

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**July 28, 2022**  
**MIFFLIN COUNTY COURTHOUSE – MEETING ROOM B**

**ATTENDANCE**

Members

Thomas Lake, Chair  
Dan Dunmire, Vice Chair  
Kent Spicher, Secretary  
Dave Pennebaker  
Michele Bair  
Neal Shawver

Other

Rob Postal - Commissioner  
Don Kiel, Senior Principal Program Analyst SEDA  
Council of Governments Executive Director and  
Secretary, SEDA-COG Natural Gas Cooperative,  
Inc.  
William Campbell, JVB

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 in Meeting Room B.

**Approval of Meeting Minutes**

Thomas Lake requested a motion to approve the minutes from the June meeting. A motion was made by Neal Shawver to accept the minutes. Dan Dunmire seconded the motion. All members voted aye.

**L RTP (Long Range Transportation Plan), SEDA-COG Natural Gas Cooperative**

Don Kiel from SEDA Council of Governments and SEDA-COG Natural Gas Cooperative provided a presentation and update regarding the LTRP and the Natural Gas Cooperative. He gave an overview of the federal requirements which include a long range strategy and capital improvement program, a 20 year planning horizon, assurance that future investments align with federal and state priorities and has a five year update. Don explained about the LRTP purpose, its twelve and twenty-five year plan projects, performance measures for pavement/bridges, project lists, and a summary of discretionary projects along with the scoring process for ranking the projects. Don stated that for the purpose of presenting and pulling all the vital information together for presentation to PennDOT there was a webpage created. This was done in cooperation with their consultant partner and it presents the conclusions of the project and is fully enabled with GIS capabilities. Rob Postal shared there is a goal to eventually upgrade every deficient bridge in Mifflin County. Don discussed the 322 corridor project and how the continuation and improvement of that road system will have big impacts on Mifflin County as

well in the future. Rob Postal mentioned about the exorbitant funds that are going to be dispersed for electric vehicle charging stations in PA. Don affirmatively stated these would be an integral part and priority on a state wide basis for a long time to come.

Don then spoke about the SEDA-COG Natural Gas Cooperative and described a new approach in PA which is to establish a regional natural gas nonprofit cooperative. There are currently eight counties participating in the cooperative. Don explained there is a current emphasis to get gas to rural areas using virtual pipelines. Some of the targeted areas are larger farms, controlled environment agriculture (CEA), food processing plants, asphalt plants, paper mills, hospitals, prisons, and manufacturing companies. One of the active local projects is with Milroy-Unipar where a tank and vaporizers are to be implemented imminently. The Cooperative and SEDA-COG have been part of roundtable meetings/proposals for CEA development to involve state and federal agencies, universities, and regional economic development agencies. Rob Postal mentioned there is a vacancy on the board and they are looking for someone to fill the position.

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

Twelve (12) plans were submitted to the committee for review. Eleven (11) plans are under Municipal Ordinance and One (1) is under County Ordinance. Five (5) plans are Minor Subdivisions, Two (2) Lot Addition, Two (2) Land Development, Two (2) Lot Addition / Lot Line Adjustment, One (1) Minor Subdivision/ Lot Addition. The plans are for Lewistown Sheetz (Lewistown Borough), Dylan & Megan Knable (Newton-Hamilton Borough), Chase Youtzy (Armagh Township), (2) Milroy (322) DPP, LLC – Dollar General (Brown Township), Robert Henry (Lewistown Borough), Vivian Holland, Kenneth & Dennis Wagner (Armagh Township), James & Constance Goodwin (Granville Township), Christian & Nancy Hostetler (Armagh Township), Nathan & Elizabeth Yoder (Armagh Township), Michael & Christen Interiano (Decatur Township).

### **Municipal Subdivision Plan**

Mark discussed the Dylan & Megan Knable plan. The purpose of this plan is to reconfigure two parcels owned by Dylan S. and Megan M. Knable, Tax Parcel 11 ,02 -0061 & 0062 and 1 parcel owned by Esh Real Estate, LLC. Tax Parcel 11 ,02-0066, into 3 new lots. Lot 1 contains an existing house. Lots 2 and 3 are proposed for residential use. The only outstanding issue is to change some of the language from the first two notes about the lot addition statement that are required by the ordinances.

Mark also reviewed the plan for the Sheetz proposal. The purpose of this plan is to construct a parking lot for 10 stalls on Tax Parcel 01 , 15-0336-,000, along with eliminating two existing entrances and providing two new entrances to the site with the associated infrastructure required. Mark explained the significant changes planned in detail and some concerns being how it will effect street traffic flow, keeping the site open for business during construction, potentially change placement of dumpster location, redo all underground utilities, the stormwater flow of the additional parking lot, and that the Dollar General entrances are not exactly lined up but it does appear it will be better aligned when completed.

Mark discussed the Milroy Dollar General plan also. The project tract is approximately 2.57 acres, and it anticipates that approximately 2.57 acres will be disturbed as a result of construction activities, the project site is located in an open agricultural field, the frontage portion of the property along the road is currently covered with a row of trees and thick brush and overhead utility lines are present. The site is bordered by old US Highway (322) to the east commercial property, open spaces, and residential properties to the south and the continuation of the agricultural field on the remaining two sides. The overall surface topography across the property generally sloped gently downward from the southeast to the northwest towards Kishacoquillas (HQ-CWIF). Proposed improvements include the construction of a 12,840 square foot retail store, access drive, parking lot, utilities, and associated stormwater management facilities. The anticipated site disturbance shall include minor grading as well as additional impervious area which will be treated on-site by stormwater management BMPS. The proposed retail store shall connect to public water and will be served by an on-lot septic system. Runoff from the site will reach UNT to Kishacoquillas (HQ-CWF) which is considered to be impaired due to agriculture siltation and nutrients pollution according to the 2020 integrated report. Mark stated the engineer assured him there is an agreement in place and they would not transfer the property until all the permits are approved. Mark feels the plan set is done very well and there are no major concerns. There is going to be a healthy landscape line placed between this property and the bordering sites to the west. There are a couple of sinkholes surrounding the property and the engineer will be considering where the stormwater drainage will be placed.

Dan Dunmire offered a motion to conditionally approve the Knable plan under County ordinances. Neil Shawver seconded the motion. All voted aye. Dan Dunmire offered a motion to approve the comments on the other eleven plans under municipal ordinances. Kent Spicher seconded the motion. All voted aye.

### **Public Comment**

Thomas Lake acknowledged there were no public comments to add.

### **Project Updates**

Mark said if anyone had any questions about any current projects to give him a call to get an update. He stated that Chastity is working on competitive CDBG applications submitted. The commissioners authorized to ask SEDA-COG to rate a home application on our behalf since we do not have the staff capacity to do that. Mark went over the list of previous speakers and presentations and continues to get the rest scheduled for the remainder of the year. Mark received 58 ARPA applications and is working with the commissioners to prioritize them and announce which they will award in September.

### **Other Business**

No additional business was presented.

### **Adjournment**

Tom Lake adjourned the meeting at 4:45 pm.