



2016 Annual Report

Mifflin County Planning Commission

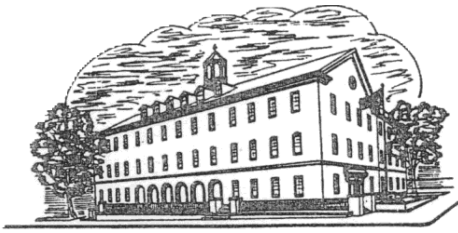


*MIFFLIN COUNTY
PLANNING COMMISSION
2016 ANNUAL REPORT*

Prepared by

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April 6, 2017



MIFFLIN COUNTY PLANNING COMMISSION

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

April 6, 2017

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 2016 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 2016 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 2016 Annual Report.

Thank you again for your invaluable help throughout the year.

Sincerely,

Kay Semler
Chair



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SECTION 1: INTRODUCTION

1.1 Mifflin County Board of Commissioners

Lisa V. Nancollas, Chairman
Stephen T. Dunkle, 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

Kay Semler, Chair
Dan Dunmire, Vice Chair
Neal Shawver, Secretary
Michelle Bair
Jason Cunningham

Thomas Lake
David Pennebaker
James Spendiff
Kent Spicher
*Cyle Vogt

*Alternate Member

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
Stacey Herman, CDBG Fiscal Manager
Chastity Fultz, 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, hazard mitigation, recreation 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, Mifflin County Internet Advisory Committee, 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, PA County Planning Directors Association, YMCA, PA Municipal Planning Education Institute, Call-A-Ride Services Local Advisory Committee and the Mifflin County Housing Coalition.

1.4 Planning and Development Committees

The following committees were active in 2016:

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

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 David Pennebaker James Spendiff

Mifflin County Parks and Recreation Committee: The Mifflin County Parks and Recreation Committee provide recommendations concerning recreational policies, facilities, finances and programs. The Committee works with municipalities throughout the county and provides assistance to Mifflin County in reviewing projects submitted under the Marcellus Shale Legacy Fund program for open space and recreation.

Jamie Fultz Matthew Moore Ron Napikoski Eric Rhodes Ann Thompson
Ann Kanagy Marie Mulvihill Kevin O'Donnell Amy Smith Mark Zong
Dave Harmon

*Mike McMonigal and William Gomes serve as ex-officio members

**Eric Rhodes replaced Bill Conaway

Mifflin County Internet Advisory Committee: The Mifflin County Internet Advisory Committee seeks to develop options and opportunities to improve broadband internet service in Mifflin County through a collaborative effort of residents, businesses, internet providers and local government. Effectively addressing both the existing and future telecommunication needs of the County is the central goal.

Clint Aurand Michael Hain Matthew Moore Kristen Ritchey Nathan Smith
Craig Bubb Barb Harer John Rhone Kay Semler Michael Tate
Scott Kramer* William Gomes**

*advisory representative from SEDA-COG

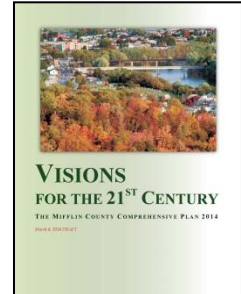
**advisory representative from Planning and Development Department

SECTION 2: PLANNING AND COMMUNITY DEVELOPMENT

2.1 Planning

Comprehensive Plan

The Mifflin County Commissioners adopted the Mifflin County Comprehensive Plan on April 24, 2014. 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.



Since the Plan's adoption, the Mifflin County Planning Commission decided to work toward implementing some features in the Plan.

Several key recommendations in the Plan included:

- 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.
- Ensure local utility representatives have an understanding of the growth areas so that the county's development demands are met.



An objective of the Comprehensive Plan is to promote the expansion of telecommunications, gas and electrical services to support economic development. One of the strategies is to work with schools and libraries to improve data and communication technology including e-resources. In December of 2015, Penn State announced they planned to discontinue live credit courses they offered at the Lewistown Outreach Center in the Spring 2017. Penn State stated they were moving away from the direct classroom approach that has benefited this area for the past sixteen years to their World Campus, which is all internet based. In response to this decision by Penn State, we outreached to each municipality in the county to determine internet availability with responses from multiple dead spots to having to rely on dial up internet service. We also learned from the Mifflin County Library that over 9,000 residents in 2015 and over 9,800 in 2016 used their Wi-Fi services due in part to the need for the need for high speed internet access. This situation is compounded by no publically available reliable map or information from carriers on the extent of high speed internet service in our area.

This discovery of poor internet service in many parts of the county led Mifflin County through the County Planning and Development Department to hold an internet summit in July of 2016. Invitations were sent to businesses, agencies and municipalities to create an open discussion about what the county has available and how we might improve the situation. Approximately 40 people participated in the event.

Following the summit, the Mifflin County Commissioners appointed a ten-member Internet Advisory Committee to review the needs and develop recommendations on how to move forward to improve internet service. The Committee met two times in 2016 reviewing service maps that show questionable service areas by the various providers. An early recommendation was to determine what the actual internet service is in Mifflin County through the development of a community based survey. A residential survey is being developed that will be mailed out to approximately 2,000 households based on a random sample that also takes into account sufficient survey results by municipality in the county. The residential survey will be complemented with a business survey that will be sent out electronically by the Chamber of Commerce to 800 businesses. From these two surveys, we will verify the type of service we have and the needs in the county. The surveys will be sent out in the spring of 2017 and will be the basis of how the county proceeds to improve internet service. The Committee will continue to meet on a monthly basis in 2017.

Natural Gas Study

In early 2016, SEDA-COG completed a Regional Gas Utilization Initiative (RGUI) study report that was a collaboration between Mifflin, Centre and Clinton Counties to identify targeted investment areas (TIAs) for provision of natural gas to residents and businesses in the three-county area. During 2016, SEDA-COG and each county followed up recommendations of the study by continuing to pursue possible avenues to facilitate establishment of natural gas service for those TIAs identified as “priority” areas.



After some further discussion to refine which areas were to be considered further for new service, the following three areas were selected for action:

- Freedom Avenue Area
- Pleasant Acres East
- Area East of US 322-Milroy Interchange



To support funding of these projects, and to build on recommendations in the RGUI report, the three counties involved in the RGUI study and SEDA-COG incorporated the SEDA-COG Natural Gas Cooperative, Inc. in June 2016. The vision of the Cooperative is to “provide Pennsylvania’s Natural Gas to Pennsylvanians”, and its mission is to “support and establish new and upgraded natural gas service to central Pennsylvania businesses and residents in an environmentally responsible and cost-effective manner to promote economic growth, cost savings, and the use of cleaner energy.” The Cooperative expects to fulfill its mission through facilitating, supporting, and developing natural gas infrastructure throughout its service area by pursuing grant and loan funding and building and working through partnerships with private and public partners.

A 10-member Board of Directors was appointed by the counties and SEDA-COG, and the initial Board meeting took place on July 22, 2016. Each county is represented by three Directors, with SEDA-COG having an ex-officio position. Mifflin County Directors include Bill Gomes, Rob Postal, and Michael Tate. The Board has met monthly since its establishment, and has also designated subcommittees to coordinate various areas of interest to the Cooperative’s operations. One such group is the Capital Projects Committee (CPC), which is responsible for evaluating, rating, and ranking potential projects associated with the priority TIAs identified in the RGUI study. Mifflin County is represented on this committee by Bill Gomes and Craig Bubb. The CPC began its work in late 2016, and will provide recommendations back to the Board on projects to be addressed and their order for development.

Currently, the SEDA-COG Natural Gas Cooperative is working to establish new natural gas service in the area east of the US 322-Milroy interchange to support business-related operations, as well as new service for residential areas. It is hoped that funding can be procured in 2017 to begin design and engineering work for this project, with construction potentially to begin in 2018.

For more information on these initiatives, 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 and the United Way, focused on three projects including the Juniata River Boat Launch in the McVeytown/Mattawana area, an improvement plan for Lewistown Recreation Park and the Juniata River Trail project.

The Juniata River Boat Launch, developed with the assistance of YSM Landscape Architects and The EADS Group, is a joint project between Mifflin County, Bratton Township, Oliver Township and McVeytown Borough and was conceived over 4 years ago. This project involves financial support from the National Park Service, the PA Department of Conservation and Natural Resources and Mifflin County. After several months of delays and redesign in 2015, a permit was issued by the PA Department of Environmental Protection (DEP) in the spring of 2016 and construction by G&R Charles Excavating, Ltd. took place in the late summer and fall of 2016. At that time, the original proposal, which called for additional parking across the road had been eliminated. However, based on construction bids received for the project that were below original cost estimates and few work related change orders, efforts were initiated in early October 2016 to secure a second DEP permit to construct the parking area. This permit was not issued until the end of January 2017. The main area around the boat launch was completed in 2016, but the parking area will not be completed until the middle of April 2017. Once this is completed, a grand opening of the facility will take place. This project would not have occurred without the assistance of the property owners, Raymond and Arlene Byler, who agreed to lease the property to Mifflin County.



The Council and the Planning Department also worked with Lewistown Borough in encouraging implementation of the Lewistown Rec Park Feasibility Study. This study, which provided recommendations to improve and rehabilitate the Park, was developed by YSM Landscape Architects and completed in December of 2015 with RecTAP funds provided by the PA Recreation and Park Society. During 2016, Lewistown Borough used the study to initiate identified improvement needs to revitalize the park.

Another priority has been trail development. Mifflin County does not have any multi-purpose recreation trails along the Juniata River to provide residents and visitors a facility for walking, jogging and cycling. Based on recommendations found in the *Juniata/Mifflin County Greenway, Open Space and Rural Recreation Plan* (2010) and the *Mifflin County Comprehensive Plan* (2014), a trail along the Juniata River was proposed leading to a feasibility study of a trail. The feasibility study, completed in early June of 2015 by YSM Landscape Architects, reviewed an area almost 2 miles in length from

Victory Park in Lewistown Borough to an area around Blue Juniata Drive in Granville Township. The study showed that the trail could be developed, but based on estimated costs and approvals by some property owners, the trail was phased with Phase I maintaining a path that was already owned by the Borough of Lewistown.

Based on the results of the feasibility study, an application was submitted to PA Department of Community and Economic Development (DCED) at the end of June 2015 to develop a trail approximately $\frac{3}{4}$ of a mile long along the former towpath of the Juniata Canal. The county requested \$242,070 with a match of \$42,719 being provided by the Borough of Lewistown from their CDBG program. In June of 2016 Mifflin County was awarded \$230,000 to help develop this trail with a modified match requirement. This reduced grant amount from DCED, as well as increased costs linked to the time of grant approval, will require some modification to the overall trail project. Considering the importance of the trail, Mifflin County, in collaboration with Lewistown Borough, is considering submitting an application in April of 2017 to the PA Department of Conservation and Natural Resources to see if additional funds are available to ensure we can complete the trail as originally designed.



