township, Mifflin County. The public water line ends at the intersection of Crossover Drive and SR 522 North. The area to be served by public water is from Crossover Drive in Derry Township east to the Derry/Decatur Township line. The grant amount through the PA-DCED in the amount of \$422,093 is to address the Hillside Terrace Mobile Home Park problem of it being currently under a PA-DEP consent order, to upgrade the private water system due to high levels of chlorine. Additionally, recent test results from five (5) residential wells in the service area, show unacceptable levels of total and fecal coliform, iron, manganese, alkalinity, nephelometric turbidity, phosphates and, acidity levels (pH).

Other private on lot wells in the service area have been contaminated in the past by malfunctioning septic systems, groundwater contamination and storm runoff from agriculture. Another issue has been inadequate fire suppression to serve this area. This waterline extension will provide potable water and better fire protection, with the installation of approximately 8,200 linear feet of 8" main line and 5 new fire hydrants from Crossover Drive to the Derry/Decatur Township line. There are approximately sixty-three (63) households who would benefit from this project.

On September 17, 2014 the Township was notified the grant application was successfully awarded in the amount of \$422,093. These funds are being used in collaboration with the Township’s CDBG funds.

Brown Township CDBG Program

The following is a summary of projects approved during Federal Fiscal year 2014. The Brown Township Board of Supervisors held a public hearing on September 15, 2014 to provide an opportunity for the community to present projects for the Township’s 2014 allocation and previous years funding. The second public hearing held October 13, 2014 resulted in the Supervisor’s funding the projects listed in **Table 2C**. Brown Township’s 2014 CDBG allocation is \$82,233 and their 2014 CDBG application was submitted to the PA DCED on January 2, 2015 and is currently under review. A contract has not been entered into for 2014 funding with DCED.

Table 2C Brown Township- CDBG Projects, 2014			
<u>Applicant</u>	<u>Project Information</u>	<u>CDBG Activity</u>	<u>Recommended Funding Amount</u>
Demolition of 145 Franklin Street, Reedsville, PA (Township Initiated)	Demolition of blighted structure located at 145 Franklin Street Reedsville, PA	Elimination of Slum and Blight	\$15,000
Roadway Improvements (Township Initiated)	Road reconstruction and stormwater management improvements East and West Railroad Streets, Reedsville, PA	Housing, Public Facilities and Economic Development	\$52,431
Program administration	Mifflin County Planning and Development	Program Administration	\$14,802

Brown Township Project Status

The following is a summary of work in progress during calendar year 2014. The projects were possibly funded in previous funding years.

- A. *Main Street Architectural Barrier Removal Project* in Brown Township involves removing barriers that hinder pedestrian access. This includes replacing sidewalks with a stone sub-base, concrete wearing course and, adding handicapped accessible ramps to improve the conditions of the walkway and make the area ADA accessible. A 3-year Request for Qualifications (RFQ) was completed for the funding years 2012, 2013 and 2014. Four firms responded to the RFQ and a contract with Nittany Engineering and Associates, LLC was signed for this project. This project was funded in FFY 2013. Brown Township is also working with PennDOT on a project that will improve handicap access to East Logan Street into Armagh Township. Two handicap ramps areas are impacted by this project.
- B. *Bender Park and Reedsville Playground Architectural Barrier Removal Project* in Brown Township involves removing barriers that hinder pedestrian access. This includes installing sidewalks to create an accessible path to the restrooms and pavilions with a stone sub-base, bituminous paving or concrete wearing course, adding handicapped accessible parking spaces, replacing some existing picnic tables with ADA tables, upgrading the plumbing fixtures and make the area ADA accessible. A 3-year Request for Qualifications (RFQ) was completed for the funding years 2012, 2013 and 2014. Four firms responded to the RFQ and a contract with Nittany Engineering and Associates, LLC was signed for this project. This project was funded in FFY 2012. It should be noted that the Reedsville Playground area will be complimented with recently received Pennsylvania Department of Conservation and Natural Resource funding for a walking trail.
- C. *Mifflin / Juniata Dental Clinic Project* is a continuation of a project that provides dental services to low-moderate income residents of Mifflin / Juniata County. This is a multi-year project that started in 2012 which included the purchase of computers, x-ray machine and x-ray aprons, an instamatic low speed attachment, sensor holders, bite blocks and dental sensors.

Mifflin County Microenterprise Loan Program

During 2014, the County did not complete any loan transactions. There is one current loan made to the Mifflin County Industrial Development Corporation during 2013 for improvements to the Kardex building. The program began in 1997, as a collaboration between Mifflin County, Granville and Derry Township and Lewistown Borough using CDBG funds to encourage businesses to hire low to moderate income persons. The funds from this program have been recycled several times over the past few years through the repayment of loans.

Housing Rehabilitation Program

The Planning and Development Department administers the Housing Rehabilitation program on behalf of the Mifflin County Commissioners and for the Granville Township Supervisors prior to 2010. The County receives funding for the program from the CDBG program, the HOME grant, and Act 137 funds.

