

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**December 16, 2021**  
**MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A**

**ATTENDANCE**

Members

Thomas Lake, Chair  
Cyle Vogt, Vice Chair  
Dan Dunmire  
Dan Firth  
Dave Pennebaker  
Kay Semler  
Kent Spicher, Secretary  
Michele Bair  
Neal Shawver

Other

Bradley Kreitzer – The Sentinel  
Rob Postal – Commissioner

Staff

Mark Colussy, Director  
Candace Rager, Secretary

**Call to Order**

Thomas Lake called the meeting to order at 3:30 p.m.

**Record of Public Attendance**

Candace Rager recorded public attendance, the meeting was held via zoom and in-person in Meeting Room A.

**Approval of Meeting Minutes**

Thomas Lake requested a motion to approve the minutes from the November meeting. Kent Spicher noted a change needed. A motion was made by Neal Shawver to accept the minutes with the change. Michele Bair seconded the motion. All members voted aye.

**Approval of 2022 MCPC Calendar**

Michele Bair made a motion to accept the calendar with correction. Cyle Vogt seconded the motion. All voted aye.

**2022 Yearly Overview**

Mark noted that there was a request made to invite the administration from the school district and academy to give an update on what is happening at the schools. The school administrators will be providing an update at the January 2022 meeting. Mark then invited the members to give their input for the upcoming year of their interests in presentations/speakers, projects to see started/completed, and any specific topics they want covered. He first gave a few examples of current projects and then listed the members' contributions and ideas.

#### Ongoing Projects:

- Juniata River Trail – Phase II
- APRA & Infrastructure & Jobs Act
- Kish to Rec Park connection
- CDBG Projects ( E, C, CV)
- Home & Housing Rehab

#### Project Interests:

- Wayfinding Signage
- Broadband Investment (Federal & State Grant Opportunities?)
- Municipal Bridge Program & Outreach
- Train Station/Rail Investment & Upgrades
- CAP Implementation - coordination w/ HRG & MCCD
- Solar Ordinance, esp. Utility Scale (PSU Law Class & Montour's Zoning Update)

#### Presentation and Speaker Ideas:

- School District & The Academy
- Flood Management (DCED or PEMA?)
- PennDOT Projects
- Natural Gas Co-op
- MCIDC
- NPDES & Dirt, Gravel & Low Volume Program – MCCD
- Chamber Update
- Waterways & CAP Implementation
- Tourism (Visitor's Bureau)

The planning commission members raised the importance of discussing solar, which prompted a robust conversation. Considering that the School District has a large project ongoing, a recap of the proposal was discussed. Mark recapped the discussion and indicated to members that if they would like to add anything to the list, they would be welcome to contribute after the meeting.

#### **Subdivision and Land Development Review Committee Report**

Nine (9) plans were submitted to the committee for review. All nine plans are under municipal ordinance. There is One (1) Minor Subdivision, Two (2) Lot Line Adjustments, Three (3) Lot Additions, One (1) Major Subdivision & Land Development, Two (2) Land Developments. The plans are for Kish Bank Operations Center Modification- Dunkin Donuts (Brown Township), Pleasant Acres West 16<sup>th</sup> Addition (Derry Township), Jesse & Malinda Peight (Menno Township), Ben & Susie Peachey (Menno Township), Thomas & Anna Mary Zook (Union Township), Stephen & Morgan King (Derry Township), Anthony & Julie Potorti (Brown Township), Samuel & Barbara Yoder (Brown Township), Allen Jones Declaration of Trust (Decatur Township).

#### **Municipal Subdivision Plan**

**Kish Bank Operations Center Modification – Dunkin Donuts** - The original plan approval from 2019 generally consists of the Development/Redevelopment of two adjacent lots located along SR 655 at the intersection of SR 655 and the on-ramp for US Highway 322 East, Brown Township, Mifflin County, PA.

The past land use is agriculture/woodland. The present land use is commercial. One of the lots (tax Parcel 14-01-115B) is currently occupied by Kish Bank Financial Center and Kish Bank branch office. The other lot (Tax Parcel ID 14-01-115C) was the previous location of the Dutch Country Restaurant that has since been demolished. Additionally, as part of this project, property line adjustments are proposed. The proposed plan revisions include changing the layout of the previously labeled fast food restaurant to a Dunkin Donuts Restaurant. Also included in the plan revisions is adjustments to the Kish Bank parking lot and revisions to the vehicle and pedestrian access between Kish Bank and Dunkin Donuts. There are also associated revisions to grading, lighting, landscaping and utilities. The proposed total impervious area is still within the previously approved design impervious area and no changes to the stormwater management system is proposed.

Mark presented this plan describing the original branch bank is being converted into Dunkin Donuts. He stated the current plan builds off of the plan from 2019. Mark described changes with the access/entry drives, traffic circulation, and proposed exits. He also defined the details of the DD building layout and how the parking and drive thru access is being proposed. The plan set lacks a number of different descriptions regarding the double lanes, drive thru window, cameras, microphone, and order board. There are no signage details, circulation diagram, placement of loading zone for deliveries, or offsite pedestrian traffic accommodations. Mark will include these additional comments/edits in the letter being submitted.

**Pleasant Acres West 16<sup>th</sup> Addition** - Juniata Valley, LLC is proposing to subdivide the portion of their current 24.03 acre lot into 14 single family home lots and 18 duplex lots. The project will include construction of a bituminous street, cul-de-sac, public sanitary sewer and water and stormwater facilities.

Mark discussed the planning letter the current engineer reviewed and stated they simply 'acknowledged' the comments but gave no further input, which is not an adequate response. The land owner and engineer concede that there are any 'breaking' comments on the initial draft letter that would cause this plan to not be approved. There has been a lot of attention devoted to stormwater, which is the biggest concern with this plan. The length of the cul-de-sac does not meet ordinance requirements. There are other concerns with driveway slopes (possible switchbacks needed), additional storm water runoff, and slope of individual properties meeting ordinance requirements. Mark will include an edit regarding the dedication of the road when submitting the letter.

All other plans submitted had no additional comments or concerns.

Kay Semler made a motion of approval for having additional comments made in the Kish Bank/Dunkin Donuts letter for pedestrian walkways and also to update the comments for the Juniata Valley project in Pleasant Acres and all other plans as submitted. Michele Bair seconded the motion. All voted aye.

#### **Public Comment**

Thomas Lake acknowledged there were no public comments to add.

#### **Project Updates**

Mark Colussy ask for the chairman to give permission to forego project updates for this month due to the earlier discussion regarding ongoing projects.

**Other Business**

No additional business was presented.

**Adjournment**

Michele Bair offered a motion for adjournment. Neal Shawver seconded the motion. Tom Lake adjourned meeting at 5:05 p.m.