Other ongoing trail proposals under review in 2017 by the Mifflin County Parks and Recreation Council include a community trail in Menno Township and looking at a feasibility study to connect the proposed Juniata River Trail with the Kish River Walk.

Another project, under consideration, is the playground program in Mifflin County, which has been under duress for the past few years. The Council wants to help revitalize the playground program in Mifflin County. An initial step in that process is to try to secure an intern in the summer of 2017 to help review needs and make program recommendations.

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 attend regularly scheduled Derry Township Planning Commission meetings and keep the Township informed of important matters. Over the past fifteen years, the Planning and Development Department has assisted the Township with reviewing approximately 176 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 32 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 established its Revolving Loan Fund (RLF) in 2005 based on a grant provided to the County of \$99,000 and authorized by the U.S. Department of Agriculture (USDA) Rural Business Enterprise Grant (RBEG) program. The purpose of the Revolving Loan Fund Program is to encourage business retention and expansion for new and existing businesses in the Greater Lewistown area (Burnham and Lewistown Boroughs and Derry and Granville Townships). The goal is to create or save one job for each \$10,000 loaned with a maximum loan amount of \$50,000. The program is set up in collaboration with participating local lending institutions. If the local bank is comfortable with the loan, they partner with Mifflin County in overseeing the loan, which results in reduced loan costs for the local business. Three banks have agreed to participate in the program including Kish Bank, Juniata Valley Bank and Mifflin Savings Bank. Over the past eleven years, Mifflin County has provided RLF assistance to three businesses in the area.

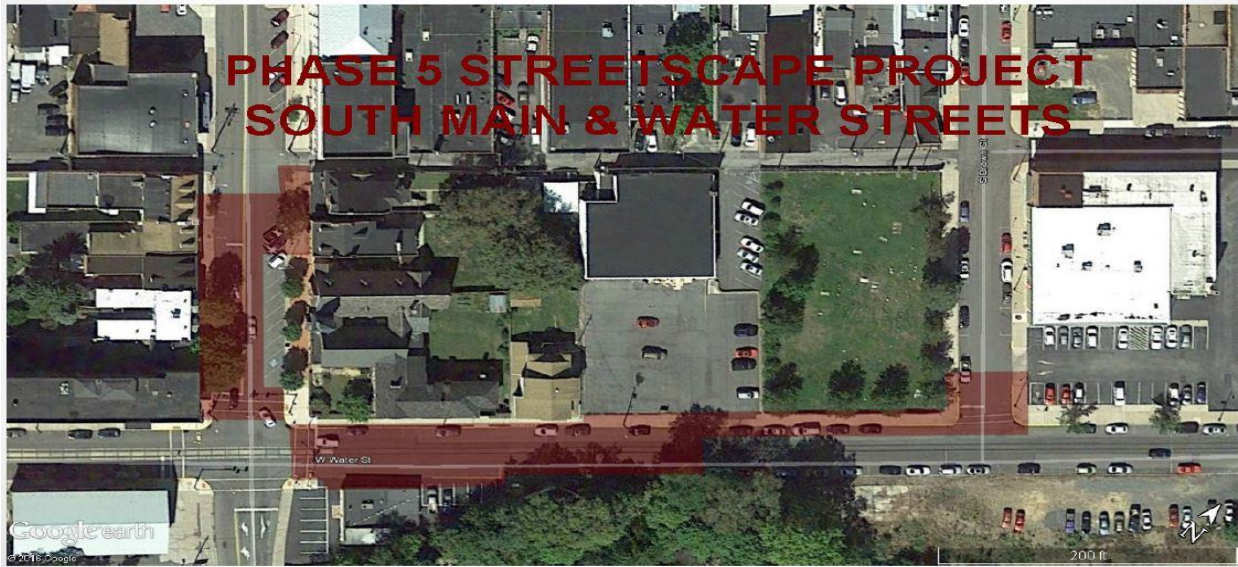
The Planning and Development Department has one active loan. Revolving loan funds are available for interested businesses in the Greater Lewistown area.

Transportation Planning

Monument Square Streetscape Project

The Monument Square Streetscape Project Phase V is part of a multi-phase project that furthers the goals of Mifflin County and Lewistown Borough to create a safe and welcoming environment coming into Downtown Lewistown for both residents and visitors. An application to PennDOT seeking funding through the Transportation Assistance Program was submitted in January of 2015 and on January 10, 2017 Mifflin County was awarded \$608,800 to construct Phase V. These funds will be complemented with \$82,000 from the Borough of Lewistown's CDBG program for final engineering design. This will bring the total project cost to \$690,800, excluding preliminary design work developed as part of the application process.

The overall Monument Square project started in 2004 and has included upgraded lighting, outdoor seating facilities, ADA compliant curb ramps, decorative pavers, new sidewalks, planters and trees and improved stormwater facilities. This phase includes South Main Street below the Embassy Theatre, which was not completed in 2008 as part of Phases I and II due to funding constraints. The project then turns east at the intersection of Water Street and goes one block to meet the Mann Edge Terrace II senior housing project. Existing conditions in this area include unsafe sidewalks, overgrown trees that are heaving up sidewalks and poorly delineated crosswalks. The project proposal will address these issues and include 12 trees, 7 decorative sidewalk light standards, 2 trash receptacles, underground wiring and a parklet area adjoining the Mann Edge Terrace II property. This project will further enhance ongoing improvements taking place in the downtown area. Final project design will occur in 2017 and construction in 2018.



SEDA-COG Metropolitan Planning Organization

The Planning and Development Department continued to represent Mifflin County on the SEDA-COG Metropolitan Planning Organization (MPO), 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 SEDA-COG Regional Transportation Improvement Program and Long-Range Transportation Plan. The MPO began updating the Long Range Transportation Plan in 2015 and it was completed and adopted in July of 2016. The Long Range Plan is a multi-modal plan, which covers a twenty-year planning horizon for the SEDA-COG planning region. The plan describes performance measures, assesses the transportation needs and recommends a list of projects to be developed and delivered over the life of the plan. Projects listed in the plan for Mifflin County include a number of studies developed in the Mifflin County Comprehensive Plan, including a Corridor Study of SR 22/522, an interchange study on SR 322 and a study to limit conflicts at the intersection of Mill Road and Electric Avenue. The Mill Road/Electric Avenue Interchange Improvement Study was submitted in December of 2016 to PennDOT for Supplemental Planning funds as part of SEDA-COG's Unified Planning Work Program. PennDOT approved Mifflin County's proposal in February 2017.

The MPO also reviews and recommends projects submitted for the Transportation Alternatives Program and ARC Local Access Roads funds. The types of projects evaluated include bicycle, pedestrian, historic preservation, and roadway access enhancements. In 2016 Mifflin County submitted an application to PennDOT for Transportation Alternative Program funds for Monument Square and was successful. Mifflin County also worked with Derry Township, Mifflin County Industrial Development Corporation and SEDA-COG in 2016 in submitting an application for ARC funds for infrastructure improvements for what was the Derry Heights project and is now the site for the Primary Health Network Facility.

State Transportation Commission

Every two years the State Twelve Year Plan (TYP) is updated. Since 2013, the process of transmitting information for inclusion in the State Twelve Year Plan has changed and no longer involves

State wide public meetings. PennDOT now requests that the public complete online surveys or submit project feedback forms for inclusion. Unfortunately, no projects submitted by Mifflin County over the past two years were included in the 2017 Twelve Year Plan of the State Transportation Improvement Plan. However, two current projects, Jack's Creek Bridge (T-315) in Derry Township and Chestnut Street Extension (T-480) in Derry Township that are in final design phases, are under consideration for PennDOT's retroactive program.

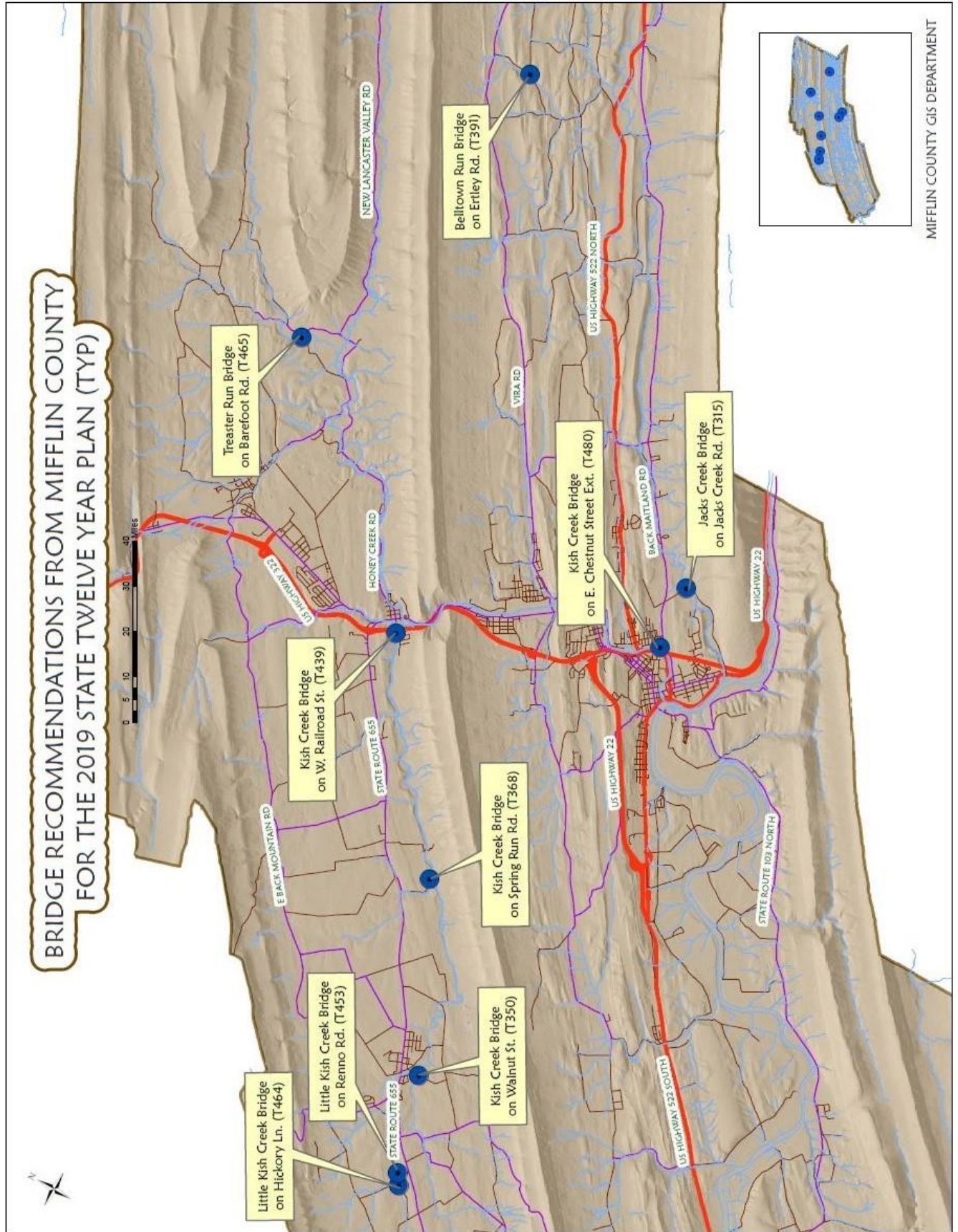
A Retroactive Bridge Project is one in which the municipality takes the initiative to complete the project with the assistance of an engineer with minimal oversight by PennDOT. However, all applicable PennDOT requirements are applicable with the municipalities picking up all upfront costs. Upon completion of the project, the municipality submits all documentation and invoices to PennDOT for review and if approved, can be reimbursed for up to 80 percent of the total project cost. However, reimbursement is not guaranteed.