Since 1984, Mifflin County has rehabilitated approximately 500 homes totaling more than \$4,700,000 in grants for qualified homeowners. The Housing Rehabilitation program provides grants to low and moderate-income families, for certain types of home repairs. Emphasis is placed on repairs that will correct the most serious building code violations, i.e., health, safety and energy efficiency issues. Minor or cosmetic renovation activities are not normally undertaken. Examples of repairs made under the program are exterior and interior general construction, plumbing, heating and electrical. Repairs are limited to 75% of the home's fair market value.

The program is a first come, first served grant program and qualifying applicants are placed on a waiting list. It can possibly take up to four years or more before rehabilitation begins. Currently, 23 low/moderate income applicants are on the waiting list for housing rehabilitation.

Applicants are required to own their home and the property taxes must be current. A five-year conditional judgment is filed when the rehabilitation job is complete. Annual income guidelines are set by HUD at \$31,850/year or less for one-person households, plus at least \$4,400/year for each additional person depending on family size. All homes built prior to 1978 must comply with lead-based paint requirements.

During calendar year 2014, Mifflin County completed or initiated 14 housing rehabilitation projects. Most of these homes required lead-based paint interim controls. In 2014, the average amount granted to a homeowner for housing rehabilitation was \$26,500, which includes lead-based paint work.

SECTION 3: LAND USE

3.1 Subdivision and Land Development

An important function of the Mifflin County Planning Commission is the review and approval of subdivision and land development plans, as authorized by the Pennsylvania Municipalities Planning Code (MPC), Act of 1968, P.L. 805 No. 247 as amended. The County Planning Commission approves, approves with conditions, or denies subdivisions and land developments that occur in the municipalities without a Subdivision and Land Development Ordinance which includes: Bratton Township, Juniata Terrace Borough, Kistler Borough, McVeytown Borough, Newton Hamilton Borough and Wayne Township. Reviews and decisions are carried out according to the Mifflin County Subdivision and Land Development Ordinance, adopted in 1995, updated in 2003 and amended in 2006.

The Planning Commission reviews and provides comments and recommendations to the municipalities with a Subdivision and Land Development Ordinance and/or a zoning ordinance which includes: Armagh Township (no zoning ordinance), Brown Township, Burnham Borough, Decatur Township (no zoning ordinance), Derry Township, Granville Township, Lewistown Borough, Menno Township (no zoning ordinance), Oliver Township (no zoning ordinance), and Union Township.

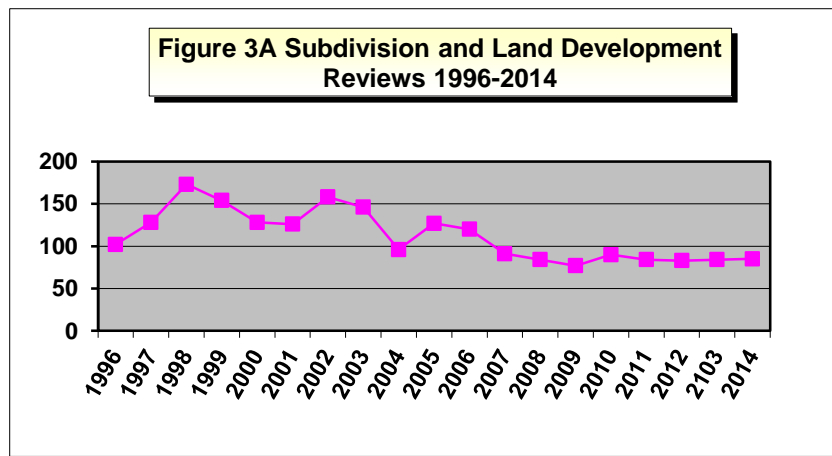


Figure 3A shows the number of plans reviewed since 1996. The trend since 2005 has been a decreasing number with minor increases in 2010, to a slightly lower consistent number of plans during 2011-2014. The Mifflin County Planning Commission reviewed a total of 85 plans in 2014. **Table 3A** below, shows the number of plans reviewed from 2009 through 2014, with subdivisions including lot additions and lot line adjustments. Of the plans reviewed in 2014, 62 new residential lots would be created, covering 87 acres. Among the land development plans proposed, 5 new non-residential lots would be created, accounting for 25 acres of developed land, or 1,089,000 square feet of new commercial/industrial acres.

