

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
FEBRUARY 25, 2021
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A AND VIA ZOOM, HYBRID MEETING

ATTENDANCE

Members

Dan Dunmire, V-Chair
Dan Firth
Dave Pennebaker
Kay Semler
Michelle Bair
Neal Shawver, Secretary
Robert Nulton

Other

Lucas Parkes, EADS Group
Rob Postal, Mifflin County Commissioner
Cody Wian, Mifflin County Wireless

Staff

Mark Colussy, Director
Candace Rager, Secretary

Call to Order

Dan Dunmire called the meeting to order at 3:35 p.m. via hybrid meeting both in person and via Zoom.

Record of Public Attendance

Candace Rager recorded public attendance, the meeting was held via hybrid style meeting.

Approval of Meeting Minutes

Dan Dunmire entertained a motion to approve the minutes from the January meeting. A motion was made by Kay Semler. Rob Nulton seconded the motion. All members voted aye.

Subdivision and Land Development Review Committee Report

Mark reported there were 11 plans submitted to the committee for review. Of these plans, nine (9) out of the (11) were combination of minor subdivisions or lot consolidation/addition, two (2) of them being for land development. The Plans are for Gerald Grassmyer (Bratton Township), Reedsville Outpatient Clinic Geisinger Clinic (Brown Township), Crider Construction Co., (Lewistown Borough), Dan Markley Lot Consolidation (Lewistown Borough), Leonard & Theresa Gerhart (Menno Township), Menno Twp. Lot Consolidation (Menno Township), Steven and Karen Stimely, (Oliver Township), Ella Mae Blessings (Oliver Township), Samuel & Barbara Yoder (Union Township), John & Salinda Byler (Union Township), Rushmore Properties (Union Township). These plans consist of ten (10) municipal ordinances and one (1) county ordinance.

Municipal Subdivision Plan

Mark discussed two (2) of the submitted plans. The first plan is the Reedsville Outpatient Clinic Geisinger Clinic. It is being designed by Larson Design Group. This intent of this project is the construction of a new medical clinic facility. The project consists of the demolition/removal of existing utilities and construction of a new building along with other site amenities. Stormwater management will be achieved via a subsurface detention/infiltration basin. It is a huge project and currently the site is vacant with some apparent demolition completed. The property has proposed three (3) access entrances including access around the entire facility. Mark reported there will need to be a highway occupancy permit (HOP) and the developer has not discussed any of the plans with PennDOT. Mark pointed out other issues to address are the landscape plan, site signage for the parking lot walkway, adequate hydrants, and acquiring all required permits. He stated there are 128 projected parking spaces which exceeds the requirement of 35 spaces.

Rob P. ask about when the site will be breaking ground. Mark was not sure of the date but will find out and let everyone know. Kay S. mentioned there is a fire hydrant at the front of the lot. Rob N. discussed a concern with the yield signs and yield light. Mark stated there is a TIS (traffic impact study) being done. Mark will revise the review letter to add a comment with the concerns about driveway access and traffic flow. Michelle ask what type of facility is it going to be suggesting if it were just offices the traffic flow would be different. Kay S. stated it was to be a medical facility with patients going there. Lucas P. commented the entrance would also be utilized by PennDOT and will be a busy intersection.

AQ Masonry (Rushmore Properties) is proposing to construct a new building and gravel parking lot located off Front Mountain Road in Union Township. The building will roughly be 80' x 150' building with garage doors on the southern and eastern side of the building, three loading dock doors at the south eastern side of the building, a restroom and office space. A new access driveway will be installed at the southeastern side of the property and an extension to the existing access drive will also be installed to provide access the property. The parking lot will be gravel and contains 1 ADA parking space and 11 standard spaces. Stormwater management for the new improvements will be achieved with the construction of an infiltration basin and check dams. The infiltration basin will ultimately collect overland flow from the parking lot and promote infiltration. Lucas Parkes (EADS Group) gave a quick overview of the plan. He said it is mistitled and should be named Rushmore Properties. He gave details of the building site stating there were some changes to how the building is to be rotated for better layout and accessibility. Neil S. had questions concerning the proximity of neighboring buildings, public utilities, paved or gravel drive, size of trucks, and if there is plenty of site distance, having concerns about horse and buggy traffic. Mark questioned Lucas concerning the shared access to the abutting parcel, which is a secondary access. Both facilities agreed to display large 911 numbers on the buildings for first responder identification to resolve any issues of accessing the site.