Projects on the current 2017 TYP include: the Monument Square Phase V Streetscape Project; 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; resurfacing of Business Route 22; a bridge along SR 22 over Musser Run; a safety project to upgrade traffic signals on SR 1005 in Lewistown; bridge preservation projects along SR 2008 over Jacks Creek and SR 3002 over Kish Creek; 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; and a bridge along SR 3001 over Kish Creek.

The process to update the current Twelve Year Plan (TYP) will begin in March 2017 and a new TYP will be adopted in the summer of 2018. As part of the process, The EADS Group, which is under contract to do bridge inspections, provides input into the county's submittal to PennDOT. During their review of bridges 20 feet or longer, The EADS Group developed recommendations based on safety and traffic concerns, the project location, and specific needs of the community.

The bridge recommendations submitted in for the 2017 TYP, and likely to be included in the 2019 TYP submission, include the replacement of the Kishacoquillas Creek Bridge on West Railroad Street (T-439) in Brown Township, the Hickory Lane Bridge (T-464) over Little Kishacoquillas Creek in Menno Township and the Renno Road Bridge (T-453) over Little Kishacoquillas Creek in Union Township. In order to extend the useful life of the bridge, the following bridges will be submitted as priority maintenance projects and include the Jacks Creek Bridge on Jacks Creek Road (T-315) in Derry Township, the Kishacoquillas Creek Bridge on Chestnut Street Extension (T-480) in Derry Township, Treaster Run Bridge on Barefoot Road (T-465) in Armagh Township, the Walnut Street Bridge (T-350) over Kishacoquillas Creek in Union Township and the Kishacoquillas Creek Bridge on Spring Run Road (T-368) in Union Township. The Belltown Run Bridge on Ertley Road (T-391) in Decatur Township will be submitted for a retro-reimbursement project. In an effort to assist municipalities with funding for local bridges, the County will submit a request for \$350,000 to fund a bridge maintenance program that will bundle various local bridges throughout Mifflin County. A map of these bridges can be found on page 10. At this time, based on estimated PennDOT funding, we do not anticipate any of these projects being funded on the 2019 TYP. The County will continue to explore other funding sources, including participation in the retroactive program as an alternative.

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 of 2014 for the Potters Mills Gap Project, after PennDOT received a finding of no significant impact on the final environmental impact statement for the project. Section B04, the first of three sections of the Potters Mills Gap project, is completed and Section B05 involving the Sand Mountain Road interchange is already under construction. The remaining section, Section B06, is now in design with construction anticipated to begin in 2018.



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 and administration. 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 and since 2015, the Borough of Lewistown and Granville Township. This change is in accordance with the PA-Department of Community and Economic Development's (PA-DCED) direction and Act of 1984, P.L. 906 No. 179. This DCED directive shifts the responsibility from borough and townships, with populations under 10,000 persons to county governments.

Derry, Granville and Brown Townships Boards of Supervisors and the Lewistown Borough Council, direct the use of the funds in their respective municipalities. However, agencies desiring to apply for non-County CDBG funds may petition those municipalities for CDBG funds. The municipalities other than Mifflin County have the sole discretion to allocate their CDBG funds to eligible and fundable projects. The County's role for these municipalities is planning and administrative grant management functions. Ultimately, the County is responsible for all County wide CDBG funds, which includes those entitlement municipalities.

Mifflin County 2016 Application Status

Each year, local municipalities, authorities and agencies are invited to submit proposals to the Planning and Development Department for funding only for Mifflin County CDBG funds. The Mifflin County CDBG Advisory Committee, comprised of Planning Commission members and staff of the department, reviews the proposals and ranks them based on a rating system according to criteria. These include community needs, economic distress and program priorities. The Mifflin County Commissioners make the final determination of which projects to fund for submission to the (PA-DCED).

The Planning and Development Department received six (6) applications for funding for Mifflin County's 2016 Community Development Block Grant (CDBG) Program. The first public hearing was held August 25, 2016 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 County Planning Commission, on the 2016 CDBG application and prior years funding. A second public hearing was held on October 6, 2016 by the Mifflin County Commissioners, who approved funding three (3) of the six (6) original applications submitted, and also included funding for the Countywide Housing Rehabilitation Program. Public hearings were also held in Derry Township, Granville Township, Brown Township and Lewistown Borough resulting in a total of seven (7) projects, which are shown in Tables 2B, 2C, 2D and 2E on pages 12 and 13.

On November 17, 2016, the County Commissioners adopted a Resolution recommending approval to DCED for the projects and funding amounts listed on **Table 2A** (page 12). The County's CDBG application was submitted to the PA-DCED on December 14, 2016. This application was made for Mifflin County and on behalf of Derry, Granville and Brown Townships and the Borough of Lewistown.

The County’s 2016 CDBG allocation is \$218,346. The following tables delineate the recommended funding amounts for each project for the County’s 2016 CDBG application and on behalf of Granville, Brown, and Derry Townships and the Borough of Lewistown, which are currently under review by the PA-DCED. A contract has not been entered into for 2016 funding with DCED. The cumulative total of CDBG funds for the County and on behalf of those entitlement municipalities is \$622,651.

| Table 2A MIFFLIN COUNTY | | | |
|----------------------------|--|--|------------------|
| 1. | West Wayne Sewer Authority | Sanitary Sewer Reconstruction | \$105,600 |
| 2. | Borough of Juniata Terrace | Road Reconstruction of Hudson Avenue | \$15,088 |
| 3. | Big Brothers/Big Sisters of the Juniata Valley | Fair share project for salaries and benefits for the youth mentoring program | \$12,220 |
| 4. | Single-family housing rehabilitation | Housing rehabilitation for single-family, owner occupied, income eligible households | \$46,132 |
| 5. | Program Administration | Planning and Administration | \$39,302 |
| | Total Mifflin County CDBG Funding: | | \$218,346 |

| Table 2B LEWISTOWN BOROUGH | | | |
|-------------------------------|---|---|------------------|
| 1. | Kishacoquillas Street | Street Improvements (curbing, sidewalks & resurfacing) project and delivery costs | \$48,630 |
| 2. | Monument Square Phase V streetscape project in the area of South Main and Water Streets | Sidewalk reconstruction and new sidewalks, trees, pedestrian level lighting, ADA compliant ramps and crosswalks | \$47,600 |
| 3. | Big Brothers/Big Sisters of the Juniata Valley | Fair share project for salaries and benefits for the youth mentoring program | \$4,576 |
| 4. | Program Administration | Planning and Administration | \$17,789 |
| | Total Lewistown Borough CDBG Funding: | | \$118,595 |

| Table 2C BROWN TOWNSHIP | | | |
|----------------------------|--|--|-----------------|
| 1. | Single-family housing rehabilitation | Housing rehabilitation for single-family, owner occupied, income eligible households | \$52,380 |
| 2. | Big Brothers/Big Sisters of the Juniata Valley | Fair share project for salaries and benefits for the youth mentoring program | \$2,262 |
| 3. | Bender Park – handicapped fishing pier | Installation of handicapped accessible fishing pier | \$13,700 |
| 4. | Program Administration | Planning and Administration | \$15,001 |
| | Total Brown Township CDBG Funding: | | \$83,343 |

| Table 2D DERRY TOWNSHIP | | | |
|----------------------------|---|--|------------------|
| *1. | Ridge Avenue | Road reconstruction (project and delivery) | \$24,868 |
| *2. | Fox Avenue | Road reconstruction (project and delivery) | \$8,595 |
| *3. | Roosevelt Avenue | Road reconstruction (project and delivery) | \$30,794 |
| *4. | Mifflin Avenue | Road reconstruction (project and delivery) | \$9,402 |
| *5. | Lincoln Avenue | Road reconstruction (project and delivery) | \$4,304 |
| *6. | Engineering services | Professional services for engineering | \$12,547 |
| 7. | Program Administration | Planning and Administration | \$19,867 |
| | Total Derry Township CDBG Funding: | | \$110,377 |

*Items 1-6 are the Lewistown Heights road reconstruction project. All roads are contiguous.

| Table 2E GRANVILLE TOWNSHIP | | | |
|--------------------------------|--|--|-----------------|
| 1. | Klondyke Road – Road Reconstruction | Road reconstruction (stormwater management, milling and resurfacing) | \$74,932 |
| 2. | Big Brothers/Big Sisters of the Juniata Valley | Fair share project for salaries and benefits for the youth mentoring program | \$500 |
| 3. | Program Administration | Planning and Administration | \$16,558 |
| | Total Granville Township CDBG Funding: | | \$91,990 |

Mifflin County Project Status

The following is a summary of work in progress during calendar year 2016. The projects were possibly funded in previous funding years.

- A. *SEDA-COG Mann Edge Terrace Phase II Project* - Initial funding for this project was provided with 2013 and 2014 CDBG funds. The project will result in an additional thirty-four (34) affordable rental senior housing units in the Borough of Lewistown. The CDBG funds for this project were solely for property acquisition. A groundbreaking ceremony was held on May 3, 2016. Construction was started in May 2016 and should be completed by July 2017. An anticipated full occupancy date of August 2017 is expected.



