

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 29, 2009
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire, Vice Chairman
Don Kauffman
Christian Aumiller
Susan Heimbach
Neal Shawver
Brent Miller

Other

Beverly Green, Penelec
Wayne Hunter, Penelec
Megan Bollinger, The Sentinel

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner
Millie Sunderland, Office Manager/Grants Manager

Item #1 – Call to Order

Dan Dunmire, Vice Chairman, called the meeting to order at 3:34 p.m.

Item #2 – Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Item #3 – Reorganization – Election of Officers

Dan turned the meeting over to Bill Gomes to conduct the reorganization and election of officers. Don Kauffman made a motion to keep the same officers, which are Jim Spendiff, Chairman, Dan Dunmire, Vice Chairman and John Pannizzo, Secretary and close the nominations. Christian Aumiller seconded the motion. All members voted aye.

Bill turned the meeting back over to Dan to continue the meeting.

Item #4 – Electric Capacity in Mifflin County

Beverly Green and Wayne Hunter of Penelec attended the meeting to discuss electric capacity in Mifflin County as it relates to subdivision and land development. Beverly began by discussing how Penelec manages new customers for load on existing electricity. Wayne Hunter further explained the process and gave examples of how they handle new billboards, homes, small businesses, convenience stores, restaurants and factories/mills. He discussed the importance of Penelec knowing the needs of the customer and how different types of customers impact the system. Penelec can service any type of customer by evaluating customer needs, cost, time schedules, etc. Beverly indicated the different work and costs that are factors in serving different types of customers. Bill asked about coordination with Penelec in terms of new subdivisions and land developments. Beverly responded that larger customers should communicate with Penelec ahead of time to ensure they will be ready for service when needed. Penelec holds monthly planning meetings, and for large customers, there is necessary dialogue between the engineers of the customer and Penelec that needs to take place in order to ensure service can be provided timely.

Bill asked about underground versus overhead utilities. Wayne indicated that underground utilities are more expensive to locate problems, and there are other factors involved. Underground cable and maintenance is more costly than overhead. Wayne explained that there are benefits and costs associated with both underground and overhead utilities.

There was also some discussion about utility poles, power losses, unused energy losses, energy efficiencies/conservation and utility rights-of-way.

Item #5 – Committee Reports

A. Subdivision and Land Development Committee Plan Reviews: Mark Colussy reported that the Subdivision and Land Development Review Committee reviewed one plan under a municipal

ordinance for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the Jonathan N. Hostetler subdivision in Brown Township. Mark indicated that updated plans were provided that addressed the concerns noted in the report.

Neal Shawver made a motion to approve the comments and recommendations as presented and discussed for the Jonathan N. Hostetler subdivision in Brown Township. Brent Miller seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Hostetler, Jonathan N.

File Number: 2009-01-001

Tax Map #: 14-06-101

Municipality: Brown Township (Municipal Ordinance)

Plan Preparer: Tuscarora Land Surveying

Land Owner Name: Hostetler, Jonathan N.

Applicant Name: Hostetler, Jonathan N.

Action Taken: The County provides comments only.

Plan Summary: This subdivision proposes the subdivision of two (2) lots from the lands of Jonathan N. Hostetler. Appropriate sewage testing has been done for Lot 2. Lot 1 contains an existing dwelling, well and onlot sewage disposal system. The residue lot (Lot 3) of approximately 53 acres is used for agricultural use.

Review Comments (List from Review Committee):

Right-of Way Widths - The right-of-way widths for Coffee Run Road and Back Mountain Road do not meet the road provisions of Brown Township's Road Ordinance (Section 41.A). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway widths for Coffee Run Road and Back Mountain Road do not meet the road provisions of Brown Township's Road Ordinance (Section 41.B). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

DEP Sewage Planning Module - A copy of the DEP "Component 1 Sewage Facilities Planning Module" should be submitted to the Brown Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Other Comments: Only two plans were submitted. The Mifflin County Planning Commission requests at least three sets of plans be submitted.

Item #6 – Public Comment

There was no public comment.

Item #7 – Other Business or Comments

- Bill reported that the Community Development Administrator position was offered to Jan McDonald. He is scheduled to be approved by the Commissioners on February 5, and will start on February 9.
- Bill mentioned that he received letters from several municipalities regarding the H2O program for assistance for water and sewer projects. The municipalities of Derry Township, Granville Township and Lewistown Borough requested letters of support for applications for assistance to upgrade their facilities to meet new and Chesapeake Bay requirements. Bill will send letters to these municipalities and encourage a regional approach as recommended in the Mifflin County Public Sewer Plan.
- Bill reported that approximately half of the newsletters are now being sent electronically.
- Bill reminded everyone of the annual meeting scheduled for Thursday, March 19 and indicated the speaker will be James Ritzman, Deputy Secretary for Planning of PennDOT.

The meeting adjourned at 4:13 p.m. upon a motion by Neal Shawver that was seconded by Don Kauffman.

mjs