

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
July 27, 2023
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Kent Spicher, Chair
William Campbell
Joshua Yetter Clark
Tom Lake
Dave Pennebaker
Kay Semler

Other

Roger Watson, NAVTech Surveying & Engineering

Staff

Carrienne Love, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:37 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 June meeting. A motion was made by Mrs. Semler to accept the minutes. The motion was seconded by Mr. Campbell. All members voted aye.

Public Comment

Mr. Watson introduced himself and stated he was there to discuss the Brian C. Adams plan submission.

Comprehensive Plan

Nothing reported for this month.

Subdivision and Land Development Review Committee Report

There were Ten (10) plans submitted to the committee for review from July. Nine (9) plans are under Municipal Ordinance and One (1) under County Ordinance. Six (6) Minor Subdivisions, Three (3) Lot Additions, One (1) Non-Residential Land Development. The plans are for Richard & Jana Parthemer (Decatur Township), Alvin & Barbara Peachey (Oliver Township), James Krinjeck, Nicholas Forshey, & Sarah Walters (Oliver Township), Kenneth & Regina Sitch (Union Township), Douglas & Stephanie Bohn (Derry Township), MC Academy of Science & Technology (Derry Township), Tall Timber Gun Club (Union Township), Brian Adams (Bratton Township), Rumford Manufacturing, LLC (Union Township), Roy Kanagy (Union Township).

Municipal Subdivision Plans

Director Love presented the Adams plan and gave Mr. Watson opportunity to discuss the details. Watson stated there is a drive off of SR 103 and several single-resident houses are located between SR 103 and the Adams property line. The Adams property currently has a house and mobile home located on 1.6 acres. The plan is to subdivide this lot so the mobile home is on .5 acres. The other parcel has been sold at auction. There is no plan to change the existing access drive but a ROW will be created for the .5-acre lot and also an easement for the sewer lateral system to service the mobile home lot. There are no plans to build anymore driveways, entrances, etc. Campbell stated as it stands the property is considered 'raw land'. In regards to financing, there is no consideration for a single-wide trailer. There was more discussion concerning the driveway easement being substandard. There were a number of items missing from the original plan, i.e. ROW, driveways, non-building declaration statement, and utilities. The Parthemer plan was looked at and has no major issues. MC Academy plan was discussed. There were a few concerns regarding lack of a crosswalk, relocating the playground to where there is no walkway (no new design has been presented), nighttime lighting affecting the greenhouse, and 'typical pavement' handling heavy equipment. Campbell stated plans changed and there would be no heavy-duty equipment instruction at the Academy, thus making the 'typical pavement' a non-issue. The Peachey plan was presented. Love stated the plan is rather vague and being reviewed only as a subdivision. Mifflin County will ultimately provide a ROW to Upward Bound once the lots are sold. UB will be installing a new communications tower. The Tall Timbers plan was discussed and should have a ROW understanding stated on the plan.

Chair Spicher motioned for the plans to be approved with conditional comments included and the Adams (County Ordinance) plan is tabled until further review of additional information. Pennebaker accepted the motion. Clark seconded the motion. All members voted aye.

County Notification Letters

Received several letters but nothing of significance to report

Project Updates

Easement originals with signatures have come in for the Juniata River Trail and the DCNR is being updated with the information.

Other Business

New County email is now in effect. (email@mifflincountypa.gov)

Director Love has presented her resignation effective August 11th.

Chair Spicher will not be attending the meeting next month.

Next meeting will be August 24, 2023.

Adjournment

Spicher announced a motion to adjourn the meeting. Meeting was adjourned at 5:30 pm.

Minutes Approved

Secretary Signature

Date