- B. *Woodlawn Avenue Waterline Extension Project in Milroy, Armagh Township* – In early-2016, the Municipal Authority of the Borough of Lewistown (MABL) completed a project to extend their public water service to an area previously served by on-lot wells. This project area, as listed in the title, served 23 families with new access to public water. Funding for the materials to complete the job was provided by a grant from CDBG funds. Labor and equipment was supplied by MABL. All homes are now connected to the new system.



McVeytown Borough Authority Sewer Rehabilitation Project

In March of 2016, Mifflin County submitted a CDBG competitive application on behalf of the McVeytown Borough Authority to reconstruct the sewer system in the Borough and a portion of Oliver Township. On October 14, 2016, Mifflin County was notified by the PA Department of Community and Economic Development (DCED) that the county application was successful and was awarded \$750,000 for the project. Matching those funds will be \$55,392 in Mifflin County CDBG 2014 entitlement funds, as well as \$111,608 Mifflin County 2015 CDBG funds. The total project cost with the competitive award and CDBG allocations will be \$917,000.

For several years the McVeytown Borough Authority has experienced repeated sanitary sewer overflows, or the discharge of untreated sewage, at the Wray Pump Station, which serves to pump raw sewage to the treatment facility. The unpermitted overflows have caused groundwater and surface water to enter the sewer lines due to cracks in the system, which resulted in a consent order from the PA Department of Environment Protection (DEP) requiring that corrective action be taken. As a result of this grant award, public and private sewer lateral lines will be rehabilitated, as well as the main sewer line. The project will eliminate the overflows, bring the borough into compliance with state and federal regulations and improve the overall health of the community. As part of the program requirements, a competitive request for qualifications (RFQ) was recently undertaken for engineering services. Following a thorough review process, Gwin, Dobson & Foreman, Inc. was selected as the project engineer. Construction for this project will begin in 2017.

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 plan has been updated with 2010 United States Census data and 2006-2010 American Community Survey (ACS) data.

Derry Township Project Status

The following is a summary of work in progress during calendar year 2016. The projects were possibly funded in previous funding years.

- A. *SR 522 North Water Line Extension Project* in Derry Township provided public potable water to approximately 63 households in this area that were still being served by private wells. The project consisted of installing approximately 8,200 linear feet of 8" main line and 5 new hydrants from Crossover Drive to the Derry/Decatur Township line. Construction of the main line was completed during the summer of 2015. Part of the funding for this project in 2016 was to assist homeowners with funding to install their private laterals. The Mifflin County Planning and Development Department was able to assist four (4) income eligible homeowners with reimbursement to install the lateral. All residents within the service area were contacted regarding this funding opportunity.



- B. *Pinewood Road, Sawmill Road & Rosemont Avenue, Yeagertown Street Reconstruction Project* – In late 2016, a 3 year Request for Qualifications (RFQ) for engineering services was conducted

for projects within Derry Township. Buchart Horn, Inc. of State College was selected as the engineer. Engineering is expected to be completed in the spring of 2017, with construction to follow in the summer and fall of 2017.



Brown Township Project Status

The following is a summary of work in progress during calendar year 2016. The projects were possibly funded in previous funding years.



A. *Main Street Architectural Barrier Removal Project has been changed to Reedsville Architectural Barrier Removal Project.* This project now encompasses several other streets in Reedsville, Brown Township involving removing barriers that hinder pedestrian access onto public sidewalks. This includes replacing sidewalks adjacent to ramp areas to blend into existing areas with a stone sub-base, concrete wearing course, and adding handicapped accessible ramps/truncated domes to improve the conditions of the walkway and make the area ADA accessible. A contract with Nittany Engineering and Associates, LLC was signed for this project in 2015. This project was funded in FFY 2013 and 2014. The project also consists of the sidewalk adjacent to the Reedsville Post Office. This includes a curb cut on one side, the installation of a truncated dome ramp, new concrete sidewalk immediately adjacent to the ramp, and on the other side, the installation of a truncated dome ramp and new concrete sidewalk immediately adjacent to the ramp. Ten new ramp areas have been added to this project, which resulted in the new project. Engineering will be completed in early 2017. The project construction will be completed during the summer of 2017. The PENNDOT Highway Occupancy Permit has already been secured.

B. A modification/revision packet was submitted for other projects in addition to the projects listed above to PA-DCED for the following projects funded within FFY 14 or FFY 15. The following projects were deleted (due to income survey not meeting the guidelines) East and West Railroad Streets, East Logan Street Extended and Willow Lane road reconstruction. Another project, the ADA fishing pier located at Reedsville playground was not approved by DCED. The following qualified projects will be approved for funding when the modification is approved by DCED in early 2017: Woodland Road/East Back Mountain Road public waterline extension and private lateral projects and additional funding for the Bender Park ADA fishing pier project.

Granville Township Project Status

The following is a summary of work in progress during calendar year 2016. The projects were possibly funded in previous funding years.

- B. *Granville/Snook's Hill Road Bridge Replacement Project* in Granville Township is to replace an old and unsafe bridge over Minehart Run. The existing bridge is to be replaced with a new box culvert designed bridge. The bridge approaches will also be repaved as needed to create a smooth transition.

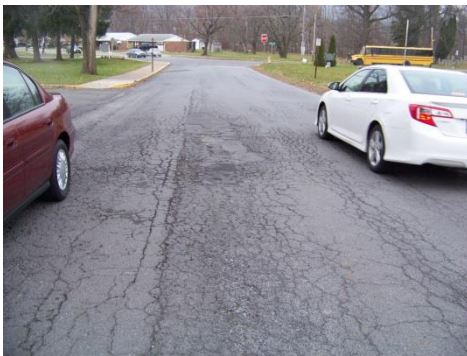
On September 26, 2016, a 3-year Request for Qualifications (RFQ) for engineering was completed. The EADS Group was selected as the Township's engineer only for CDBG funded projects for a three-year period. Engineering is anticipated in early 2017. Bidding and construction will follow and the project should be completed in late 2017, with final completion in early 2018.



Lewistown Borough Project Status

The following is a summary of work in progress during calendar year 2016. The projects were possibly funded in previous funding years.

- C. *Kishacoquillas Street Road Reconstruction Project* in Lewistown Borough will add new stormwater inlets and replace any existing inlets, add piping to connect inlets. This project also includes milling existing paving, adding new bituminous base and adding a topcoat of paving to the entire roadway surface, while crowning the road and directing water into the new inlets. This roadway has a ponding problem and the ponding creates hazardous conditions during rain and icing events. Since the 2015 funding has not been released by DCED, no movement on this project has taken place.



Mifflin County Microenterprise Loan Program

During 2016, the County did not complete any loan transactions. There was one current loan made to the Mifflin County Industrial Development Corporation during 2013 for improvements to the Kardex building. In 2016, this loan was completely paid in full. 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.

Mifflin County Receives HOME Grant

The Housing Rehabilitation Program in the Mifflin County Planning and Development Department continues to be a priority considering the housing needs in the County. One of the primary

programs that has assisted in dealing with this problem in Mifflin County is the HOME Program. This is a competitive program through the PA Department of Community and Economic Department (DCED). On November 7, 2016, Mifflin County was awarded \$500,000 in HOME Program funds. These funds are being leveraged by the County's Act 137 funds in the amount of \$64,734, which brings the total funds for this project to \$564,734.

Mifflin County's HOME program focuses on assisting single-family, owner occupied homeowners that meet the HUD income eligibility guidelines. The program provides financial assistance and corrects deficiencies that are potentially health and safety related and not cosmetic rehabilitation. This HOME grant will be targeted whereby 75% of the housing units will be in a service area that includes the Boroughs of Kistler, Juniata Terrace and Lewistown. The remaining 25% will be scattered sites throughout Mifflin County. These boroughs were selected in part because they have the highest concentration of low-moderate income persons in the county. By this targeted approach, Mifflin County believes we are addressing areas with the greatest housing rehabilitation needs in the County. This program will be launched in 2017. Applications are currently being accepted from single-family homeowners who believe they may meet HUD's income and program guidelines. Additionally, an outreach effort will be made in these municipalities to encourage eligible homeowners to participate in the program. Questions about the program should be addressed to Jim Lettiere at the Planning Office.

Housing Rehabilitation Program

The Planning and Development Department administers the housing rehabilitation program on behalf of the Mifflin County Commissioners. The County receives funding for the program from the CDBG program, the HOME program, and Act 137 funds, which is the County Housing Trust Fund.

Since 1984, Mifflin County has rehabilitated approximately 506 homes totaling more than \$4,900,000 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 generally 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, 35 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 \$33,150/year or less for one-person households, plus at least \$4,600/year for each additional person depending on family size. The income limits change yearly. All homes built prior to 1978 must comply with lead-based paint requirements.

During calendar year 2016, Mifflin County completed 6 housing rehabilitation projects (that were started in 2015) under the 2010 HOME grant. Most of these homes required lead-based paint interim controls. In 2016, the average amount granted to a homeowner for housing rehabilitation was \$26,500, which includes lead-based paint work. Completion of these homes closed out the 2010 HOME program that was under contract.

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 1998. 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. However, in 2015 and in 2016, the number of plans rose slightly each year above the 2010 level. The Mifflin County Planning Commission reviewed a total of 97 plans in 2016.

