

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
October 24, 2024
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Dan Dunmire, Vice Chair
David Pennebaker
Joshua Yetter Clark
Kay Semler
Kent Spicher, Chair
Michele Bair, Secretary (via zoom)
Thomas Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel
Michael Baker – Wawa at Burnham
Christian Aumiller, Wawa at Burnham
Tony Fruchtl – Penn Terra Engineering
Rhonda Kelley – JRV Chamber of Commerce

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:31 p.m.

Record of Public Attendance

Spicher confirmed all present signed the record of attendance.

Approval of Meeting Minutes

Spicher requested a motion to approve the minutes from the September 26, 2024 meeting. Campbell made a motion to approve the minutes. Clark seconded the motion. All members voted aye.

Public Comment

No public comment was given.

Juniata River Valley Chamber of Commerce

Director Lettiere introduced Rhonda Kelley, JRVCC Executive Director. Rhonda gave an overview of the chamber's work and an update on their current projects. There are currently over 500 members and they are consistently growing. The chamber provides an array of events including a leadership institute, a women's annual conference and quarterly luncheon, bi-monthly entrepreneurial meet-ups, after hours events, ribbon cuttings and grand openings, fundraising events, tours, breakfast club with the Penn State extension, and bi-weekly sentinel articles. A copy of the PowerPoint presentation is included with the monthly meeting minutes.

Subdivision and Land Development Review Committee Report

There are a total of seven (7) plans submitted for October.

- One (1) Penn Terra Engineering, Inc., one (1) Sarge Engineering & Surveying, one (1) Bohler Engineering PA, LLC, four (4) Wright Land Surveying

- Seven (7) plans are under municipal ordinance
- Two (2) Minor Subdivisions, One (1) Major Subdivision, one (1) Lot Addition, three (3) Non-Residential Land Development

The plans are for Wawa at Burnham (Derry Township), East Kish Presbyterian Church (Brown Township), Cedar Grove School (Armagh Township), Darvin & Shana Yoder (Menno Township), Jonathan, Jake & Amos Yoder (Granville/Derry Townships), Thelma Flory (Granville Township), O'Reilly Auto Parts (Granville Township)

Municipal Subdivision Plans

The committee members reviewed the seven submitted plans prior to the meeting. Director Lettiere presented the project narrative of the Wawa at Burnham plan and then turned it over to Tony Fruchtl, PennTerra Engineering. Fruchtl provided more details of the plan and clarified that this site will not accommodate tractor/trailers or have high speed diesel pumps. There will be auto diesel and parking intended for RV's and trucks with landscape trailers, etc. All permits, including NPDES, have been submitted. Lettiere presented the project narrative for the O'Reilly Auto Parts plan. The current building on this site will be demolished. Lettiere introduced Caterina Pagano, Bohler Engineering PA. Pagano gave details of the plan and stated permit applications for DOH, ENS (Mifflin County Conservation), and DEP (sewage facilities) have been submitted. A planning commission review committee member made a recommendation to the applicant that consideration be given to plant sweet gum trees in place of red maple trees. All other preliminary review letter comments have been addressed.

Discussion Re: Submission of Subdivision and Land Development Applications

A letter was provided to the committee regarding the applications for subdivision and land developments. Lettiere made a recommendation to amend the procedure for plan submission that is contained in the subdivision and land development ordinance. Campbell suggested inserting "one business day before the application deadline" in place of the proposed language. This change has been incorporated as part of the amendment. The letter is highlighted with the ordinance changes being recommended. The committee agreed to move the amended ordinance forward and present it to the county commissioners for approval. Spicher requested a motion for approval. Firth made a motion. Pennebaker seconded the motion. All voted aye. The amendment will be presented, along with the county solar ordinance, to the commissioners, in December.

Project Updates

There was a ground breaking dedication for the Juniata River Trail on October 18th. There are a few items to address, such as ADA signage for walkway slopes, end of trail sign, and the ADA parking space. Otherwise, the project is completed.

The Housing Rehabilitation program has been a struggle to get implemented. The commissioners have approved hiring a Grants Program Administrator, Kristen Price. She will be working to administer the Home program and various other grants.

Keller Engineers prepared a bridge capitalization plan to address all bridges in each municipality and all funding the county commissioners have in place to fund bridge projects. This is currently in draft form. Keller Engineers will give a presentation to the planning commission at some point, to explain the purpose and benefits of these projects for the county.

There is a Comprehensive Plan committee meeting on October 30th to discuss the public survey being drafted. The survey will be presented to the planning commission at completion. The survey will gather information regarding different components of the community and opinions on the quality of life in Mifflin County. This will help to prioritize projects involving the comprehensive plan.

Other Business

Next MCPC meeting will be November 21st, 2024.

Adjournment

Spicher announced the meeting adjourned at 4:40 pm.

Minutes Approved

Signature

Date