Table 3A Subdivision and Land Development Plan Reviews 2009-2014				
Year	Minor Subdivision	Major Subdivision	Land Developments	Total
2009	63	2	12	77
2010	74	1	15	90
2011	62	1	21	84
2012	71	0	13	83
2013	70	1	17	88
2014	66	2	17	85
Totals	406	7	95	507

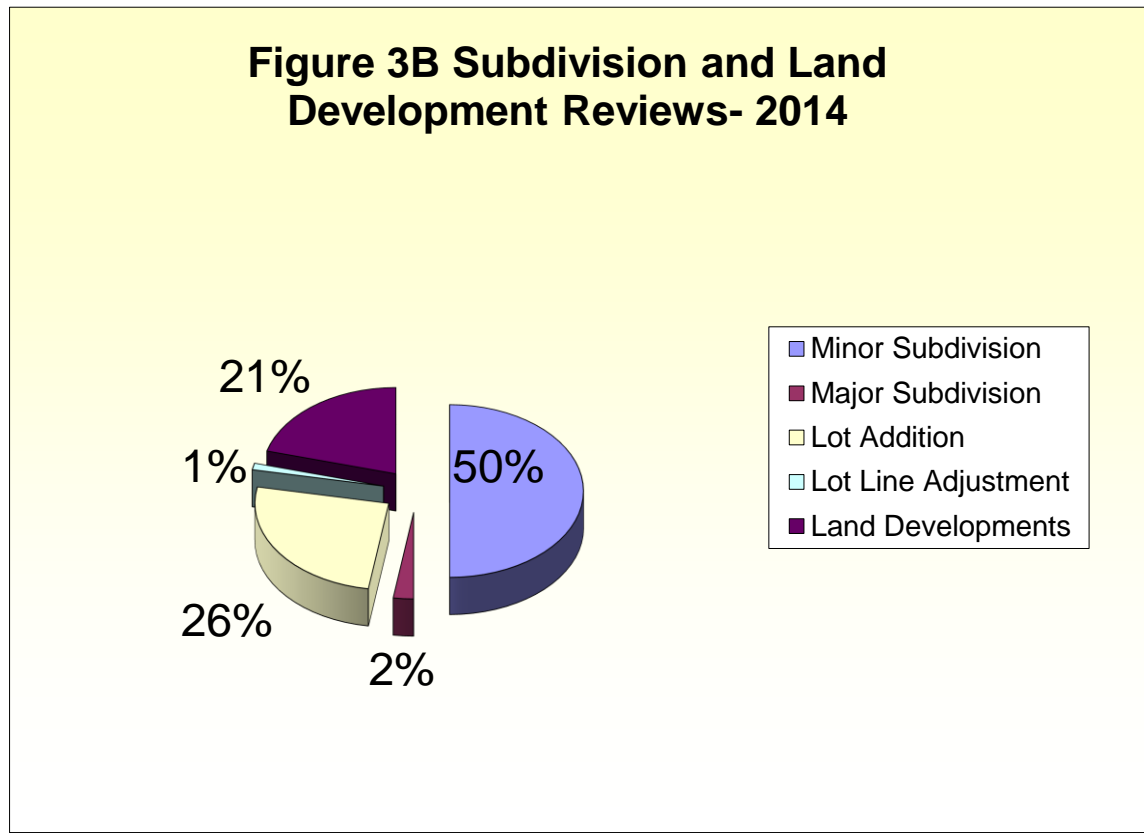
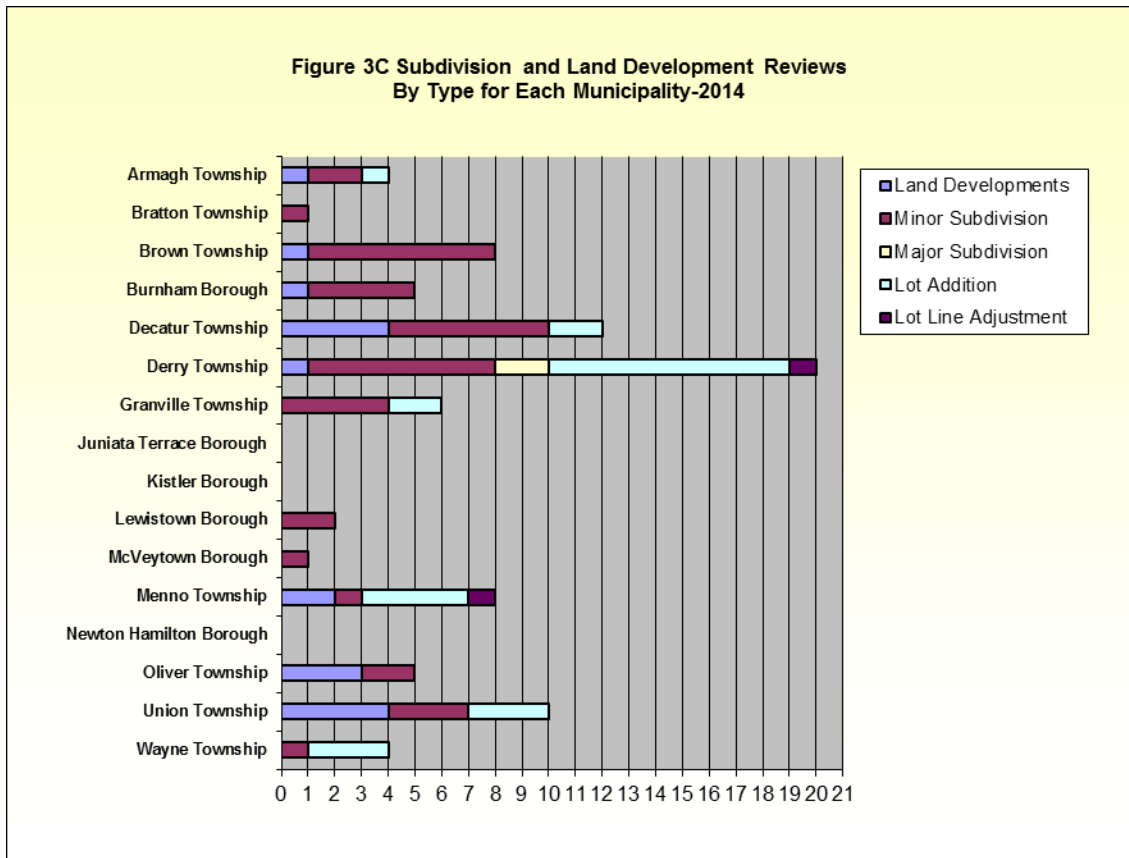


