

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
February 23, 2023
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Dan Dunmire, Vice Chair
Michele Bair, Secretary
Kay Semler
Dan Firth
Dave Pennebaker
William Campbell
Joshua Yetter Clark

Other

Jess King, District Conservationist
John Sepp, PennTerra Engineering, Inc.
Alan Miller
Robert Postal, Commissioner

Staff

Mark Colussy, Planning Director
Candace Rager, Planning Secretary

Call to Order

Vice Chair Dunmire called the meeting to order at 3:43 p.m.

Record of Public Attendance

Vice Chair Dunmire confirmed all present signed the record of attendance.

Approval of Meeting Minutes

Vice Chair Dunmire requested a motion to approve the minutes from the January meeting. A motion was made by Mrs. Bair to accept the minutes. The motion was seconded. All members voted aye.

Mifflin County Soils

Vice Chair Dunmire gave some background information and introduced Jess King, NRCS District Conservationist. Jess explained that NRCS is all voluntary compliance, working and assisting Ag producers and forestry land owners with barnyards, waterways, cover cropping, manure storages, forestry practices and conservation plans. Jess described how slopes are measured and what determines HEL (highly erodible land) in connection to slope percentages. Jess stated that the majority of land in Mifflin County is considered HEL. Jess gave an overview of hydric soil profiles, the indicators, and how they are governed. She also gave details about prime farmland indicating these are primarily located in the Big Valley, Belleville area. Prime farmland is described as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Jess provided a Web Soil Survey (WSS) link for anyone needing help to find soil data, soil maps, and information provided by the NCSS (National Cooperative Soil Survey). It also provides access to the

largest natural resource information system in the world. Jess provided a few handouts which will be attached to the meeting minutes on record along with the PowerPoint presentation slides.

Review of Fee Schedule

Director Colussy presented a spread sheet with comparisons of the previous fee amounts (2022) to the projected ones (2023). The purpose of the new fee schedule is to simplify what the costs are when a plan is being submitted and to update fees to meet current expenditure. The fee schedule application will have to be approved by the commissioners. After discussion, Vice Chair Dunmire ask for a motion to recommend the fee schedule. Mr. Firth made a motion and Mr. Campbell seconded it. Six voted aye, one opposed.

Subdivision and Land Development Review Committee Report

There were Seven (7) plans submitted to the committee for review from February. Seven (7) plans are under Municipal Ordinance. Two (2) Minor Subdivision, Two (2) Lot Additions, and Three (3) Land Development. The plans are for Miller's Barbershop (Union Township), Starbucks – Mifflin County Commons (Derry Township), Penn State Construction (Granville Township), Eli D., Jr. & Elsie Kay Peachey (Union Township), Joshua J. & Salina A. Hostetler (Armagh Township), Thomas L. & Lena B. Swarey (Union Township), Sean P. Yearick (Decatur Township).

Municipal Subdivision Plans

Director Colussy presented the plans for February, commenting there were no real issues of concern regarding any of them.

Colussy discussed the Penn State Construction plan. Penn State Construction is proposing to construct new buildings and a gravel parking lot located off Hoss Drive in Granville Township. The buildings will be 150'x40' and 96'x36'. A new access driveway will be installed off Hoss Drive to serve the proposed site. The parking lot will be gravel and contain 2 ADA parking spaces and 27 standard parking spaces. This site is in the commercial district and abuts two residential districts and there is no constructive screening between them in the plan. Another issue is the access drive that is proposed as there is no shared access easement or a temporary construction easement shown on the plan.

Colussy reviewed the Starbucks plan. The project proposes to construct a 2,280 sq. ft. Starbucks coffee shop on an existing portion of the Mifflin County Commons shopping center parking lot. The proposed building and parking areas will be constructed on an existing parking and will contain new landscape/green area, curbing, inlets, and conveyance piping. There is a concern with the traffic queue amount during peak hours of business and no traffic calculations have been performed or presented. There are no details on any plans for egress or emergencies. There are no other concerns for this plan.

Vice Chair Dunmire ask for a motion to accept the seven plans under municipal ordinance with suggested additional comments. Mr. Campbell made a motion to accept. Mr. Pennebaker seconded the motion. All voted aye.

2023 Mifflin County Planning Commission Yearly Overview

Ongoing Projects:

- Juniata River Trail – Phase III
- ARPA & Infrastructure & Jobs Act
- Kish to Rec Park connection
- CDBG Projects (E, C, CV)
- Home & Housing Rehab
- Comprehensive Plan
- Active Transportation Plan

Project Interests:

- Wayfinding Signage
- Broadband Investment (Federal & State Grant Opportunities, BEAD)
- 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:

- NPDES & Dirt, Gravel & Low Volume Program – MCCD
- Solar / Short Term Rentals
- Housing (possibly with MCIDC?), Lewistown Property Standards Comm.
- DCNR? Keystone Fund
- Downtown Lewistown / LERTA
- Geisinger / School of Nursing
- Jane Sheffield (ARC) / 911 NMT
- PennDOT Projects / State College Area Connector
- School District & The Academy , Sports Complex
- Flood Management (DCED or PEMA?)
- Natural Gas Co-op
- Chamber Update
- Waterways & CAP Implementation
- Tourism (Visitor's Bureau)