

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JANUARY 28, 2021
MIFFLIN COUNTY, ZOOM MEETING

ATTENDANCE

Members

Cyle Vogt, Vice Chair
Dan Dunmire
Kay Semler
Kent Spicher
Michelle Bair
Neal Shawver, Secretary
Robert Nulton
Thomas Lake, Chair

Other

James Zubler, Downtown Lewistown Inc.

Staff

Mark Colussy, Director

Call to Order

Thomas Lake, Chair, called the meeting to order at 3:31 p.m. via zoom meeting.

Record of Public Attendance

Mark Colussy recorded public attendance, because the meeting was held via zoom meeting.

Approval of Meeting Minutes

Kay Semler made a motion to approve the minutes from the December meeting. The motion was seconded by Dan Dunmire. All members voted aye.

Reorganization – Election of Officers

As provided for in the Mifflin County Planning Commission Bylaws, Mark Colussy opened the floor for nominations of 2021 officers, including Commission Chair, Vice Chair and Secretary. Kay Semler made the motion for Thomas Lake to serve as Chair, which was seconded by Neal Shawver, with all voting in favor. Kay Semler made the motion for Dan Dunmire to serve as Vice Chair, which was seconded by Neal Shawver, with all voting in favor. Kay Semler made the motion for Kent Spicher to serve as Secretary, which was seconded by Neal Shawver, with all voting in favor. The meeting was turned over to the Planning Commission Chair. Tom Lake then turned it back to Mark Colussy to present the next agenda item.

Subdivision and Land Development Review Committee Report

Three plans were submitted to the committee for review, all under Municipal Ordinance. These Plans were for DL King Transport (Armagh Township), Paul A. Tassa plan (Lewistown Borough), M. Jeremy & Lois M. Yoder plan (Oliver Township). These plans consist of one (1) residential and two (2) lot additions. All three (3) plans are under municipal approval. Mark Colussy reviewed the plans in further detail.

Municipal Subdivision Plan

The first plan discussed is proposed by DL King Transport. This property is located at 65 Commerce Drive in Milroy, Pennsylvania off Old US Highway 322. A project location map is provided in Appendix A. The property consists of 3.15 acres with a thirty-five foot green space bordering Commerce Drive. It is bounded to the west and northwest by two large-lot commercial estates, Lerch RV Dealer and B&R Farm Equipment dealer, and on

the south and east sides by agricultural uses. The subject site within Armagh Township is currently not zoned. The property is proposed for the development of three two-story townhouse sticks consisting of six dwelling units each that will be developed in multiple phases. Phase 1, the focal point of this Post-Construction Stormwater Management report, consists of one townhouse stick or six total dwelling units. Each of the proposed townhouse dwellings will have ingress/egress along a 24-foot wide private road that intersects Commerce Drive along the northwest property line. Sewer and water will be provided to the townhouse units from the existing utility lines off of the frontage of Commerce Drive. Mark Colussy stated he would reach out to the EADS group for an elevation design, turn around parking design, architectural design, and will acquire the needed application signature.

The Tassa plan proposes that Lot Addition #1 is to combine Parcel 2 as recorded in Inst. No. 2015-002670, T.M. 01-09-221, to the Parcel 1 recorded in Inst. No. 2015-002670 to form one parcel now owned by Paul A. Jr. & Tammy V. Tassa. Mark commented the owners have future plans for an additional structure but the borough zoning ordinance restricts building across property lines, which is what has prompted the consolidation. This property is served by public sewer and water. There are no particular concerns for this plan going forward.

The M. Jeremy & Lois M. Yoder plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof, Lot A has an existing single-family residence served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed. Mark also noted the complete boundary description made it possible to rewrite the whole deed based on the new survey. There are no other concerns for this plan going forward.

Tom L. entertained a motion to accept the 3 plans as mentioned and the 2 comments added onto the municipal plans. Dan D. made a motion to accept the comments as printed plus the additional comments on the Commerce Drive land development plan. Kay S. seconded the motion. All members voted aye.

Downtown Lewistown Inc. Update

Mark introduced Jim Zubler to present the Downtown Lewistown Inc. (DLI) project update. Jim gave a high level overview of specific projects and information on the funding background. DLI is looking at re-designation as designation expired in 2020. In order to obtain re-designation from the state, proof of sustainability from businesses, organizations and individuals must be shown. Tax credit projects are what make this possible. There are three (3) specific areas the project targets: (1) support infrastructure (underutilized larger buildings), (2) municipalities (support entrepreneurship of new businesses), (3) embassy theatre project (open 100 days per year and support of local neighborhoods). Jim indicated this project would go to bid this spring (2021). Jim Z. concluded by stating the importance of maintaining Local, Regional and National connections for the success of future DLI projects. Mark C. mentioned he will continue to work with Jim Z. on the trail network and that it is a very worthwhile project for the downtown area.

Public Comment

Tom L. acknowledged there were no members of the public to offer comment, other than Jim Zubler, who offered no additional comment.

Project Updates

Mark gave an update on projects. He started by outlining two (2) broadband companies, Mifflin County Wireless and Centre WISP, that have installed equipment throughout the county and continue to expand. Mark mentioned this being important to implement going forward to stay on track with the current trends. Mark is working on organizing presentations and re-activating the advisory council plus co-meeting with the Internet Advisory Committee. Mark mentioned working with SEDA-COG to complete the CARES Act

information. Mark stated the PA Senate just recently shifted a substantial amount of funds to small businesses for additional relief.

Mark did a site visit with Dan Beyer from the EADS Group on the River Walk Project. There is some re-alignment to the trail and a change to the current easement location. The start date for this project is targeted for the spring of 2022.

Mark reported Doug and Chastity went to Wayne Township to kick off the West Wayne Water/Sewer Project. Mark stated we did get the contracts for CDBG-CV funds for laptops for school students.

Mark reported that the bids came in for the Reedsville Streetscape project and will be approving a contractor to get this project started in the near future.

There was an inquiry made about what program is being utilized to fund the school student computers and what is the ETA of the computers. Mark stated the contract was received last week and is in place, the ETA of the computers is unknown at this point. In addition, the requirements are such that the funding must be funneled through the teachers union via a lending library for qualifying students since the School District cannot be a direct beneficiary due to it being classified as a taxing authority.

Other Business

Mark announced the new Planning Department office staff. Tiffany Parkes started on 1/25 as Planning Technician. Candace Rager started on 2/1 as Planning Secretary. Mark also introduced Robert Nulton as a new board member and gave Rob opportunity to share a brief bio & shared experience. Rob gave a quick bio of himself and shared his interest in working with the Commission and making the Community a desirable place to live in.

Adjournment

Tom Lake motioned to adjourn the meeting, while Dan Dunmire seconded the motion. Tom Lake adjourned the meeting at 4:49 p.m.