Figure 3B shows the percentage of plans submitted by type. Of the 85 plans that were submitted for review, a number of plans contained multiple types within one plan (e.g., a minor subdivision with a lot addition, or a subdivision with a land development). Therefore, the 85 plans reviewed consisted of 5 types as noted within the legend in Figure 3B. The majority of plans (50%) were minor subdivisions of one to six lots. Major subdivisions more than 6 lots accounted for 2% of the total number of plans reviewed. Lot additions accounted for 26%, while lot line adjustments accounted for 1% of the total plans reviewed. A lot addition involves adding a portion of land from one lot to another lot. A lot line adjustment involves adjusting a lot line between two lots. Land development plans, which are plans for constructing and buildings and developing property, accounted for 21% of plans reviewed in 2014.

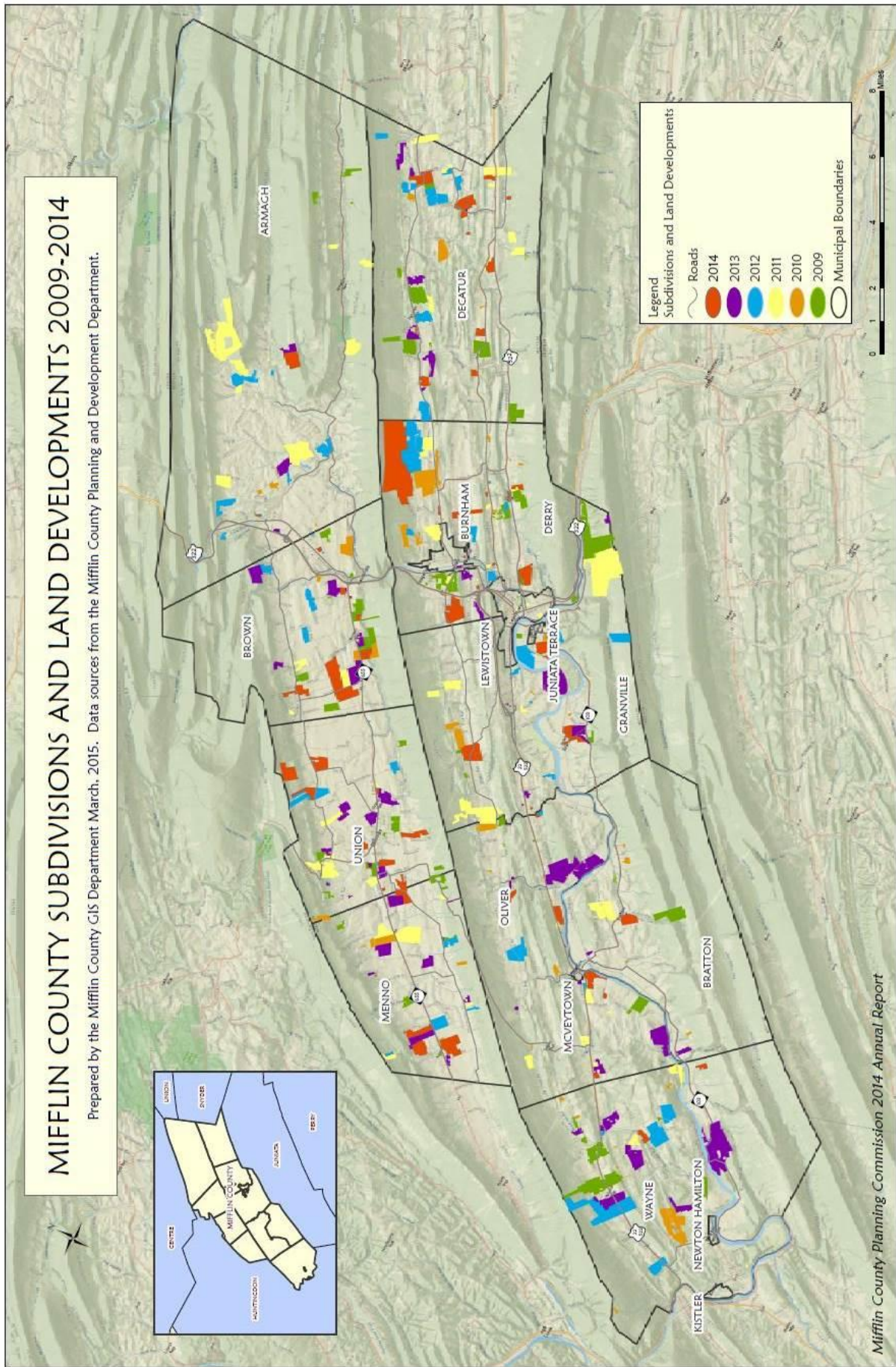
Table 3B shows the number of plan types reviewed in each municipality during 2014.