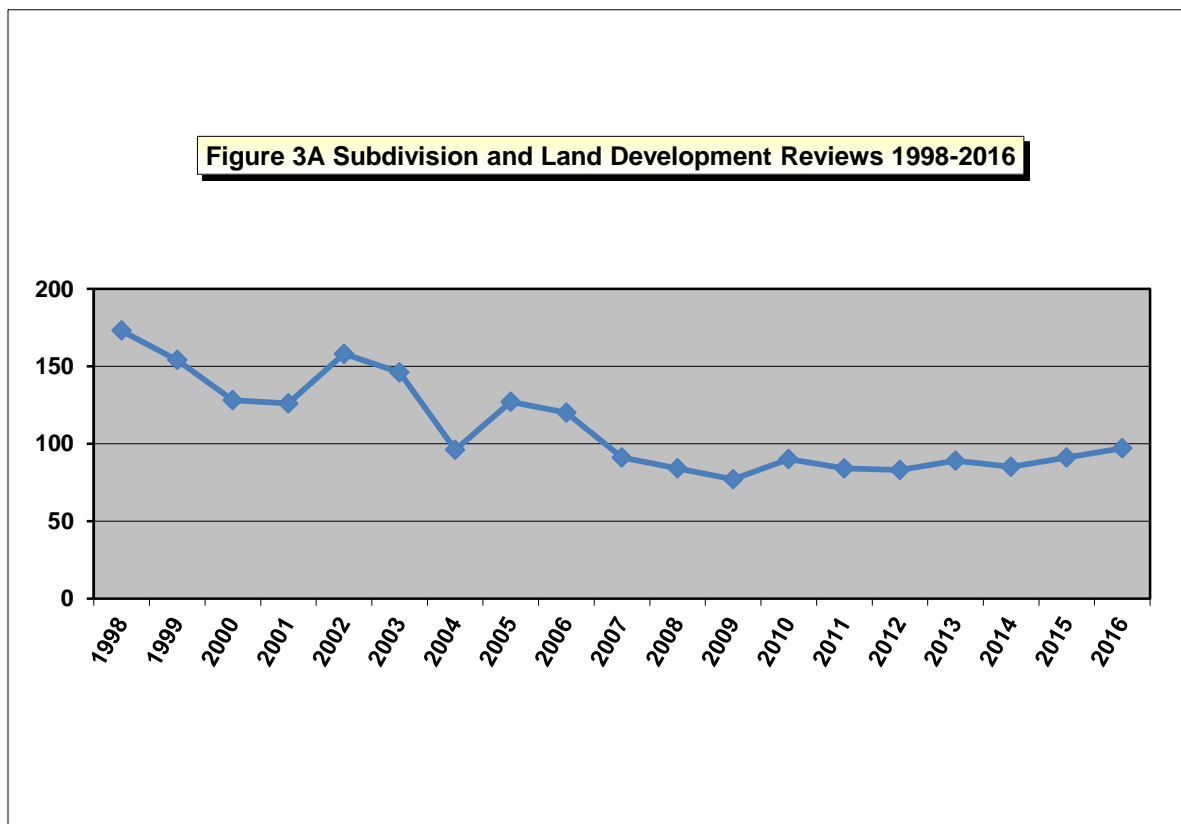


Table 3A shows the number of plans reviewed from 2011 through 2016, with lot additions and lot line adjustments, which are considered minor subdivisions. Of the plans reviewed in 2016, 76 new residential lots were created, covering 322 acres. Among the land development plans proposed, 11 new non-residential lots were created, accounting for 36 acres of developed land, or 1,568,160 square feet of new commercial/industrial land.

| Table 3A Subdivision and Land Development Plan Reviews 2011-2016 | | | | |
|---|------------------------------|------------------------------|------------------------------|--------------|
| Year | Minor Subdivision | Major Subdivision | Land Developments | Total |
| 2011 | 62 | 1 | 21 | 84 |
| 2012 | 71 | 0 | 13 | 84 |
| 2013 | 70 | 1 | 17 | 88 |
| 2014 | 66 | 2 | 17 | 85 |
| 2015 | 76 | 1 | 16 | 93 |
| 2016 | 82 | 0 | 15 | 97 |
| Totals | 427 | 5 | 99 | 531 |

Figure 3B below shows the percentage of plans submitted by type. Of the 97 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). However, the percentages in Figure 3B do not reflect duplications. Therefore, the 97 plans reviewed consisted of five types as noted within the legend in Figure 3B. The majority of plans (53%) were minor subdivisions of one to six lots. There were no major subdivisions during 2016. Major subdivisions include more than 6 lots. Lot additions accounted for 31%, 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 buildings and developing property, accounted for 15% of plans reviewed in 2016.

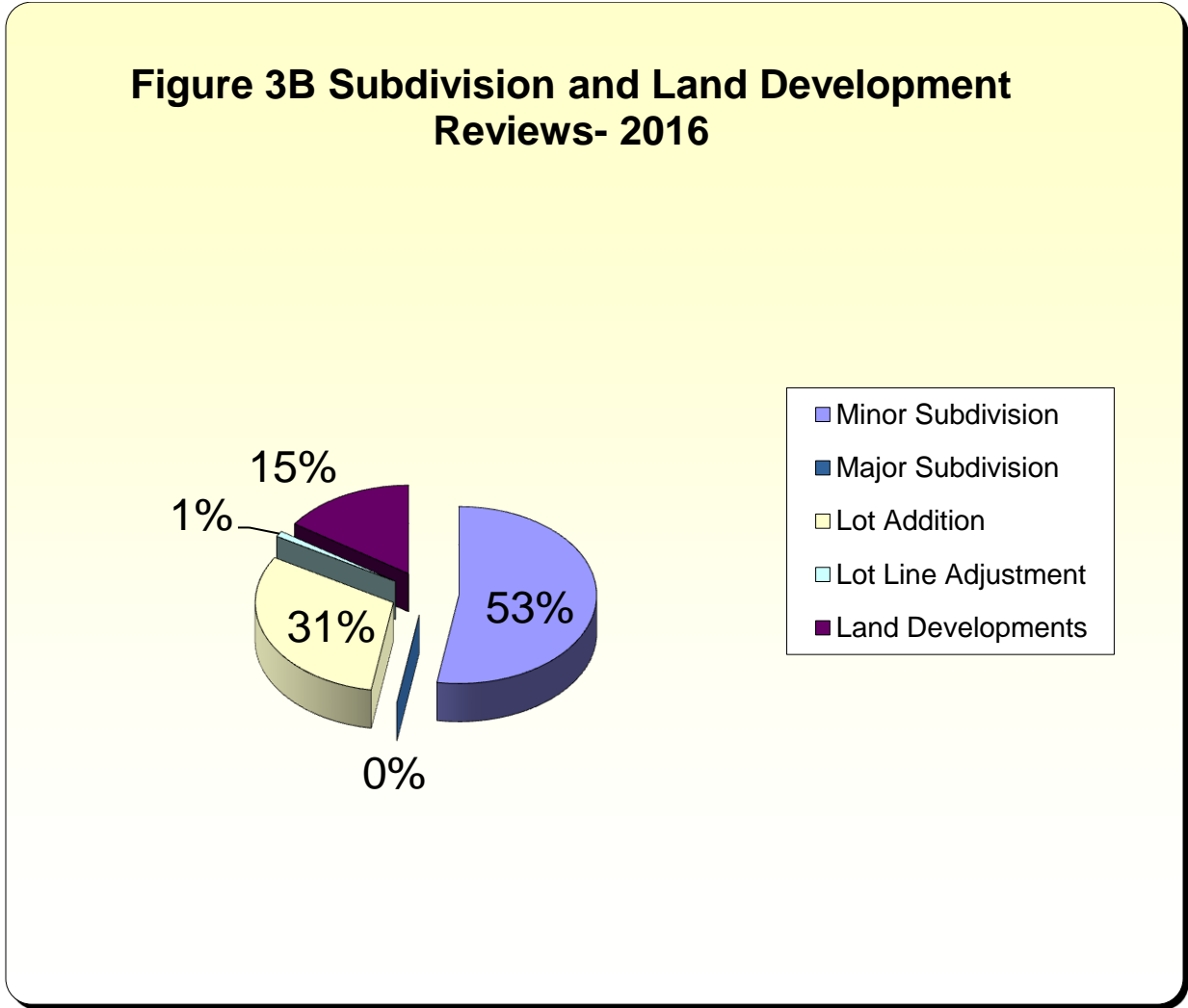
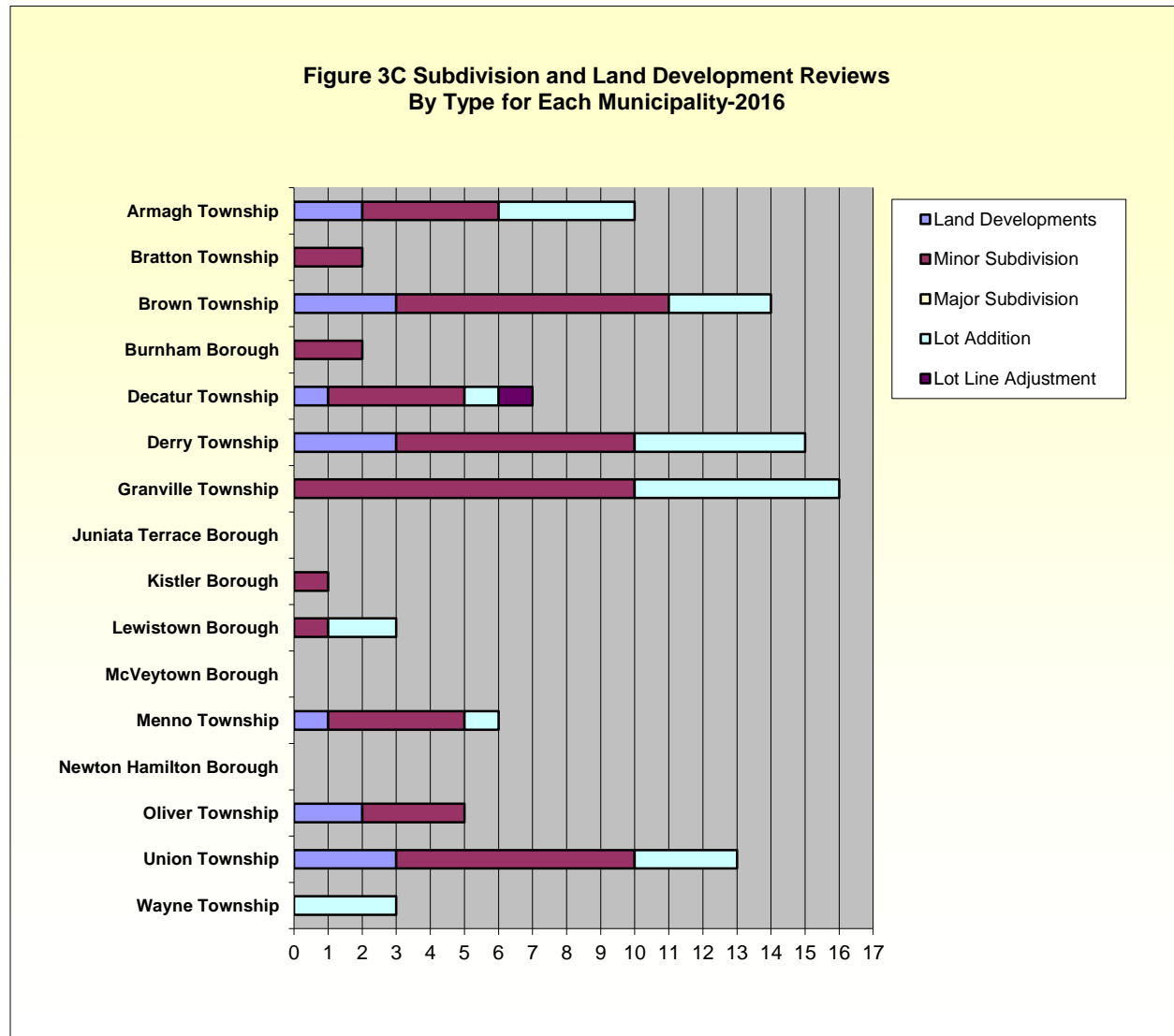


