

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**MARCH 25, 2021**  
**MIFFLIN COUNTY COURTHOUSE, HYBRID MEETING**

**ATTENDANCE**

Members

Thomas Lake, Chair  
Cyle Vogt, Vice Chair  
Dan Dunmire  
Dave Pennebaker  
Kay Semler  
Michelle Bair  
Neil Shawver  
Robert Nulton

Other

Rob Postal, Mifflin County Commissioner

Staff

Mark Colussy, Director  
Candace Rager, Secretary

**Call to Order**

Thomas Lake called the meeting to order at 3:31 p.m. via hybrid meeting.

**Record of Public Attendance**

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

**Approval of Meeting Minutes**

Thomas Lake entertained a motion to approve the minutes from the February meeting. A motion was made by Robert Nulton. Neil Shawver seconded the motion. All members voted aye. Thomas turned meeting over to Mark Colussy.

**Subdivision and Land Development Review Committee Report**

Five plans were submitted to the committee for review all under municipal ordinance. These plans were for Samuel I. & Ruth L. Yoder (Union Township), John H. & Leah Z Yoder (Brown Township), Joseph A. & Mary E. Peachey (Union Township), Korie L. & Annie M. Yoder (Menno Township), Lewistown Dollar General (Granville Township). There are two (2) Minor Subdivisions, two (2) Lot Additions, and one (1) Land Development.

**Municipal Subdivision Plan**

Mark discussed two (2) of the submitted plans. The first project discussed consists of construction of a new +/- 10,911 square foot Dollar General Retail store, related parking, utility services, and the necessary stormwater management facilities. Construction activities are expected to begin in the spring of 2021 and become complete by the summer of 2021. There is no phasing of the construction planned. The onsite parking does not meet the existing Granville Township ordinance requirements for commercial district but a variance request was applied for and approved. There is public sewer line to be tapped in to and utilized. The storm water system is on the site and store will use an on-site well not public water works. There will be boulders in place to protect the well head. There is driveway access along with a center turn lane off of 522. The project engineer has applied for an HOP but have not received it yet. Penn Dot is not requiring a TIS (traffic impact study) for this particular plan. Due to the amount of land disturbance a NPDES permit is required and has been applied for. In regards to allowable land use there are no particular concerns for this

lot. The Subdivision land development ordinances are vague when it comes to screening and landscaping requirements. It does mention in the ordinance but is not detailed as far as what type or size of screening is needed around the property. There will be mast lighting in the parking area and will have minimal light spillage beyond the lot. This plan is put together well. There is plenty of site distance for entering and exiting, acceptable turning movement diagram shown and HOP submissions are completed. Michelle mentioned the planning commission was waiting to hear if drainage could be a problem and about the landscaping. She also mentioned that the sewer line connection is not finalized but would not be a problem. Neil inquired about the nearest fire hydrant and Michelle stated they pump water out of Strodes Run.

The next plan Mark discussed was for Korie and Annie Yoder (KJH Assoc.). It is located in the former APM facility. The plan proposes to create Lot Additions A & B to be added onto Lots A & B to be added onto Lots A & B respectively and become integral parts thereof. This plan also proposes to consolidate the existing parcels listed under Lots A & B are served by public water. The residual tract, Lot 1, has an existing residence. Bill Wright stated he could improve some of the legend listings and some of the notes. There is a proposal for two (2) different right of ways for primary access to the entire property. The road already exists and there is plenty of room for truck turn around and all property owners will have access. No new development is being proposed by this plan. There is a prospective plan for a truss factory and will need to be looked at when that plan is developed. There is a lot involved in this plan but everything seems to be in order.

Mark stated the other three (3) plans are straight forward and had nothing else to go over.

Tom Lake requested a motion to accept the plans as mentioned. Dan Dunmire made a motion to accept the comments on the five (5) subdivision plans and Kay Semler seconded it. All voted aye.