Table 3B Subdivision and Land Development Plan Reviews-2014						
Municipality	Land Developments	Minor Subdivision	Major Subdivision	Lot Addition	Lot Line Adjustment	Total
Armagh Township	1	2	0	1	0	4
Bratton Township	0	1	0	0	0	1
Brown Township	1	7	0	0	0	8
Burnham Borough	1	4	0	0	0	5
Decatur Township	4	6	0	2	0	12
Derry Township	1	7	2	9	1	20
Granville Township	0	4	0	2	0	6
Juniata Terrace Borough	0	0	0	0	0	0
Kistler Borough	0	0	0	0	0	0
Lewistown Borough	0	2	0	0	0	2
McVeytown Borough	0	1	0	0	0	1
Menno Township	2	1	0	4	0	7
Newton Hamilton Borough	0	0	0	0	0	0
Oliver Township	3	2	0	0	0	5
Union Township	4	3	0	3	0	10
Wayne Township	0	1	0	3	0	4
TOTALS	17	41	2	24	1	85

Figure 3C shows a comparison of the number of plan reviews and types by municipality in 2014. Derry and Decatur Townships had the most plans with a total of 20 and 12 respectively. In Armagh Township 4 plans were reviewed, in Bratton Township 1 plan was reviewed, in Burnham Borough 5 plans were reviewed, in Granville Township 6 plans were reviewed, in Lewistown Borough 2 plans were reviewed, in McVeytown Borough 1 plan was reviewed, in Menno Township 8 plans were reviewed, in Oliver Township 5 plans were reviewed, in Union Township 10 plans were reviewed and in Wayne Township 4 plans were reviewed. There were no land developments submitted in Bratton, Granville, and Wayne Townships and in the Boroughs of Juniata Terrace, Kistler, Lewistown, McVeytown, and Newton Hamilton.



Some areas of Mifflin County are experiencing faster growth than other areas. One way to pinpoint growth areas is to track the location of subdivisions and land developments looking for clusters of activity. The map on the following page illustrates the locations of parcels that have had subdivision and land development plan activity in Mifflin County from 2009 to 2014.



3.2 Municipal Building Permit Activities

Table 3C lists building permits issued in each municipality for 2012 to 2014. The *Other* category includes permits for renovations, additions, garages, barns, sheds, recreational camps, pools, decks, etc.

Table 3C Municipal Building Permits Issued, 2012-2014															
Municipality	Single/Multi Family Home			Manufactured Home			Commercial/ Industrial			Demolition			Other		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Armagh Township	4	6	2	0	0	0	0	1	2	13	5	5	46	41	37
Bratton Township	0	3	0	0	0	0	1	0	0	0	0	0	21	38	11
Brown Township	3	4	6	6	1	1	7	4	0	6	10	4	53	56	38
Burnham Borough	0	0	1	0	0	0	1	1	2	2	0	3	8	8	6
Decatur Township	10	8	4	0	0	0	0	0	0	2	0	0	18	14	15
Derry Township	4	20	20	0	0	0	13	20	13	4	0	0	79	79	62
Granville Township	9	8	14	0	0	0	14	9	9	10	15	5	48	30	21
Juniata Terrace Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kistler Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lewistown Borough	0	6	4	0	0	1	26	23	37	4	16	10	474	608	498
McVeytown Borough	0	0	0	0	0	0	2	0	0	2	1	0	35	5	6
Menno Township	3	4	0	0	0	0	0	1	0	2	2	1	20	21	3
Newton Hamilton Boro.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oliver Township	3	8	4	0	0	0	1	1	2	2	0	1	39	34	26
Union Township	3	7	9	2	0	0	3	1	6	7	5	8	29	31	45
Wayne Township	7	0	12	0	4	0	0	1	0	4	1	6	24	28	11
Totals	46	74	76	8	5	2	68	62	71	58	55	43	894	993	779

*Source: *Mifflin County Assessment Office*

3.3 Residential Building Costs

Table 3D reflects average new residential single-family and multi-family home construction costs, excluding land, in the municipalities of Mifflin County. The total homes and the average estimated cost are based on the totals and average cost from 2012 - 2014. There were no single family (S.F.) homes or multi-family (M.F.) homes reported in any of the following Boroughs or Townships in 2014: Juniata Terrace, Kistler, McVeytown, and Newton Hamilton Borough. There were only fifteen multi-family homes built in Brown Township, Lewistown Borough, Union Township and Wayne Township. The average estimated new home cost throughout the county for the past year for a single family house was \$103,494.77 and for multi-family homes \$213,900.00. It should be noted that the average cost amounts in Table 3D come directly from the building permit estimates and may not be a reflection of actual building cost.