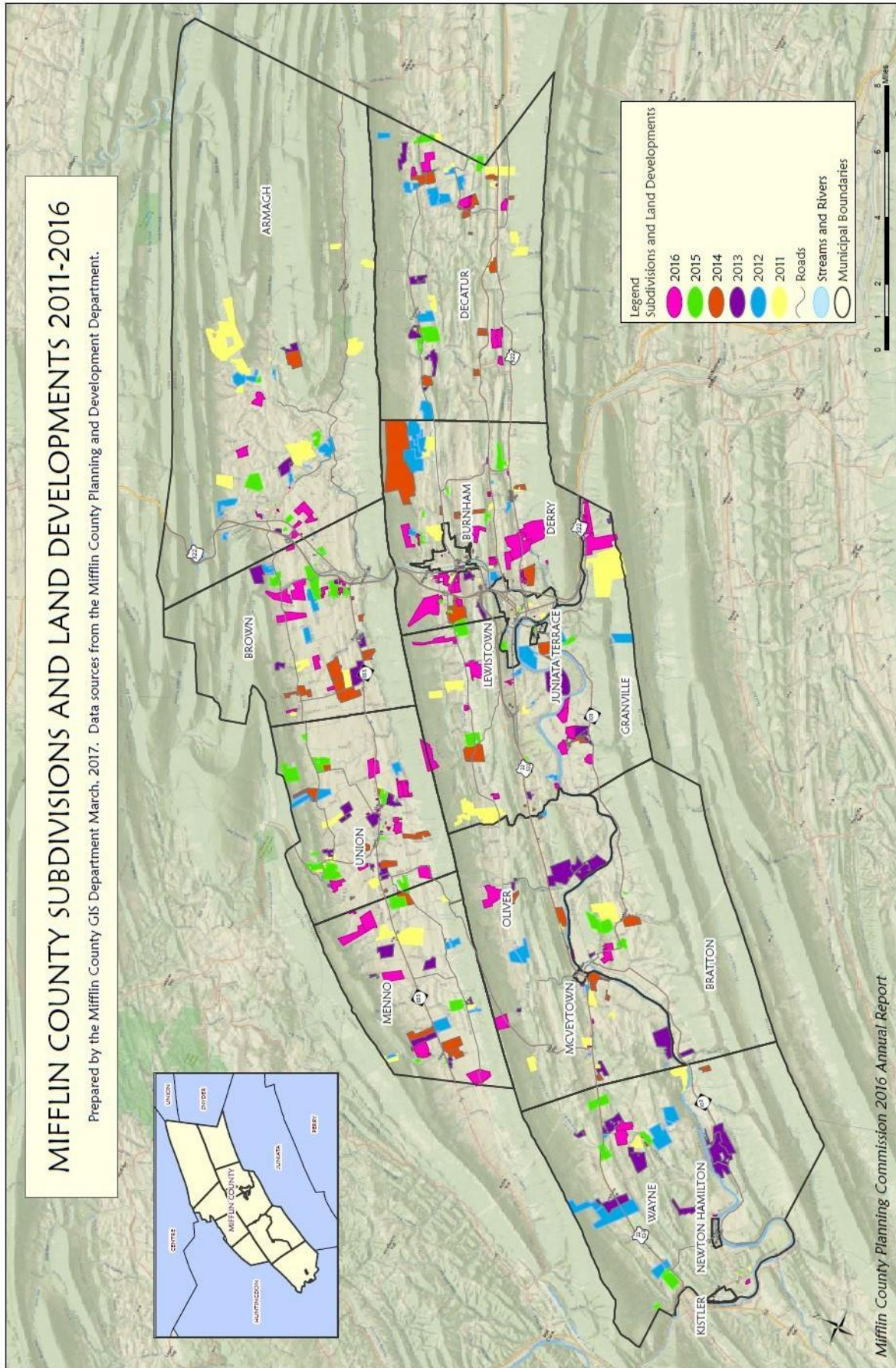
Table 3B shows the number of plan types reviewed in each municipality during 2016.

| Table 3B Subdivision and Land Development Plan Reviews-2016 | | | | | | |
|--|--------------------------|--------------------------|--------------------------|---------------------|----------------------------|--------------|
| Municipality | Land Developments | Minor Subdivision | Major Subdivision | Lot Addition | Lot Line Adjustment | Total |
| Armagh Township | 2 | 4 | 0 | 4 | 0 | 10 |
| Bratton Township | 0 | 2 | 0 | 0 | 0 | 2 |
| Brown Township | 3 | 8 | 0 | 3 | 0 | 14 |
| Burnham Borough | 0 | 0 | 0 | 2 | 0 | 2 |
| Decatur Township | 1 | 4 | 0 | 1 | 1 | 7 |
| Derry Township | 3 | 7 | 0 | 5 | 0 | 15 |
| Granville Township | 0 | 10 | 0 | 6 | 0 | 16 |
| Juniata Terrace Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Kistler Borough | 0 | 0 | 0 | 1 | 0 | 1 |
| Lewistown Borough | 0 | 1 | 0 | 2 | 0 | 3 |
| McVeytown Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Menno Township | 1 | 4 | 0 | 1 | 0 | 6 |
| Newton Hamilton Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Township | 2 | 3 | 0 | 0 | 0 | 5 |
| Union Township | 3 | 7 | 0 | 3 | 0 | 13 |
| Wayne Township | 0 | 0 | 0 | 3 | 0 | 3 |
| TOTALS | 15 | 50 | 0 | 31 | 1 | 97 |

Figure 3C shows a comparison of the number of plan reviews and types by municipality in 2016. Granville and Derry Townships had the most plans with a total of 16 and 15 respectively. The next highest number of plans received and reviewed was in Brown and Union Townships with 14 and 13 respectively. In terms of the other municipalities, there were 10 plans in Armagh Township, 7 plans in Decatur Township, 6 plans in Menno Township and 5 plans in Oliver Township. Lewistown Borough and Wayne Township had 3 plans each. Burnham Borough had 2 plans and Kistler Borough had 1 plan. There were no land developments or subdivision plans submitted in the Boroughs of 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 2011 to 2016.



3.2 Municipal Building Permit Activities

Table 3C lists building permits issued in each municipality for 2014 to 2016. The *Other* category includes permits for renovations, additions, garages, barns, sheds, recreational camps, pools, decks, etc.

| Table 3C Municipal Building Permits Issued, 2014-2016 | | | | | | | | | | | | | | | |
|--|-----------------------------|-----------|-----------|----------------------|----------|-----------|---------------------------|------------|-----------|------------|-----------|-----------|------------|------------|------------|
| Municipality | Single/Multi Family Home | | | Manufactured Home | | | Commercial/ Industrial | | | Demolition | | | Other | | |
| | 2014 | 2015 | 2016 | 2014 | 2015 | 2016 | 2014 | 2015 | 2016 | 2014 | 2015 | 2016 | 2014 | 2015 | 2016 |
| Armagh Township | 2 | 7 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 5 | 8 | 5 | 37 | 48 | 42 |
| Bratton Township | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 11 | 15 | 18 |
| Brown Township | 6 | 13 | 7 | 1 | 1 | 0 | 0 | 5 | 0 | 4 | 6 | 4 | 38 | 56 | 50 |
| Burnham Borough | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 3 | 0 | 0 | 6 | 1 | 7 |
| Decatur Township | 4 | 1 | 1 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 15 | 14 | 21 |
| Derry Township | 20 | 15 | 13 | 0 | 1 | 0 | 13 | 7 | 11 | 0 | 1 | 1 | 62 | 83 | 61 |
| Granville Township | 14 | 5 | 7 | 0 | 2 | 2 | 9 | 12 | 16 | 5 | 2 | 6 | 21 | 28 | 26 |
| Juniata Terrace Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Kistler Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Lewistown Borough | 4 | 0 | 2 | 1 | 0 | 0 | 37 | 65 | 35 | 10 | 14 | 8 | 498 | 441 | 250 |
| McVeytown Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| Menno Township | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 1 | 3 | 18 | 21 |
| Newton Hamilton Boro. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Township | 4 | 1 | 2 | 0 | 0 | 1 | 2 | 1 | 3 | 1 | 2 | 1 | 26 | 24 | 29 |
| Union Township | 9 | 6 | 4 | 0 | 3 | 0 | 6 | 13 | 8 | 8 | 7 | 8 | 45 | 43 | 45 |
| Wayne Township | 12 | 5 | 10 | 0 | 0 | 6 | 0 | 0 | 1 | 6 | 3 | 4 | 11 | 9 | 33 |
| Totals | 76 | 54 | 49 | 2 | 8 | 12 | 71 | 107 | 76 | 43 | 43 | 41 | 779 | 780 | 606 |

Source: Mifflin County Assessment Office

3.3 Residential Building Costs

Table 3D on the following page 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 2014 - 2016. There were no single family (S.F.) homes or multi-family (M.F.) homes reported in any of the following Boroughs or Townships from 2014 to 2016: Juniata Terrace, Kistler, McVeytown, and Newton Hamilton. There were three multi-family homes built in Brown Township, one in Lewistown Borough and three in Union Township from 2014 to 2016. The average estimated new home cost throughout the county from 2014-2016 for a single family house was \$132,499.41 and for multi-family homes, \$272,857.14. 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 costs.

