

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
January 26, 2023
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Thomas Lake, Chair
Dan Dunmire, Vice Chair
Michele Bair
Kay Semler
Kent Spicher, Secretary
Dave Pennebaker
William Campbell

Other

Kevin Kodish, Commissioner
Kim Zimmerman, Borough Manager
Jim Zubler, Downtown Lewistown, Inc.
Aaron Wilson, Lewistown Borough
Joshua Yetter Clark, HRG

Staff

Mark Colussy, Planning Director
Candace Rager, Planning Secretary

Call to Order

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

Record of Public Attendance

Chair Lake confirmed all present signed the record of attendance.

Reorganization – Election of Officers

Chair Lake turned the meeting over to Director Colussy for the Reorganization – Election of Officers.

Colussy called for a nomination for Chair and Mrs. Semler nominated Mr. Spicher. The motion was seconded by Mr. Lake. All voted aye. Mr. Spicher accepted the position of Chair. Colussy called for a nomination for Vice Chair and Mrs. Semler requested Mr. Dunmire remain as Vice Chair. The request was seconded by Mr. Campbell. All voted aye. Mr. Dunmire accepted the position as Vice Chair. Colussy called for a nomination for Secretary. Mrs. Semler nominated Mrs. Bair. The nomination was seconded by Mr. Spicher. All voted aye. Mrs. Bair accepted the position.

Colussy turned the meeting over to Chair Spicher.

Approval of Meeting Minutes

Chair Spicher requested a motion to approve the minutes from the November meeting. A motion was made by Mrs. Semler to accept the minutes. The motion was seconded. All members voted aye.

Victory Park to Stone Arch Bridge White Paper

Colussy gave a brief explanation of how the trail project, County Wide Action Plan (CAP), and HRG are all connected to bring about major improvements including agricultural BMPs and vital urban stormwater enhancements in Mifflin County. Colussy introduced Joshua Yetter Clark, HRG who presented a detailed description of the Victory Park to Stone Arch Bridge Multiuse Trail System project. He outlined the co-benefits associated with an investment in the trail network. He listed them as connectivity, recreation, beautification, history, and stormwater. Joshua explained the project scope of connecting the parks and installing associated stormwater BMPs. This would involve acquiring the needed tracts of land, updated infrastructure, ADA compliant systems, a viewing platform along the Juniata River, a fishing platform along Kishacoquillas Creek, new parking lot, two types of stormwater BMPs, removal of invasive plant species, signage along the trail's route to offer directions, highlights of local history along with natural resource education, and mileage tracking. Mr. Yetter provided a detailed 'white paper' hand out which includes a proposed trail map, project cost estimate, funding opportunities, a recommended advancement schedule and next steps to start advancement on the trail. The hand out will be attached to the meeting minutes. During the presentation, Kim Zimmerman, Borough Manager, indicated the borough has applied for a grant to clean up debris collected in the river near Victory Park. He also mentioned the parcel proposed as a parking lot is one of the last pieces of green space and it has been presented to the council to be converted into a dog park.

2023 Yearly Overview

See attached listing for suggested topics and presentations for 2023.

Subdivision and Land Development Review Committee Report

There were Three (3) plans submitted to the committee for review from **December**. Three (3) plans are under Municipal Ordinances. Two (2) Minor Subdivision, One (1) Lot Addition/ Lot Consolidation. The plans are for Merle Kinslow (Decatur Township), Jesse L. & Malinda Peight (Menno Township), Airydale Retreat, LLC. (Menno Township).

There were Six (6) plans submitted to the committee for review from **January**. Four (4) plans are under Municipal Ordinance, Two (2) plans under County Ordinance. One (1) Minor Subdivision/Lot Addition, Three (3) Lot Additions, One (1) Residential Land Development, One (1) Lot Line Adjustment. The plans are for Tammy L. Williams (Granville Township), Sandra P. Carolus (Derry Township), Lydia B. Hostetler (Armagh Township), Lance E. and Karen Kauffman (Bratton Township), Randall L. and Sherry F. Wright (Decatur Township), Curtis L. and Janell M. Hoover (Wayne Township).

Municipal Subdivision Plans

Director Colussy presented the plans for December, commenting there were no real issues of concern regarding them except the Massie plan. Colussy then re-addressed the Massie plan which had been tabled in November. This plan proposes to create Lot 2 for a single-family residence to be served by public sewer and private well. The residual tract, Lot 1, has an existing residence with no new

development proposed. Due to some concerns with the substandard cartway width there was a waiver request made and other recommendations to the surveyor. The surveyor has since revised the plan for a pull-off to be placed along the cartway and an expansion of the right of way. Chair Spicher ask for a waiver approval before moving on to the next plan. Secretary Bair made a motion to approve the waiver. Mr. Campbell seconded the motion. All voted aye.

Colussy discussed the Hoover Plan. This plan proposes to change the use of this property to include a commercial building. The additional building will be a truck repair garage with four employees utilizing a holding tank for sewage disposal. This property was previously approved for a single-family residence per the Subdivision Plan recorded in Instrument #2017-4942. This plan is only addressing the sewage planning component of this project. Appropriate planning must be completed before any construction related activities can begin. All the typical land development items (i.e. access, E&S, stormwater) will need to be addressed if this plan is to be developed. This plan has had some revisions but technically does not need to be recorded because eventually a land development plan will need to be submitted and then that plan will need to be recorded.

Chair Spicher ask for a motion to accept the seven plans under municipal ordinance and three under county ordinance. Mr. Penebaker made a motion to accept. Mr. Campbell seconded the motion. All voted aye.

Public Comment

Chair Spicher acknowledged there was no public comment.

Project Updates

Commissioners announced which projects were chosen for ARPA funds. The grant related projects should be underway in the near future. There have been loan funds offered for a number of the projects. A total of 35 million in fund requests with only 8 million available were awarded toward projects. Colussy stated he will continue to search out other possible funding to help community applicants, municipal authorities, and non-profits.

The River Trail extension project had a number of setbacks but is set to go up for bid soon. The commissioners have requested an ADA ramp be considered at the Victory park entrance.

Bridge project in Lumber City (Brown township), after four years, is going to get started. PennDOT and SEDA-COG agreed to using the balance of leftover TIP funds with Brown Township picking up the balance of the cost.

CDBG obtained the water and sewer competitive grants for the Hawstone Road Project.

Other Business

Next meeting will be February 23, 2023.

Director Colussy will have the surveyor fee schedule ready to review for next month.

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)