

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**August 24, 2023**  
**MIFFLIN COUNTY COURTHOUSE**

**ATTENDANCE**

**Members**

Dan Dunmire, Vice Chair  
William Campbell  
Joshua Yetter Clark  
Daniel Firth  
Tom Lake  
Dave Pennebaker  
Kay Semler

**Other**

Sierra Bolger – The Sentinel  
Jim Zubler – Lewistown, Inc  
Steve Fallerkor  
Brian Adams  
Ron Boulter, PLS

**Staff**

Candace Rager, Planning Secretary

**Call to Order**

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

**Record of Public Attendance**

Dunmire confirmed all present signed the record of attendance.

**Approval of Meeting Minutes**

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

**Public Comment**

Dunmire entertained public comment. Jim Zubler representing Downtown Lewistown, Inc. made a request of sponsorship from the Planning Commission for a workshop for the municipalities to learn about funding available through the PA Department of Community & Economic Development. The event will feature PA DCED Central PA Regional Director, Madra Clay, leading the presentation. There will be information presented about State Programs, including grants, to help better the municipalities specifically and the overall community in general. Mr. Zubler stated that sponsorship was being willing to spread the word about the workshop, perhaps an email. Mrs. Semler commented she feels it will be a valuable resource and provide tremendous opportunity for all the municipalities. After discussion, Dunmire requested a motion to approve sponsorship for the workshop. Semler made a motion to accept and Mr. Firth seconded the motion. All voted aye. The workshop will be held on Wednesday, October 4 @ 6:00. The Planning & Development Office will provide distribution of the workshop flier to all of the municipalities.

**Subdivision and Land Development Review Committee Report**

There were nine (9) plans submitted to the committee for review from August. Nine (9) plans are under municipal ordinance. There is one (1) plan under county ordinance that was re-reviewed.

five (5) Minor Subdivisions, two (2) lot additions, one (1) non-residential land development, and one (1) lot line adjustment.

The plans are for Mid-Atlantic Interstate Transmission, LLC (Derry Township), Lee Marker (Granville Township), Walter & Mary Spigelmyer Trust (Decatur Township), Joseph & Connie Hunter (Decatur Township), Randall & Rita Gutshall (Decatur Township), Jonas & Ella Peachey (Menno Township), Timothy & Joseph Dunmire (Oliver Township), David & Julia Peachey (Union Township), Brian Adams (Bratton Township – **Re-Review**).

### **Municipal Subdivision Plans**

The committee members previously reviewed the plans. Dunmire offered the engineer to discuss the Marker plan. Boulter stated there was no new developments planned for the property and Granville Township had given it their approval. Dunmire indicated there were no issues and the planning commission would be forwarding its final comments to the township. The Adams plan was discussed and Campbell stated one of the major concerns was the front parcel right of way which didn't meet a standard. The tabling of the plan last month stemmed around not having enough time to go over the re-submitted plan. Brian Adams was present and stated all of the road access issues have been resolved. Campbell stated another issue was to have a formal road maintenance agreement for the parcels being addressed. Dunmire read the road maintenance agreement that is stated on the plan. Clark stated the re-submitted plan was much more complete. Campbell commented that between the additional review process, comments, and updated plan, there were no other major concerns. Dunmire requested for a motion for the Adams plan to be conditionally approved. Mr. Firth made a motion. Mr. Campbell seconded the motion. All voted aye. Dunmire stated there were nine other plans under municipal ordinance, none of which had any major concerns. There is one plan named Dunmire and he does not have anything to do with it but wants it on record that he will refrain from voting on that particular plan.

Dunmire entertained a motion to approve the plans under municipal ordinance and the Adams plan under county ordinance. A motion was made by Mr. Lake and seconded by Mr. Campbell. All members voted aye.

### **County Notification Letters**

Dunmire explained what the letters may involve and the members agreed they only wanted to hear about the ones that were relevant to reviewed plans. One letter was presented from a previous reviewed plan (Emerson Peachey) because of a question about a quarry located on the property and whether it is active. The letter stated the quarry is active.

### **Project Updates**

Dunmire announced a new director (Jim Lettiere) would be starting the following week.

Clark spoke about the Countywide Action Plan (CAP) which is all about water quality and the draft for this plan is being finalized. This year everything that was done will be reviewed, make necessary changes, and update set goals. There was cast modeling performed which gives results of all the projects in Mifflin County. They have hit a lot of the goals and fallen back on some. This will allow them to adjust some of the parameters of the stated goals. Clark will be providing a copy of the draft to the members for review. Firth inquired about the Marcellus Shale deposit located on the Ort Valley Road interchange. Clark said it is part of the plan and may receive funding to have something installed to divert the run off.

### **Other Business**

Next meeting will be September 28, 2023.