Table 3D
Average Estimated Residential Construction Costs, 2014 – 2016

| <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 | 4 | \$ 240,000.00 | \$ 60,000.00 | 0 | \$ - | \$ - |
| Bratton Township | 3 | \$ 285,000.00 | \$ 95,000.00 | 0 | \$ - | \$ - |
| Brown Township | 25 | \$ 3,689,500.00 | \$ 147,580.00 | 3 | \$ 940,000.00 | \$ 313,333.33 |
| Burnham Borough | 1 | \$ 75,745.00 | \$ 75,745.00 | 0 | \$ - | \$ - |
| Decatur Township | 6 | \$ 1,170,768.00 | \$ 195,128.00 | 0 | \$ - | \$ - |
| Derry Township | 47 | \$ 7,441,504.00 | \$ 158,329.87 | 0 | \$ - | \$ - |
| Granville Township | 26 | \$ 2,795,860.00 | \$ 107,533.08 | 0 | \$ - | \$ - |
| Juniata Terrace Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Kistler Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Lewistown Borough | 6 | \$ 503,966.15 | \$ 83,994.36 | 1 | \$ 120,000.00 | \$ 120,000.00 |
| McVeytown Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Menno Township | 1 | \$ 120,000.00 | \$ 60,000.00 | 0 | \$ - | \$ - |
| Newton Hamilton Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Oliver Township | 7 | \$ 1,140,000.00 | \$ 162,857.14 | 0 | \$ - | \$ - |
| Union Township | 16 | \$ 1,905,838.00 | \$ 119,114.88 | 3 | \$ 850,000.00 | \$ 283,333.33 |
| Wayne Township | 27 | \$ 3,024,219.00 | \$ 112,008.11 | 0 | \$ - | \$ - |
| Totals | 169 | \$ 22,392,400.15 | \$ 132,499.41 | 7 | \$ 1,910,000.00 | \$ 272,857.14 |

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

Source: Mifflin County Assessment Office

SECTION 4: MEMBERS AND STAFF

4.1 Planning Commission

At the reorganization in January 2017, the officers of the Mifflin County Planning Commission were elected as follows: Kay Semler, Chair; Dan Dunmire, Vice Chair; and Neal Shawver, Secretary.

Member Update

In October 2016, Tyler Gum resigned from the Mifflin County Planning Commission after serving 3 years. Tyler was recently named the Executive Director of the PA Military Museum in Boalsburg, which limits his time to continue to participate with the Planning Commission.

At the end of December 2016, the Mifflin County Board of Commissioners appointed Jason Cunningham as a member of the Planning Commission. Jason serves on the Lewistown Rec Park Board. The County Commissioners also appointed an alternative to serve on the Planning Commission in the absence of a regular member, Cyle Vogt. Cyle works for Penn State and currently lives in the Borough of Lewistown.

Member Development

Each year the Mifflin County Planning Commission is provided presentations of interest to assist them in better understanding programs that will have or may have a direct impact on the County. Below are a summary of those programs.

Penn State Outreach Center Update

At the January 2016 meeting of the Mifflin County Planning Commission, three Penn State representatives were present, including Renata Engel, Associate Vice Provost of Online Programs; Craig Weidemann, Vice President for Outreach; and Tracey Huston, Executive Director of Marketing and Admission Services, Penn State Outreach and Online Education. They came at the request of the Planning Commission based on questions and concerns that arose at the December 2015 meeting over the decision of Penn State to discontinue live credit courses at the Outreach Center in 2017.

Prior to this meeting, the Planning Department began gathering information from various groups that would be impacted by the decision, including the Mifflin County Academy of Science and Technology, Mifflin County School District, Geisinger-Lewistown Hospital, Mifflin County Library, the Juniata Valley Chamber of Commerce and the local Penn State outreach center. Penn State representatives had initially wanted to just make a presentation to the Lewistown Outreach Center Advisory Board members in early February. However, the Planning Commission felt it was important to have this discussion earlier for others beyond just the Advisory Board to know what was going on and to provide further input in the process. Handouts or presentations were made by Alicia Lentz from the Mifflin County Academy of Science and Technology, Dave Filson, former Director of Extension in Mifflin-Juniata Counties, Kim Crone from the Mifflin County High School, the Mifflin County Commissioners, Kay Hamilton of Geisinger-Lewistown Hospital and Molly Kinney from the Mifflin County Library.

Renata Engle of Penn State expressed their appreciation to talk with the Planning Commission even though they were not quite ready to announce all their plans, which will be clearer at the February meeting.

Ms. Engel stated that as part of Penn State's review they considered student population in three categories. The first category included students seeking a Penn State degree. The second group was diploma programs, such as School of Nursing, who are on a program path. The last group was non-degree or other degree programs who may be a student elsewhere, but not in a specific program. The students enrolled in specific programs were the ones they looked at first.

Ms. Engel shared that Penn State looked at declining enrollments and they were losing money every year despite marketing efforts. She understands the concern of a cascade effect. She feels this is where conversation and new models could be developed in ways the center could be supportive to all students, even non-Penn State students. She said there are lots of models out there including a consortia of universities. She would like to examine what else could be done in the next year and a half to see what new model could be developed. She feels input is needed from the Advisory Board.

Ms. Engel thanked those in attendance. She says there were practical things they learned as well as some tough messages delivered. They do take what we say to heart and they care about our community and citizens. She will take the comments provided with her and move forward. They will look at how to address the concerns expressed. Ms. Engel hopes we can end up with the right thing in the right time in this community.

Expanded Passenger Rail Service

Expanded passenger rail service from Harrisburg to Pittsburgh has long been an interest of the Mifflin County Planning Commission and was recommended in the Mifflin County Comprehensive Plan. In February 2016, Julie Shade and Bradley Jones of the Modern Transit Partnership and Lucinda Beattie and Mark Spada of the Western Pennsylvanians for Passenger Rail came to the Planning Commission to discuss their efforts to improve passenger rail service. Ms. Shade and Mr. Jones discussed the limited passenger rail service that exists west of Harrisburg and how they are trying to find partners and team members to try to improve passenger rail service.

Lucinda Beattie, of Western Pennsylvanians for Passenger Rail Pittsburgh Downtown Partnership, was next to discuss how Pittsburgh is currently isolated from a transportation perspective. She shared a feasibility study, *On Track to Accessibility*, conducted two years ago and the potential of two more trips a day to provide more choices of times and increase mobility options. Transportation choices within 500 miles of Pittsburgh are car and train. There are no direct flights from Pittsburgh to Harrisburg. Bus service is very limited. In the 1960s, there were 12 daily trains. There were two daily trains until 2005 when the Broadway Limited, which was the long distance train between New York and Chicago, was eliminated. Now there is only one train. The route of the Pennsylvanian connects New York and Chicago and is one of Amtrak's highly valued routes.

Some of the challenges of expanding rail service include the complete difference of what service is like east of Harrisburg versus west of Harrisburg. East of Harrisburg is an Amtrak rail system, while west of Harrisburg is Norfolk Southern, which is used heavily for freight. Rail service east of Harrisburg is faster due to electrification. Rail service west of Harrisburg is diesel and electrification is probably not a possibility. There are not enough tracks in areas west of Harrisburg. At some train stations, passengers can only get off and on at one side of the tracks. Also, there are mountains west of Harrisburg and east of Harrisburg is flat. A perceived issue is ridership. The population of western Pennsylvania is stagnant. Lucinda does not feel this is an issue because the capacity of ridership is high.

With a total of three trains, there could be an additional 190,000 riders, almost double current ridership. The cost to add 2-4 additional locomotives and 12-24 additional passenger cars would be \$37 million to \$75 million of capital investment, which the state would be responsible for. The state portion of operating costs would be \$10.5 million to \$12.8 million per year for the additional locomotives and passenger cars, which she believes is feasible. Major issues include dealing with Norfolk Southern, freight versus passenger use of the rails and the political will of communities and the state.

Mifflin County School District and The Academy Update

Bill Gomes, Dan Dunmire and Kay Semler met in February with Jim Estep, the Superintendent of the Mifflin County School District, regarding issues that arose at the Housing Summit in the fall of 2015 regarding education. As a follow-up, the school district and the Mifflin County Academy of Science and Technology were invited to come to a Planning Commission meeting to discuss what is occurring.

At the March 2016 Planning Commission meeting, Mr. Estep began by sharing that he had sent a letter to parents in February sharing some of the school district's successes. Over the last 5 ½ years, 42% of the kids who have graduated have gone on to four-year institutions. Three students have been National Merit Scholarship finalists, two students have been accepted to Ivy League schools and two students in the past two years have been accepted to West Point.

The Superintendent stated that if a student's learning is not corrected between grades Kindergarten and Grade 3, the student will struggle from that point forward. The school district devotes a lot of resources and energy into early childhood grades.

Mr. Estep informed the Planning Commission that the rate of those going onto four-year institutions has been steady, but that the job market has been changing as well. He said that in 1965, only 25% of jobs were white collar, which has remained the same in 2016. In 1965, approximately 60% of the jobs were unskilled labor and 15% of the labor force was skilled labor. These numbers have flipped since that time. Now, the greatest availability of positions is highly skilled labor and only 15% of the jobs are unskilled due to automation and other things. If 42% of the students are going onto a four-year institution, he is not sure if that is good or bad. There are a lot of kids with four-year degrees sitting in the unemployment line or they are working in jobs they are overqualified for because there are not enough white collar jobs available. He feels it is a disservice to not steer more kids toward skilled technical jobs.

When asked about what the other 58% of students are doing after graduation from high school that are not going onto higher learning, Mr. Estep said a portion go to the Armed Services or two-year institutions. Only a small percentage of students go into the work force.

Dan Potutschnig, Administrative Director of The Academy, provided an update as well. In July 2014, the school name was changed to The Academy. They started to review what they were doing as they had a vision going forward and collected data. The Academy hired a consultant for this review that resulted in the Perceptions Report in April 2015. As part of the report, surveys were sent to The Academy teachers as well as to area businesses and the industries asking them to rank the skills most critical for new employees. The school's number one recommended goal was to make sure graduating students can perform the task. The business community is looking if the person can interview, knows about the company, shows up to work every day, dresses appropriately and does what is needed. The perspective employer will then reinforce the skills learned from The Academy. As a result of this report, The Academy created a new position to help students with soft skills such as career and work standards, job acquisition and resume writing.

Mr. Potutschnig noticed in the Mifflin County Housing Summit Report that the school district needs to be better marketed. The Academy has talked to a consultant to focus on adult programs. He also

believes there is still room for improvement, but they are making headway when it comes to the perception of how our schools can help individuals who want to move to the County.

Chesapeake Bay Program Reboot

In May of 2016, Dan Dunmire gave a presentation as to how changes to the Chesapeake Bay Program could affect the local Mifflin County Conservation District office. The Chesapeake Bay is the largest estuary in the United States and at one time, the most productive. The bay supported industry to harvest oysters and blue crabs. Back in the 1960s and 1970s, fisheries started to collapse as water problems surfaced with the Chesapeake Bay. The bay received too much sediment and was overloaded with nutrients of various sources, such as sewage treatment, on-lot septic, run off from agricultural land and urban stormwater. By 1985, the bay was going downhill fast. The surrounding six states and the District of Columbia formed a consortium to address the problems. Pennsylvania is the largest contributor to the sediment and nutrient problem with over half of the watershed located in Pennsylvania.

