

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
March 24, 2022
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM B

ATTENDANCE

Members

Thomas Lake, Chair
Dan Dunmire
Dave Pennebaker
Kay Semler
Michele Bair
Neal Shawver
Robert Nulton

Other

Nick Felice, CEO/President MCIDC
Tyler Rupert – The Sentinel

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 January meeting. A motion was made by Michele Bair to accept the minutes. Neal Shawver seconded the motion. All members voted aye.

Mifflin County Industrial Development Corporation (MCIDC) Presentation

Mark introduced Nick Felice, CEO/President who gave a presentation explaining the recent projects and activities of the MCIDC. Nick stated they work with a group called *Focus Central Pennsylvania* which is a cooperative market working with seven other counties. The most recent forum presented projects in the region that had come to fruition and Mifflin County had scored over half of the presented projects. These projects are mostly infrastructure based and job retention focused. Nick provided a Power Point presentation showing the MCIDC Plaza, MCIDC Business Center, and MC Industrial Park complexes. He listed what businesses have tenancy and their potential projects on the horizon. He spoke about the grants that were received and the ones that have been applied for. Nick explained their current strategies involve: marketing initiatives (Livability, SelectUSA Foreign Direct Investment Summit), workforce initiatives (Chamber's Business & Education Committee), additional projects (Enterprise Zone Tax Credits), and external projects (NuVisions, Entrepreneurial Meetups). MCIDC is at a loss for available, useful industrial spaces and mostly cannot meet the needs for those businesses that inquire about purchasing properties or expansion projects. Nick expressed another major challenge for the area is not having a sufficient workforce to support the current industry needs.

Annual Dinner Plans Discussion

Mark updated the members about the progress for the annual dinner. The venue has been set for Bell Mountain Estates on May 18th at 5:45 p.m. The caterer will be Mel's County Catering. The speaker will be Deputy Secretary

Jennie Louwerse from PennDOT, Multimodal Transportation Division. The invitations have been sent out, an RSVP by May 4th has been requested. Mark also had provided an award form to the members via email and had discussion about their ideas for presenting awards, and to first focus on any internal milestones to acknowledge.

Subdivision and Land Development Review Committee Report

Four (4) plans were submitted to the committee for review. All the plans are under Municipal Ordinance and are Minor Subdivision. The plans are for Noah E. & Franey N. Yoder (Armagh Township), Jack L. & Melinda A. Knepp & Betty L. Greca (Decatur Township), Craig E. & Chelsea J. Rothrock (Granville Township), The Dunmire Family Trust (Oliver Township).

Municipal Subdivision Plan

Mark discussed the Jack & Melinda Knepp plan. This plan proposes to create Lot 2 for woodland use. The residual tract, Lot 1, has an existing residence. No new development is being proposed by this plan. The cartway width for this plan does not meet the road provisions of the township. There is a comment made that road improvements should be seriously considered prior to further development. Mark explained that typically with a subdivision plan when there is an issue that comes along in the future, it has to do with the private drive. He suggests this is the opportune time to deal with the existing issues as to avoid property owner disputes in the future.

Mark also discussed the Craig & Chelsea Rothrock plan. The purpose of this plan is to subdivide tax parcel 17, 33-104H to create one new residential building lot. Both lots are planned to be served by individual wells and public sewer. According to the surveyor, there are no maintenance agreements in place and there is no ROW giving easements to the abutters. One of the main concerns is the eleven foot gravel cartway that accesses the lots. This does not provide for two lanes of traffic or to allow emergency vehicles proper access. Additionally, the surveyor states the landowner has intentions of widening the cartway to fourteen feet and having at least three pull-offs to accommodate any two-way traffic needs. There will be specific comments made to recommend how they should deal with these issues going forward.

Dan Dunmire offered a motion to approve the comment letters. Dave Pennebaker seconded the motion. All voted aye.

Public Comment

Thomas Lake acknowledged there were no public comments to add.

Project Updates

- Annual Meeting plans moving forward
- Pushing through the second phase of the Juniata River Trail, but still waiting on permitting
- Dealing with the September 11th National Memorial Trail Alliance, route signage plan needs approved by municipalities
- CDBG projects moving forward – West Wayne is going forward, CDBG-CV funds are being wrapped up
- Active Transportation Steering Committee had first meeting last month, next meeting is next week; have had good participation from the community. Geisinger is providing some input and Allison Fisher from MC Human Resources
- Continued work on Active Transportation Plan, Mifflin Moves!
- Waiting on a possible grant from PEMA & FEMA for work on Hazard Mitigation plan
- Solid Waste Authority will be updating their plan Solid Waste Management Plan
- Connect The Dots – consulting company focusing on public input and outreach (handout provided explaining this program), which will be submitted to the commissioners to attain funding

- County Comprehensive plan (2024) will begin next year but pre-planning will need to begin sooner (i.e. phase zero public outreach to get public input, workshops, building teams, ambassador program). Processes put in place to vet the groups for understanding what their important factors are and then build a vehicle to get continued public input. The need for a consultant is vital but doing the pre-planning prior to bringing the consultant on board will be more profitable and help the plan to succeed in meeting the county's needs and obtaining a better outcome. It could potentially save money on the backend of the completed process.

Other Business

No additional business was presented.

Adjournment

Tom Lake adjourned the meeting at 5:15pm.