

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
MAY 27, 2021
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A AND VIA ZOOM, HYBRID MEETING

ATTENDANCE

Members

Thomas Lake, Chair
Daniel Firth
Dave Pennebaker
Kay Semler
Neal Shawver
Robert Nulton

Other

Dave Gibbons, Owner, Centre WISP Broadband
Brad Kerstetter, J.C. Planning
Bill Gomes

Staff

Mark Colussy, Director
Candace Rager, Secretary

Call to Order

Thomas Lake called the meeting to order at 3:38 p.m.

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 April meeting. A motion was made by Kay Semler. Dan Firth seconded the motion. All members voted aye. Thomas turned meeting over to Mark Colussy.

Centre WISP Broadband Update

Mark introduced Dave Gibbons (Owner) from Centre WISP Broadband, who has been hard at work to provide broadband to areas identified by the Countywide Broadband study by NOVIS, as orchestrated by the County's Internet Advisory Committee. Mark was pleased to highlight that Bill Gomes was in the audience, whom was instrumental in getting the County's Internet Advisory Committee started. Dave presented some Centre WISP background information and the steps for a typical installation. He described some of the internet access challenges in rural areas, explained the current status of WISP's Mifflin County Projects, including FTTH (Fiber to the Home). Centre WISP has been awarded funding from SEDA-COG for the "Tri County" broadband project and for implementing the "Broadband Initiative Report." They will also be installing additional Repeaters and have an upcoming fiber project related to RDOF (Rural Digital Opportunity Fund) starting soon. They provide broadband service to approximately 70% of Mifflin County. Dave mentioned an FCC incentive program through EBB (Emergency Broadband Benefit) for consumer accessibility. The EBB program provides multiple ways to qualify for assistance. Dave stated that applicants can go to the FCC webpage to determine if they qualify. Once the FCC gives the final approval for RDOF Funding the Fiber to the Home (FTTH), builds will commence providing exponential broadband speeds. One other perk is that the consumer costs will be capped by the program rules. Dave anticipates great strides for upcoming fiber deployment to meet future needs and the next innovations. Mark then indicated to those in attendance of the meeting that were interested in this agenda topic are welcome to leave if they are not interested in the other agenda topics.

Subdivision and Land Development Review Committee Report

Mark reported there were seven (7) plans submitted for this month. Of the seven plans, six (6) were under municipal ordinance and one (1) under county ordinance. The plans were for Robert Lingle (Armagh Township), Mark Sievers

(Lewistown Borough), Christ & Tena Byler (Menno Township), Allensville Community Church (Menno Township), KJH Associates (Menno Township), Steven & Yvonne Boozel (Oliver Township), Joseph & Bridgette Imperioli (Wayne Township). There were three (3) Minor Subdivisions, two (2) Minor Subdivisions/Lot-Additions, and two (2) Lot-Additions.

Municipal Subdivision Plan

Mark discussed two (2) of the submitted plans and also the tabled plan from last month. The first plan brought forward was from Steven & Yvonne Boozel (Oliver Township). This plan proposes to create Lot 2 and Lot Addition A. Lot 2 has an existing residence served by on-lot sewage disposal and private well with back up soils testing per the prior subdivision plan recorded in Map Book 22 page 122. Lot Addition A is to be added onto Lot 2 and become an integral part thereof. The residual tract, Lot 1, is vacant farmland. No new development is being proposed by this plan. The next plan is the Joseph & Bridgette Imperioli plan (Wayne Township). The plan proposes to create Lot 2 a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed. There needs to be a sewage permit from DEP acquired in order to build the house. This plan is straight forward and has no additional concerns. The third plan discussed was the tabled Lantz Estate (Wayne Township) which needed some revisions. This plan proposes to create Lots 2 & 3. Lot 2 has an existing residence served by an on-lot septic and a private well. Lot 3 is for a proposed single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, is to be consolidated with other vacant land owned by Harold L. Lantz Estate with no new development proposed. Additional concerns were the ROW on the western edge of the property, a narrow cartway, unclear boundaries for one of the lot corners, and the leftover property description for the balance of the residual. The property executor discovered a properly completed survey. The surveyor advised this be put on record, which it was. This solved the unclear boundary issue. The ROW on the western edge is not feasible due to laying in a bit of a gully, not having a good site distance, it sits wet from time to time, and there are no plans to develop to the rear of the property. The cartway is paved up to eight (8) feet across and then there is additional improved stone surface to make up the twenty (20) feet. This will meet cartway requirements. All concerns have been resolved regarding this plan.

Kay Semler made a motion to approve the Imperioli subdivision plan. Dan Firth second the motion. All voted aye.

Kay Semler made a motion to accept the revision to the Lantz subdivision as provided. Dan Firth seconded the motion. All voted aye.

Kay Semler made a motion to accept the municipal subdivisions as provided and the correction on the acreage amount for the Robert Lingle plan. Neil Shawver seconded the motion. All voted aye.

Public Comment

Thomas Lake acknowledged there were no public comments to add.

Project Updates

Mark has a meeting scheduled with members from PennDOT to develop an active transportation plan for the county. For next month's meeting the CDBG will be having their public hearing so the speaker that was scheduled, Erin Letavic of HRG, Inc., will be asked to present in July. As of today, the Countywide laptop project is not going to happen. Discussion ensued about possibilities of resurrecting the project, but the possible solutions seemed very grim at this point. Mark is fearful that by explaining all the details as to the Department's failed attempts to make the project happen will make the partners look poor and that is not his intent.

Other Business

Mark ask if all Planning Commission members could check their email from Chastity Fultz re: CDBG Advisory Committee participation.

Adjournment

Thomas Lake adjourned the meeting at 5:08 p.m.