Since 1985, over \$4 billion was invested in Pennsylvania to clean up the agriculture side. Almost 34,000 farms are located in the Chesapeake Bay watershed. States set 10-year reduction goals, but were never able to attain those goals. There is more urban stormwater affecting the watershed due to urban growth.

In December 2010, the United States Environmental Protection Agency took over the bay cleanup effort and established a Total Maximum Daily Load (TMDL), which was a pollution diet for the bay. Limits were set as to how much sediment can pass through to the bay with a 25% reduction in nitrogen, 24% reduction in phosphorous and a 20% reduction in sediment. The target date to achieve these reductions is 2025, but by 2017, 60% of the goals must be reached as measured by best measurement practices. Pennsylvania is not achieving the set milestones. While we are on track to reduce phosphorous levels, we are behind on reducing nitrogen and sediment levels. The EPA warned at the beginning of the program that if a state was not meeting the goals at the end of a two-year interval, they would provide enhanced federal oversight and potentially withhold funds.

This new direction by DEP could shift the Conservation District Offices focus to agricultural compliance, and the District is concerned this could jeopardize the trust that has been built based on providing assistance rather than enforcement. Under this new plan, the Conservation District Office could be looked at as the first face seen when dealing with compliance and enforcement issues.

Annual Transportation Update

In June of 2016, Karen Michael, Pennsylvania Department of Transportation District Executive for District 2, provided an annual transportation update at the Mifflin County Planning Commission.

Ms. Michael stated that District 2 covers nine counties. Since 2005, PennDOT has focused on bridges. Currently, the district is at a level of 6.7% structurally deficient (SD) deck area. Mifflin County has 3.9% SD decks currently. In 2006, Mifflin County started at 18% and went as high as 25%. The national average is 8% for SD bridges. Mifflin County's percentage has improved due to many projects along the Lewistown 322 bypass area. Ms. Michael also stated that there will always be certain bridges that may not get repaired due to being very rural with low traffic flow.

Ms. Michael shared several projects PennDOT is currently working on. The Seven Mountains area is currently being repaved and work is being conducted on the eastbound side currently. They are hoping to be done in July. A follow-up project for the Seven Mountains is an Intelligent Transportation System (ITS), which will include installation of three cameras and signs or message boards. Also

mentioned was the Potters Mill Gap Phase 2 project, which was recently awarded to Glenn O. Hawbaker. This will include the interchange area near the Boy Scout camp at Sand Mountain Road. They will do cross pipes and drainage work this fall and remove the embankment from the median just passed Sand Mountain Road toward the top of the mountain. The last section of Potters Mill Gap will be let in June 2017 and work will begin to connect the existing four-lane to the new interchange at Potters Mills. The construction of the entire corridor is not expected to be complete until the end of 2019 or 2020. Ms. Michael stated they are hoping to open the four-lane by 2019.

Other current projects in progress include a bridge replacement of SR 3017 box culvert in Wayne Township in mid-July, a roadway project on Roundhouse Road being assisted with Appalachian Regional Commission funds (ARC), and a bridge replacement on SR 1005 – A05 along Lauren Run in Armagh Township. Ms. Michael also discussed an upcoming bridge replacement project on SR 22 – A12 along Messer Run in Oliver Township with a let Date of February 2017. She further stated that there are three structures included in the Bridge Preservation program that are scheduled for late Spring of 2017. These bridges are located on SR 3002, at East Charles Street, Lewistown; SR 2008 – 50/2086 over Jacks Creek, northeast of Wagner; and SR 3017 – over Route 522 in Kistler.

Ms. Michael noted additional future projects that are anticipated in 2018 include: bridge replacements on SR 3001 over Kish Creek on Main Street in Lewistown at the intersection with Water Street and the SR 2001 bridge near Standard Steel in Burnham over Kish Creek; a project to improve the westbound ramp at the Burnham Interchange; and five Rapid Bridge Replacement Projects known as P3 (public-private partnership) that will occur in Armagh, Union and Granville Townships. Also, noted was the replacement of the SR 2004 Bridge (Back Mountain Road) over Jacks Creek in Derry Township in 2019.

Clean and Green Act

In July of 2016, Doug Wolfgang, Director of the Pennsylvania Department of Agriculture, Bureau of Farmland Preservation, provided a presentation to the Planning Commission on the Clean and Green Act.

Mr. Wolfgang stated that the 5,000th ag preserve farm will be entering into the Clean and Green Program in August and they will celebrate this milestone. Clean and Green predates the Easement Purchase Program and is one of the earliest land preservation tools. This has resulted in a 50% reduction of the assessed value. There are 9.3 million acres statewide currently enrolled in the program.

To determine eligibility, the land must fall under one of three use categories. These include agricultural use, which has to be at least 10 acres or generating at least \$2,000 of income in the sale of agricultural commodity; agriculture reserve, which also has to be at least 10 acres and is open space that can be converted back to agricultural use, and has to be open for public access for passive recreational uses of which the owner may place reasonable restrictions on entry of the property; and forest reserve, which calls for 10 acres or more that has trees of any size. Land may be timbered in the forest reserve category. The application must be submitted to the County Assessment Office by June 1st of every year to be eligible for the next tax year. It is assumed that the property stays in the program until you notify the Assessment Office of any changes in writing. When you leave the program, there is a 7-year rollback period where taxes must be repaid with 6% simple interest charged per year.

Permitted uses of land in the clean and green program are allowed with limited rollback taxes applied. These include direct commercial sale of farm products, rural enterprise, oil and gas, commercial wind energy, small non-coal mining, recreational leasing, farm related entertainment, cellular communications towers on 0.5 acres and divisions/transfers. You may split off up to 2 acres per year, not exceeding 10% of the total acreage, and pay limited rollback taxes on the split off. If more than 2 acres is

subdivided, the landowner must pay full rollback taxes on the acres split off. If a property is transferred, the new owner should update the clean and green application.

Annual Economic Update

In September of 2017, Rob Postal, President of Mifflin County Industrial Development Corporation (MCIDC) presented information to the Planning Commission on economic development activities in Mifflin County.

Rob began by stating that the mission of MCIDC is the betterment of Mifflin County through promoting growth of employment and income. MCIDC owns multiple properties and is self-sustaining through revenue from rents and properties. Rob reviewed unemployment trends in the central region and Mifflin County as to how they compare with state and national rates. Rob also stated that Mifflin County is at a disadvantage when comparing educational attainment levels to the state. According to the information provided, 50% of the population in Mifflin County over the age of 25 is high school graduates. This is where Mifflin County falls short. He believes specialized educational opportunities are essential and brought up the Mifflin County Academy of Science and Technology. The Academy has instituted new curriculum that should aid in this process. Rob also noted that the Amish population affects this data.

Rob next discussed what goes into the selection process for industries looking to locate in an area. He said site consultants look at the central region in general and not just individual counties. The region includes Centre, Mifflin, Union, Snyder, Northumberland, and Montour Counties. They review unemployment trends and educational attainment in the region. He has to have a lot of background work prepared in advance to be able to respond adequately. Rob stated that the consultants requesting the proposals are looking for reasons to throw applicants out rather than keep them in.

MCIDC is currently pursuing a project to improve the industrial park, which contains 30 acres. Rob is looking at a \$700,000 loan to improve the site so that it will be shovel ready. Consultants would like to see predesigned buildings as well as stormwater and utilities, curb cuts, and wetlands delineations. This is a risk because you do not know the company that may utilize the site. Rob also stated that key infrastructure is assumed to be in place and this includes broadband internet.

4.2 Planning and Development Department

Staff Update

In July of 2016, Jodie Barger resigned as the CDBG Fiscal Manager and now works for McVeytown Borough. Jodie was replaced in September of 2016 by Stacey Herman, who had previously worked for many years at Verizon.

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 four times during 2016 and reviewed and discussed the following: an Integrated Water Resource Management proposal to improve watershed protection that included a strategy and checklist for counties when reviewing plans in terms of water and stormwater management; a presentation of the Regional Planning Program at Indiana University of PA; an update on DCED approved programs in the 2015-2016 budget; an update of the organization's strategic plan; proposed changes to the clean and green program; a review of how some counties are looking at dealing with medical marijuana; a proposal to improve passenger train service; new planning tools to assist county planning departments; permitting issues related to economic development; and legislative updates.

CDBG: CD and H Practitioners Conference

On April 25 and April 26, 2016 James Lettiere and Douglas Marks attended the Pennsylvania CD&H Practitioners Annual Conference, at the Nittany Lion Inn, in State College, PA. This annual conference reviews compliance requirements for the effective and efficient use of Community Development Block Grant and HOME funds and provides updates on legislative actions that impact these programs. The Pennsylvania Department of Community and Economic Development (PA-DCED) focused on providing information regarding the C. Riley Stoy Community Development Award, Integrated and Disbursement Information System (IDIS)-Grant Based Accounting, CDBG/HOME Developing a Strong Application Demonstrating Grantee Capacity, CD and H Advisory Committee discussion of current issues concerning the CDBG and HOME programs, Uniform Relocation Assistance Act, Curb Cuts and Architectural Barriers Related to Public Facilities Projects, Income Surveys/Best Practices for Grantees, Best Practices in Accessibility Modifications CDBG and HOME, Achieving Compliance with Minority Business Enterprise, Woman Business Enterprise and Disadvantaged Business Enterprise Businesses.

Law and Ethics Conference

William Gomes and James Lettiere attended a workshop on May 13, 2016 entitled "Guideposts for Decision Making: Land Use Law and Ethics." The workshop was held in Harrisburg with attorneys Charles Courtney and Jamie Strong discussing recent amendments to the PA Municipalities Planning Code, PA Uniform Planned Community Act and PA Uniform Condominium Act, as well as recent court decisions on a variety of land use topics, which have an impact on the implementation of local land use ordinances. Also at the workshop, was an ethics session exploring ethical standards faced by planners.

The Pennsylvania Chapter of the American Planning Association 2016 Annual Conference

From October 16-18, 2016 William Gomes and James Lettiere attended the PA Chapter of the American Planning Associations Annual Conference at the Renaissance Allentown Hotel in Allentown, Pennsylvania. Sessions attended provided diverse information including topics on: Land Use Law Update, Green and Sustainable Parking Lots, How Community Planning is Being Shaped by MS4 (stormwater) Regulations, Multi-modal Transportation and Alternatives, Planning Methods in the Public Works Department, Wireless Communication Facilities and Community Impacts, Fiscal Impact Analysis: New Methods, Achieving Successful Adaptive Reuse of Institutional Properties, How to Get the Information You Need to Understand and Manage Pipelines, and GIS and Land Use Decision Making.