Table 3D						
Average Estimated Residential Construction Costs, 2012 - 2014						
<u>Municipality</u>	<u>Single Family Homes</u>	<u>Total Value of S.F. Homes</u>	<u>Average Estimated Cost*</u>	<u>Multi Family Homes</u>	<u>Total Value of M.F. Homes</u>	<u>Average Estimated Cost*</u>
Armagh Township	12	\$ 662,000.00	\$ 55,166.67	0	\$ -	\$ -
Bratton Township	3	\$ 245,000.00	\$ 81,666.67	0	\$ -	\$ -
Brown Township	13	\$ 1,987,000.00	\$ 152,846.15	8	\$ 2,386,500.00	\$ 298,312.50
Burnham Borough	1	\$ 75,745.00	\$ 75,745.00	0	\$ -	\$ -
Decatur Township	22	\$ 1,142,320.50	\$ 51,923.66	0	\$ -	\$ -
Derry Township	44	\$ 6,249,881.00	\$ 142,042.75	0	\$ -	\$ -
Granville Township	31	\$ 3,164,143.00	\$ 102,069.13	0	\$ -	\$ -
Juniata Terrace Borough	0	\$ -	\$ -	0	\$ -	\$ -
Kistler Borough	0	\$ -	\$ -	0	\$ -	\$ -
Lewistown Borough	10	\$ 928,548.15	\$ 92,854.82	1	\$ 120,000.00	\$ 120,000.00
McVeytown Borough	0	\$ -	\$ -	0	\$ -	\$ -
Menno Township	7	\$ 804,000.00	\$ 114,857.14	0	\$ -	\$ -
Newton Hamilton Borough	0	\$ -	\$ -	0	\$ -	\$ -
Oliver Township	15	\$ 1,901,000.00	\$ 126,733.33	0	\$ -	\$ -
Union Township	19	\$ 1,830,838.00	\$ 96,359.89	2	\$ 340,000.00	\$ 170,000.00
Wayne Township	19	\$ 1,294,500.00	\$ 68,131.58	4	\$ 362,000.00	\$ 90,500.00
Totals	196	\$ 20,284,975.65	\$ 103,494.77	15	\$ 3,208,500.00	\$ 213,900.00

*Costs are from estimates on building permit applications, excluding land.

**Costs for Wayne Township were estimated based on assessment value as opposed to building permits

Source: Mifflin County Assessment Office

SECTION 4: MEMBERS AND STAFF

4.1 Planning Commission

At the reorganization meeting in January 2015, the officers of the Mifflin County Planning Commission were elected as follows: Daniel Dunmire, Chair; Neal Shawver, Vice Chair; and Jim Spendiff, Secretary.

Member Update

In June 2014, Mario Andrie resigned from the Mifflin County Planning Commission after serving two years. His resignation was due to his work relocation.

In July 2014, Tyler Gum was appointed by the Mifflin County Board of Commissioners to serve as a member of the Mifflin County Planning Commission.

In August 2014, Brent Miller resigned from the Mifflin County Planning Commission after serving seven years. His resignation was due to relocation of his family closer to work. While a member, Brent served as secretary.

In September 2014, Kay Semler was appointed by the Mifflin County Board of Commissioners to serve as a member of the Mifflin County Planning Commission.

Member Development

Flood Insurance Reform Act of 2012

Dan Fitzpatrick, state National Flood Insurance Program Coordinator, gave a presentation at the March 27, 2014, Mifflin County Planning Commission Meeting about the changes that could be affecting 47 percent of Pennsylvania residents.

Homeowners have already started to notice an increase to their flood insurances due to a Flood Insurance Reform Act of 2012 (Biggert-Waters Act). However, according to Mr. Fitzpatrick, new legislation should help to stop the high increase.

The effects of the major hurricanes recently like Katrina and Sandy provoked the Act of 2012 so that rates would quickly rise to accurately reflect the risk of those living in the flood plain areas. Some law makers seemed to believe it would focus on certain portions of the housing market, but it affects more average home owners than they thought. Due to the widespread complaints on the adverse effects it was having, the Homeowner Flood Insurance Affordability Act 306-91 was signed into law on March 21, 2014.

"This is still really new," he said. "Our office has not had a chance to look this over to be able to understand it fully, but we do know it is designed to protect homeowners from unreasonable and unrealistic premium increases, which is what some are seeing now."