Mark discussed the Grassmyer Plan (Bratton Township). This plan process to add Lot Addition A back onto Lot A and become an integral part thereof. Lot A were originally created per the subdivision plan for Gerald G. Grassmyer recorded in Inst# 201-4023. Lot Addition A was created to be added onto Tax Parcel 13-04-0103B Owned by David R. Harshbarger. Lot Addition A was never deeded off and is still part of Tax Parcel 13-09-0109 and Deed Book 522-2435. No new development is being proposed for this plan. Mark stated Bill Wright has prepared the revised plan, it is straight forward and there are no other concerns in regards to this plan.

Dan Dunmire entertained a motion for approval of the comments for the 11 subdivision and land developments that are under municipal ordinances and the 2 comments added onto the municipal plans for the Commerce Drive project. Michelle made a motion and Rob Nulton seconded the motion. All members voted aye.

Dan Dunmire entertained an additional motion for the conditional approval of the Grassmyer Plan under the county ordinance in Bratton Township. A motion was made by Michelle Bair. Kay Semler seconded the motion. All members voted aye.

Mifflin County Wireless Presentation

Mark introduced Cody Wian (owner/operator) from MCW and explained the commissioners have awarded his company some of the county relief block grant funds to be able to expand wireless broadband throughout the county. Cody gave a comprehensive presentation of MCW's current project and presented a comparison of services with other areas of the country. He exhibited maps and explained where their towers will be placed and the details of the packages offered. He stated their headquarters/warehouses are located in the MCIDC Industrial Park. The company will have no install fees or any contracts for customers. Their mission is to provide reliable, affordable equal access to all of Mifflin County residents, particularly in the hardest to reach areas that other companies have not been interested in developing. Neil asked if there was any potential to match up with other companies to provide wireless phone service. Cody indicated there is potential in the future for phone service but is not a current priority. Dan F. offered a contact for a potential cell tower location on top of Sand Ridge. Dan D. inquired about the technology of MCW and any weather

effects on the efficiency of the service. Cody assured the new 5G technology equipment would withstand much more than the previous canopy systems. MCW is strictly focusing on Mifflin County and providing comprehensive coverage from one end to the other. Cody indicated that other companies tend to over-subscribe heavily and bog down the system. MCW has the ability to add to their capacity and to expand based on the subscribers demand.

Public Comment

Dan Dunmire acknowledged there were no public comments to add.

Project Updates

Mark announced Mifflin County has secured an inter-governmental cooperation agreement with Juniata, Perry, and Dauphin counties working on a county wide action plan (CAP). Dauphin County offered to take the lead to get the contract with the state(DEP), and a consultant's assistance with developing this plan (HRG, Inc.). This has all been signed and finalized with the consultant (Erin from HRG) being on board. This plan will move along quickly, the bulk of the work will begin in April and be completed in six (6) months.

Mark discussed several other ongoing projects:

- The school project for the CDBG-CV funds for laptops had a bit of a hang up regarding the teachers union but working on a resolution;
- The West Wayne Water/Sewer Project had its kickoff and is moving forward;
- There is continued work with the Rec Park & Recreational Council on the River Walk Project; Mark also digitized the completion of the 2nd phase of the River Walk with the existing River Walk as well as the connection with the downtown connector project that is being done by DLI, Inc. The completed project will encompass a three (3) mile one-way trip. The projected start time on the Second Phase of the Juniata River Trail extension is Spring of 2022;
- The State legislature has provided funding for the CHIRP (CV-19 Hospitality Industry Relief Program) to help hotels and restaurants. Mark will be working with SEDA-COG to get the information out to the public.

Kay S. stated she was looking at web mapping for local buildings/areas and some of the images are dated back to 2008. She questioned how often are these updated and why are they so out of date. Mark explained that the County GIS Department were forced to switch online mapping platforms with the end use of flash and there is work being done to upload current imagery to the county site server and also to the internet as part of PEMA's three-year imagery update program.

Other Business

Dan Dunmire ask if there was any other business to report, no other business reported.

Adjournment

Dan Dunmire motioned to adjourn the meeting, while Neil Shawver seconded the motion. Dan Dunmire adjourned the meeting at 5:00 p.m.