Mark presented some background information and content for the Transportation Improvement Plan (TIP). This program gets updated every two years. He explained the relationship with SEDA-COG as the transportation planning partner and the cycle that the Planning Department is currently involved in. One of the guidelines to get any project on the TIP is for PennDOT to meet with the municipal leaders. The projects may already be lined up for funding but they will meet to go over more of the details. The projects for 2021-2024 are funded and ready to go. So currently there is an important opportunity to keep it going forward, and new projects should be proposed for the next seven (7) years. The Planning Department sent out letters in February to all municipalities inquiring what their transportation priorities are going forward, and received response from four (4) municipalities. Mark stated this is an ongoing process for getting feedback and cited some details of the project categories listed in the letter. Mark described numerous funding sources for applying for TIP projects. One of the advantages of projecting ahead is that it's possible to submit tandem safety improvement projects along with highway improvement projects for local bridge improvement program projects. The projects that were submitted are included in the packet that was handed out. The Lumber City bridge project for Brown Township is moving forward. Menno Township has a current funded project but they also have road culverts that need repaired. Newton Hamilton has a bridge replacement need; funding sources are being looked at for this project. Wayne Township has a variety of different projects. These are the types of projects that can be filed into PennDOT. Mark is hoping to get additional feedback from all other municipalities to get out in front and look at ways to fund longer term projects. Mark gave information for finding the TIP website and discussed some of the current projects for Mifflin County. Mark will be meeting in the next few weeks with SEDA-COG staff to go over some of the priorities for current projects already in place. Mark pointed out the additional handouts included in the packet summarize the priority and programming status for current TIP projects. The ultimate intent is to update the TIP and we are in the beginning stages of that. There are already projects that have been submitted and need funding. Rob Postal ask if there was a deadline for these projects. Mark stated there is not a time frame needed for this particular TIP cycle because the needed feedback has already been given. Rob and Kay both suggested there needs to be municipal education, coaching and follow up for the seven (7) year long range planning. Mark agreed that better communication is needed with the municipalities so that when funding comes out the

most needed projects will be ready to go. Mark has future plans for PennDOT to attend a monthly meeting to offer information and answer questions. Mark stated it is very important to realize there is not enough money to fund all proposed projects so it is imperative to be prudent with the monies granted to be put into the best projects. Mark said he will give an update after the meeting with PennDOT.

### **Public Comment**

Thomas Lake acknowledged there were no public comments to add.

### **Project Updates**

Mark discussed several other ongoing projects:

- The school project for the CDBG-CV funds for laptops still has some concerns but there is a possible solution in the works. Neil Shawver ask if there is a backup plan in place due to school ending soon and the project is dragging out. Mark feels confident as long as the major issue is worked out it will move along quickly. Kay ask if there was a date when there will be an answer given. Mark anticipates having a conversation very soon.
- County Commissioners approved an official agreement with SEDA-COG for the CHIRP (CV-19 Hospitality Industry Relief Program) to help hotels and restaurants. SEDA COG will be administering and handling 100 percent of that particular program. Mark stated the program is currently open for applications and if anyone knows of a need in those industries, they should be directed to connect to the project web page to inquire about eligibility ([csgiving.org/CHIRP](http://csgiving.org/CHIRP)).
- There was some positive feedback related to the Multimodal office of PennDOT potentially getting an active transportation plan funded directly by PENNDOT. Mark will give more updates as this progresses.

Mark asked Dan Dunmire and Cyle Vogt to address a previous conversation regarding the officer position. Dan stated when the reorganization for the previous year for the slate of office took place, he was incorrectly nominated and approved as Vice Chairman. Dan offered his resignation as Vice Chairman. Dan nominated Cyle Vogt as Vice Chairman. Kay Semler seconded the nomination. All voted aye. Cyle accepted the nomination for Vice Chairman for the current term.

### **Other Business**

Thomas Lake ask if there was any other business to report, no other business reported.

### **Adjournment**

Thomas Lake motioned to adjourn the meeting, while Neil Shawver seconded the motion. The meeting was adjourned at 4:48 p.m.