

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
June 27, 2024
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Kent Spicher, Chair
David Pennebaker
Joshua Yetter Clark
Thomas Lake
William Campbell

Other

Andrew Reed, PennTerra Engineering
Lucas Parkes, EADS Group
Robert Postal, MC Commissioner

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 May 23, 2024 meeting. Lake made a motion to approve the minutes. The motion was seconded by Campbell. All members voted aye.

Public Comment

No public comment was given.

Subdivision and Land Development Review Committee Report

There are a total of twelve (12) plans submitted for June.

- Nine (9) Wright Land Surveying, one (1) EADS Group, one (1) PennTerra Engineering, Inc., one (1) Matthew Brubaker
- Eleven (11) plans are under municipal ordinance and one (1) under county ordinance.
- Two (2) Minor Subdivisions, two (2) non-residential land developments, three (3) lot additions, two (2) lot line additions, one (1) minor residential land development, one (1) minor subdivision/non-residential land development, one (1) lot line adjustment/lot addition.

The plans are for First Quality Baby Products, LLC (Armagh Township), Keith Spicher (Union Township), McVeytown VFC Fire Station (Oliver Township), David & Marybeth Runk (Lewistown Borough), Delmark Investment Group, LLC (Lewistown Borough), Eli & Nancy Yoder (Armagh Township), Steven & Mary Yoder/Michael & Rhoda Speicher (Armagh Township), Robert & Gloria Sechrist/Pamela Sechrist (Wayne Township – County), Roman Zook/Daniel & Jessica Peachey (Oliver Township), Dale & Debbie Yoder (Menno Township), Samuel & Barbra Yoder/Deana Yoder (Union Township), Amy Simonetti & Douglas Weaver (Granville Township)

Municipal Subdivision Plans

The committee members reviewed the twelve submitted plans prior to the meeting. Lettiere briefly reviewed the narrative for the First Quality project and Andrew Reed from PennTerra Engineering, Inc. described details of the plan and stated all the necessary permits have been acquired and will be renewed at the end of the year. Reed confirmed that revised plans would be compiled based on the municipal and county comments that were submitted. Lettiere reviewed the McVeytown Fire House narrative and Lucas Parkes, EADS Group LLC, discussed the details of the plan. Parkes stated the plan has been submitted to the municipality, the HOP to PennDOT, and the application for a NPDES permit to PA-DEP. Parkes discussed the Curtis Hoover project stating the corrections were made to the plan regarding an application signature and property owner name correction. Lettiere mentioned that the planning commission had provided extensions for this project through August 1st, 2024. Lettiere went over the narrative for the Sechrist plan, which is under county ordinance in Wayne Township. There are a number of comments provided and the plan will need to be conditionally approved by the commission.

Spicher stated he would abstain from voting on the Keith Spicher plan due to his involvement. Spicher requested a motion for the conditional approval of the Sechrist county plan and approval of the eleven other municipal plans. Campbell made a motion; Clark seconded the motion. All voted aye.

Project Updates

The Comprehensive Plan is scheduled for a kick off meeting on July 10th, agenda is forthcoming. The planning commission members, commissioners, and staff are invited to attend. There will be an introduction of the purpose and intent, then a virtual tour to go over some of the key project areas and sites. These will include transportation issues, a new historic site located in Juniata Terrace; other areas will be announced later. The planning advisory committee will meet and be provided with an overview of the process and what their involvement will be and how their input will impact the projects outcome.

Juniata River Trail Phase II has been delayed due to loss of manpower with J. Fulkroad & Sons. The new completion date is July 12th. There were some additional overruns and change orders in the amount of \$30,000 for the parking lot which had an issue with the subterranean surface and a culvert pipe that needed to be added. The last part is asphalt paving for the completion of the trail project.

The Allensville Streetscape project has had two meetings and the township has decided to hire a transportation expert to provide preliminary engineering and design for roadway improvements and safety. There will be an effort to meet with residents to get their buy-in. The next meeting will be to decide on applying for funding through multiple sources, primarily PennDOT. There will also be collaborative work with SEDACOG to get the project moving.

A bridge capitalization project plan has been started. Keller Engineers have been hired to prioritize the local and county bridges. There is a grant through PennDOT and facilitated by SEDACOG in which there was an in-depth study of how the county could utilize the funding they have, including the \$5 fee for each vehicle registration. This report will be ready at the end of the month and presented to the county commissioners for discussion and consideration for adoption.

Lettiere stated the by-laws of the planning commission require an attendance report by the chairman to the county commissioners regarding consideration for termination due to lack of attendance. Lettiere asked for a vote to compose an attendance report regarding the alternate member, Robert Nulton, since he does not participate or communicate with the planning office. There will need to be a report regarding the dismissal by the chairman

submitted to the county commissioners, advertise for the alternate position, submit any applicants to the planning commission, and then to the commissioners for final approval. A motion was made for the attendance record report by Campbell; it was seconded by Clark. All voted aye.

Other Business

Next MCPC meeting will be July 25, 2024.

Adjournment

Spicher announced the meeting adjourned at 3:57 pm.

Minutes Approved

Signature

Date