This most recent act provided greater consumer affordability and predictability in five areas. The first thing it does is to permanently remove the home sales or new policy rate increase trigger for the primary residence. It treats the person buying the home the same as the person selling it, and restores real estate markets in communities across the county. The second thing is it reinstates grandfathered rates by decoupling rate increases with the Federal Emergency Management Agency remapping. Another way this act helps is to provide a refund for the people who purchased a subsidized home without the full transparency from FEMA. The fourth thing the act provides home improvement protection by increasing the threshold that triggers a loss of grandfathered status. The proposal would raise it to 50 percent from the existing 30 percent. The final thing the act provides is it also includes other affordability measures which include high deductible options and more.

The removal of this provision ensures that policy holders are not penalized who built to code and built to standards of existing flood insurance rate maps. Creating new maps is a priority of FEMA, but FEMA does not currently have the funding.

All of this could change again as the Affordability Act is only delaying the Reform Act of 2012. Mr. Fitzpatrick said that changes could come after an affordability study is done as part of the Reform Act of 2012.

Annual Transportation Update

Karen Michael from District 2 PennDOT gave her annual transportation update on June 26, 2014. She started her presentation with an update on the Act 89 provisions. Through this act, there has been an increase to liquid fuel funds to the municipalities. In 2014, \$946 million will be invested in state roads and bridges, public transportation, local roads and bridges, PA Turnpike expansion projects, multimodal fund and dirt/gravel/low-volume roads. The estimate for the next five years is an increase to \$2.3 – 2.4 billion and the creation of 50,000 jobs. In 2014, Act 89 provided the following in Mifflin County: resurfacing of PA 103 in the Pine Glen Area towards the Juniata Terrace, box culvert replacement on State Route 2004 over Tributary to Jacks Creek and box culvert replacement on State Route 4013 over Strodes Run.

Karen gave a summary of all completed, in process and upcoming transportation projects in Mifflin County as well as the proposed Potters Mills Gap project. The completed projects in Mifflin County for the past years consisted of one bridge rehabilitation, a betterment project on SR 22 in McVeytown, Phase IV enhancements of Monument Square and one box culvert.

She then reviewed the projects that are in process. The bridge replacement continues at the SR 1005-A04 Tea Creek and SR 2004-A02 box culvert Tributary to Jacks Creek. Bridge rehabilitation has started on SR 22 Bypass which includes eight bridge preservation projects.

The upcoming projects will begin with a bridge replacement SR 4013 box culvert in Granville Township and SR 4013 box culvert in Wayne Township with a let date of December 2015. Bridge replacements will continue for several years on SR 3017 box culvert in Wayne Township, SR 22-A12 Musser Run, SR 2002-A01 Kish Creek, SR 3001-A Kish Creek, SR 2001-A03 Tributary Jacks Creek, and SR 2004-A01 Jacks Creek.

Karen concluded her program with an update on the Potters Mills Gap Project. She informed the Planning Commission of the environmental impacts the project will have in the area. She provided an overview of the process that has taken place for this project to move forward. Karen spoke on what the engineers had to take into consideration such as bridging the gap, acid bearing rock and air quality analysis. According to the schedule she provided, the bidding for phase one was to occur in the fall of 2014. The project will not be fully complete until the year 2019.

Economic Development Update

Robert Postal, President of the Mifflin County Industrial Development Corporation (MCIDC) attended and presented information on the economic growth in Mifflin County and on the status of ongoing projects on August 28, 2014. He showed the recent employment trends. The County closely tracks the State although with more severe cycles. He believes that this is because of the manufacturing base, which tends to reflect the larger business cycles and is more variable than, say, government or services. Although the economy is steadier, education remains an area the county could improve upon that would help with economic growth.

Mr. Postal next spoke of some of the ongoing projects including: the Life Science Complex in Derry Township, a building in MCIDC Plaza for Nittany Paper Mills, Meiker Equipment Company in Belleville, the Juniata Valley Railroad improvements for access to General Electric and First Quality, and the proposed Mann Edge Terrace II project.

Rob ended his presentation talking about the major gas lines that run through Mifflin County. Mifflin, Centre and Clinton Counties have gotten together to form the Regional Gas Intuitive. The initiative is looking at some of the issues in improving natural gas distribution in the three counties. A priority list has been formed and the number one priority is how to make gas more affordable and bring the sources to major industry such as Standard Steel, the industrial park and the industrial plaza.

Rob provided some useful websites if the Planning Commission would like further information. Those websites are www.newpa.com, www.corepaglobal.org, www.focuscentralpa.org, www.cpwdc.org

