

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
August 26, 2021
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A

ATTENDANCE

Members

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

Other

Kim Wheeler – Executive Director-SEDACOG
Bill Sarge – Sarge Engineering & Surveying

Staff

Mark Colussy, Director
Candace Rager, Secretary

Call to Order

Thomas Lake called the meeting to order at 3:28 p.m.

Record of Public Attendance

Candace Rager recorded public attendance, the meeting was held in-person in Meeting Room A of the Courthouse.

Approval of Meeting Minutes

Thomas Lake requested a motion to approve the minutes from the July meeting. A motion was made by Neal Shawver. Kent Spicher seconded the motion. All members voted aye.

SEDA-COG PROGRAM AND SERVICES

Mark made some initial comments and introduced the guest speaker, Kim Wheeler, Executive Director, SEDA-COG. Kim explained her credentials, experience, and perspective working previously on a local level in Lycoming County and now overseeing all the sections/initiatives of SEDA-COG and their vital partnerships. The scope of her position encompasses 11 central Pennsylvania counties. Kim presented a brochure that lists three main service areas of SEDA-COG.

These areas consist of:

FOR BUSINESSES: Business Loans, Economic Development, Export Assistance, Government Contracting Assistance, Natural Gas Service, Rail Service

FOR COMMUNITIES: Community Development, Flood Resiliency, Information Technology, Transportation Planning

FOR RESIDENTS: Elderly Rental Housing, Home Rehabilitation, Weatherization

Neal Shawver ask for an update on some of the projects being worked on specifically for Mifflin County.

Kim mentioned the stimulus project and discussed some points on where SEDA-COG can be a resource for Mifflin County and use this opportunity to develop ideas to collaborate. Mark added that there are current projects for Commerce Drive at the Milroy Business Center for MCS Bank, and the Natural Gas Co-Op wanting to expand to the Uni-par in Milroy. Kim went on to discuss the CARES Act funding and the dispersion to small businesses and non-profits. Mark also gave details of projects that were funded such as a Behavior Health project, and the Broadband Expansion project with Mifflin County Wireless and CentreWISP. Kim talked about the ARPA (American Rescue Plan Act) funding and what type of projects may be eligible. These projects consist of Water/Storm Water/Sewer Infrastructure,

Broadband, Public Health (HVAC, Park Enhancements, Outdoor Recreation), Negative Economic Impact, and continued Revenue Loss starting from March 3, 2021 thru 2024.

Kim recommended that the Planning Commission Members regularly discuss at their meetings a current piece/project of The Comprehensive Plan. This will keep everyone abreast of the current status of any projects being worked on, ensure accountability and help bring projects to completion. Kim offered her office as a resource and encouraged the commission to engage in any future trainings/conferences that are offered. The SEDA-COG website is found at www.seda-cog.org.

Subdivision and Land Development Review Committee Report

Six (6) plans were submitted to the committee for review. Three (3) were under Municipal Ordinance, and three (3) under County Ordinance. There were three (3) Minor Subdivisions, two (2) Lot Additions, one (1) Land Development Plan. These plans were for Gary & Lena Stuter (Armagh Township), Weston Garber (Menno Township), Emerson Peachey (Menno Township), Dale & Rose Vaughan (Wayne Township), Donald & Eileen Gearhart (Wayne Township), Audrey Jordan (Wayne Township). Also, the tabled Glasgow Irrevocable Trust Fund needed review and the surveyor, Bill Sarge, was present to answer all questions.

Municipal Subdivision Plan

Mark began with the Glasgow plan stating there were (3) key issues to consider.

Glasgow Irrevocable Family Trust is planning to create Lot 2, of 1.000 acres for a new single-family residential use. Lot 1, the remainder of Tax Parcel 11 ,02-0060, contains an existing house. There are a number of key issues regarding this property. The plan shows access to public sewer but also has on-lot sewage pits. The plan depicts an existing 20' Right-of-Way (ROW) but has no recording reference for the ROW. This appears to be the only access to the lot. Mark invited Bill Sarge to explain the waivers needed for the revised plan. Bill gave a synopsis, stating the DEP declined an on-lot sewage system which the proposal is now for connecting to the public sewer line. Bill described the first waiver submitted will be for allowance to access the property through an existing 20' ROW rather than the 50' minimum requirement ROW. He states there is no more available footage to make the ROW any wider (Section 4.204.f). The second waiver requested is for the boundary information of the residual property. There are 7 ½ acres remaining and Bill does not recommend a need for an additional survey, he states there are enough tie-ins to be confident on the boundaries for the residual property. He is also trying to keep the cost at a minimum for the customer. Bill stated the revised plan provides a waiver for the 20' private drive and projects the sewer/water will run along this drive as well. Bill noted the property owner will be meeting with the sewer authority and excavator to make a final decision regarding where the sewer/water lines will run.

Dan Dunmire made a motion to grant the waiver for the residual survey. Dave Pennebaker seconded the motion. All voted aye. Dan Dunmire made a motion to grant the waiver for the 50' ROW requirement. Cyle Vogt seconded the motion. All voted aye. Kent Spicher made a motion to approve the plan based on the conditional sewage revision/approval. Dan Dunmire seconded the motion. All voted aye.

Mark made a note regarding the Gearhart plan and the Vaughn plan are abutting properties.

Dale and Rose Vaughn plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, is vacant farmland with no new development proposed. Bill Wright is proposing the location of this flag lot is to preserve farm land and a waiver request for the 'pole portion' of the total maximum 600' length of the flag lot. There is also an effort being made concerning the amount of earth disturbance and to ensure there will not be any rain water depositing onto the township roadway. Neal Shawver made a motion to accept the waiver. Cyle Vogt seconded the motion. All voted aye.

Donald & Eileen Gearhart plan proposes to create Lot 2 for a single family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed. Dan Dunmire made a motion to table this plan. Kent Spicher seconded the motion. All voted aye.

Audrey Jordan plan is straight forward and has no real concerns.

Dan Dunmire made a motion to approve the County Plans, Vaughan and Jordan and to table the Gearhart plan. Kent Spicher seconded the motion. All voted aye. Dan Dunmire made a motion to approve the comments on the three (3) municipal ordinances. Kent Spicher seconded the motion. All voted aye.

Weston Graber is planning to construct an 80' x 120' building. The proposed project will include the construction of a 9,800 sq. ft. pole building and associated site improvements. Mark mentioned the Weston Garber plan along Sycamore Lane, Menno Township being very vague and has requested more information regarding this land development plan.

Public Comment

Thomas Lake acknowledged there were no public comments to add.

Project Updates

Mark mentioned some of the current projects in the Planning Office:

- Annual Report
- ARPA meeting
- CDBG-CV funds dispersion
- CDBG-E application
- Entitlement grants
- HOME applications
- Rec to Kish Trail project
- Juniata River Trail
- 2020 census data
- Solar Ordinance
- Broadband funding

Other Business

No other business to report

Adjournment

Thomas Lake offered a motion for adjournment. The meeting was adjourned at 5:08 p.m.