Mifflin-Juniata Housing Coalition

Allison Fisher and Marie Mulvihill from the Mifflin Juniata Housing Coalition were present to speak to the Planning Commission about what the Housing Coalition has been working on and how it corresponds with the implementation of the Comprehensive Plan. Allison stated the Housing Coalition has reviewed the proposed implementation tasks from the Comprehensive Plan that included: a model zoning ordinance; to update the County Subdivision Ordinance; a trail feasibility study; an economic development assessment; a housing condition report and map; and a demand for elderly housing study. A trail feasibility and senior housing study were the two considered priorities by the Planning Commission. The Housing Coalition also sees the need for elderly housing study, but their first priority they feel is an updated housing conditions map. The map would help look at a broad spectrum of housing and not just one area. The county doesn't have a current housing conditions map. The closest example to a map is the substandard housing information that was developed back in 1998 from information collected during the County's reassessment process at the time and stored at the Assessment Office. Allison had spoken to the GIS Department to see what they can produce for the coalition to help with the construction of this map. There are about 12 items that Allison would like to see on the map. Ideally the map will be color coded similar to one she is looking at from Baltimore. This map will not only help developers, but also human services. The biggest obstacle is having properties reassessed to collect accurate data on housing conditions. The last County assessment took place in 1998. This presentation was followed by questions from the Planning Commission. She ended by again expressing support for the senior housing study, but saying the housing condition map is still needed.

Bill presented an additional aspect of the senior housing study to enhance its usefulness to the Human Services Department, which is a Housing Coalition housing summit. A housing summit could be programmed to bring together planners, housing advocates for seniors and housing developers to review facts about the housing market, identify gaps, prioritize actions and research to improve the housing market for present and future residents.

DCNR – Recreation and Park Presentation

Jay Schreiber of the Department of Conservation and Natural Resources (DCNR) was in attendance on November 20, 2014, to address the Planning Commission and members of the townships and boroughs in the audience of the grant opportunities through DCNR. He started his presentation with updates on successful applicants in Mifflin County with the help of a grant from DCNR including the proposed boat launch in McVeytown and the walking trail in Brown Township. As part of his presentation he discussed the various grant programs available through DCNR and the 2015 funding priorities through the Community Conservation Partnerships Program (C2P2). All their programs require cash or an in kind match. Jay ended his presentation providing information on the 2015 timeline for the C2P2 programs which opens in January with an April 16, 2015 deadline.

4.2 Planning and Development Department

Staff Development

Staff members of the Planning and Development Department have participated in conferences, workshops and other events through the year to continue their training and professional development.

County Planning Directors Association

Planning Directors from counties throughout the Commonwealth meet several times a year to discuss issues affecting county planning offices and commissions. The County Planning Directors Association is affiliated with the County Commissioners Association of Pennsylvania (CCAP) and was formalized in 2004 as the County Planning Directors Association. Mifflin County is a member of this organization, and William Gomes has been attending these meetings. The association met three times during 2014 and reviewed and discussed the following: an update of the organization's strategic plan; Act 13 (Marcellus Shale Law) and its effects on land development activity; flood plain management and the flood insurance program; an update on the State's long range transportation plan; transportation funding opportunities; integrated water resource management; and legislative updates.

CDBG: CD and H Practitioners Conference

On March 31 and April 1, 2014 James Lettiere, Douglas Marks and Jodie Barger attended the Pennsylvania CD&H Practitioners Annual Conference at the Nittany Lion Inn in State College, PA. The conference focused on the administration and use of Community Development Block Grant and HOME funds. A session on Federal

programs and administration included fair housing reporting, potential changes to CDBG administration for Townships and Counties, annual reports, 3-year project activity completion extension requests, modification and revision templates, monitoring activity progress reports (MAPR) and revolving loan funds. A plenary session dealt with planning, revitalization of neighborhoods and effective blight strategies. The breakout sessions included the program invoicing process, HOME program income reporting requirements, planning and effective community development plans, and environmental review compliance. The environmental review session covered the grantees responsibilities for completing environmental reviews for projects in accordance with the National Environmental Protection Act (NEPA) of 1969.

Pennsylvania Local Government Training Partnership

On April 8, 2014 William Gomes and James Lettiere attended the Pennsylvania Local Government Training Partnership program entitled Planning Matters: Demographic Change and Land Use Policies. This was held at the Centre Region Council of Governments offices located on Gateway Drive in State College, PA. The training covered current and forecasted demographic and market trends for the state and the region, and to explore prospective land-use strategies that will be market receptive and economical. These trends influence market demands for housing, retail and commercial space.

PA Chapter of the American Planning Associations Annual Conference

On October 12, 2014 William Gomes attended the PA Chapter of the American Planning Associations Annual Conference, in Philadelphia, Pennsylvania. Since only one day of the conference was attended, sessions were limited to a walking tour of the historic Society Hill neighborhood and the historic preservation effects that have occurred there, as well as a session on best practices on local sign control discussing the model ordinance developed in Montgomery County.

Law and Ethics Conference

William Gomes and James Lettiere attended a workshop on November 7, 2014 entitled “Guideposts for Decision Making: Land Use Law and Ethics.” The workshop was held in Harrisburg with attorney Susan Smith discussing recent land use decisions issued by the Commonwealth and Supreme Courts of Pennsylvania as well as a discussion of decisions by the PA Courts of Common Pleas and PA Administrative agencies. These decisions have an impact on the implementation of local land use ordinances.

Also at the workshop, was attorney Matt Haverstick to review ethics for planners as well as an overview of ethical issues that arise at public meetings.



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