

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
July 22, 2021
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A AND VIA ZOOM, HYBRID MEETING

ATTENDANCE

Members

Thomas Lake, Chair
Kay Semler
Dan Dunmire
Daniel Firth
Cyle Vogt
Kent Spicher, Secretary
Neal Shawver
Robert Nulton

Other

Erin Letavic, Project Mgr., HRG
Trevor Weaver, District Manager, MCCD
Rob Postal, Commissioner
Kier Harris, The Sentinel

Staff

Mark Colussy, Director
Candace Rager, Secretary

Call to Order

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

Record of Public Attendance

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

Approval of Meeting Minutes

Thomas Lake requested a motion to approve the minutes from the June meeting. A motion was made by Dan Dunmire. Dan Firth seconded the motion. All members voted aye.

Draft Countywide Action Plan (CAP) Presentation and Q & A

Mark made some initial comments and introduced the guest speaker, Erin Letavic, Project Mgr., HRG. Erin explained her credentials, experience, and perspective working as a municipal civil engineer with storm water, land development projects, and water quality. The scope of her position encompasses 17 counties in PA. She presented a PowerPoint presentation (available at <https://countywide-action-plan-dauphinco.hub.arcgis.com/>) which encapsulates the current ongoing Countywide Action Plan (CAP). The Project Website is GIS based, having lots of maps, data and other interesting information. Erin encouraged everyone to participate in the CAP survey (<https://arcg.is/1bGPOz1>) to give ideas/insight for shaping the CAP process as it moves forward. Erin shared she is doing similar types of projects in 14 other counties and that Mifflin County is currently very well positioned. She stated that we are not starting from scratch, and have a great relationship with our partners. She emphasized the importance of doing the small things to impact the larger results. Education can help impact changes in behavior which leads to changes in load reductions and water quality downstream. She discussed some BMP's (best management practices) within the plan, making sure they are realistic and cost effective so when explained to DEP they are achievable between now and the goal date of 2025.

Erin turned the presentation over to Trevor Weaver and he discussed some examples of successful projects that have been worked on. The first one he presented was a farm project (Animal Waste Management Systems, Barnyard Runoff Controls, Livestock Exclusion, Fencing, Stabilized Crossing, Forested Riparian Buffer Planting, Fish Habitat/Bank

Stabilization Structures, Cover Crop & No Till) , then a stream project (Fish Habitat/Bank Stabilization Structures, Streambank Regrading, Riparian Forest Buffer Planting, Waterfowl Management, Education & Outreach).

Trevor also presented a successful nine square mile watershed group project for Hungry Run. There were about a dozen farms involved in this total project. Evidence of the success of these projects show up in the Watershed IBI (Impairment Benchmark Indicators) increased score results.

Mark concluded the presentation saying the draft CAP is pretty well wrapped up regarding the action strategy and implementation steps. Additionally, there is a time crunch to present by August and then finalizing the plan by September. He expressed that contributing to this plan is a good opportunity for Mifflin County quality of life to be preserved for future generations. He emphasized the importance of educating the community at large for these projects to continue being successful. Trevor Weaver added there has been further input from the stakeholder meetings they have recently held and the MC Authority meeting is scheduled soon.

Subdivision and Land Development Review Committee Report

Fourteen (14) plans were submitted to the committee for review. Eleven (11) were under Municipal Ordinance, and three (3) under County Ordinance. There were eight (8) Minor Subdivisions, three (3) Lot Additions, one (1) Lot Consolidation and two (2) Land Development Plans. These plans were for Howard & Dawn Treaster (Armagh Township), John E. & Nancy Goshorn (Brown Township), Daniel & Robert Spigelmyer (Decatur Township), Sean Yearick (Decatur Township), New Taco Bell (Granville Township), Craig Rothrock (Granville Township), John & Connie Breneman and David Breneman (Granville Township), Glen & Donna Kanagy (Menno Township), The Glasglow Irrevocable Family Trust (Newton-Hamilton Township), Edwin & Ruth Zook (Oliver Township), Mr. Milking It, LP (Union Township), Fisher & Thompson (Union Township), David & Vicki Stewart (Wayne Township), Thomas & Lois Lang (Wayne Township).

Municipal Subdivision Plan

Mark stated all the plans were straight forward with no real concerns. There were three (3) plans in particular Mark discussed:

Taco Bell will be located directly across the road from where the current Taco Bell exists, next to Auto Zone. The entrance and all access to the property will be through the Lewistown Shopping Center where Tractor Supply/Sherwin Williams parking area is located. This project proposes to demolish the existing asphalt paved parking lot, install erosion and sediment control measures and construct a new Taco Bell building with asphalt pavement, concrete sidewalks and install additional landscaping/green space. This proposal is submitted as a land development plan only. The access to the site will need to be cleaned up with site signage and pavement markings, along with a possible easement. It is highly encouraged for a better separation between entrance to Taco Bell and the rest of the shopping center, which may include curbing and/or landscaping with site signage. Mark intends to amend the circulation comment to be more specific about separating the parking area from the main entrance into the new restaurant.

Fisher Thompson is planning to construct a 12,000 SF building warehouse addition to their existing farm supply store. The project will consolidate three existing parcels owned by Mr. Milking It, LP into one property for use in this Land Development Plan. The building addition will be replaced overtop the existing gravel parking area; therefore, no new site runoff will be created with this project. The building addition will be for bulk materials, storage/shipping and will not result in additional patrons to the farm supply store. The plan cannot be approved unless it is altered or goes through a zoning variance process.

Timothy A. Lang has entered into an Agreement with the American Legion Memorial Home Association. According to the agreement dated May 1, 2021, he and his wife will acquire Lot 118 A and furthermore attached it as a Side- Lot Addition to Lot 118. There is no intention of any building additions or sewage service for this property. The intent is to hold a camper/motorhome. There is a non-building declaration statement on the plan. The property was once the site for the PA Canal but according to the surveyor, there are no structures related to the canal still existing and will provide photographic evidence for that.

David & Vicki Stewart plan proposes to create Lot Addition A to be added onto Lot A and integral part thereof. The residual tract, Lot 1 has no new development proposed. No other concerns with this plan.

Glasgow Irrevocable Family Trust is planning to create Lot 2, of 1.000 acres for new single-family residential use. Lot 1, the remainder of Tax Parcel 11 ,02-60, contains an existing house. There are a number of key issues regarding this property. The plan shows access to public sewer but also has on-lot sewage pits. The plan depicts an existing 20' Right of Way but has no recording reference for the ROW. This appears to be the only access to the lot. The surveyor for this plan did not follow up regarding these issues. Mark is recommending this plan be tabled until those items can be resolved by the surveyor.

Kay Semler made a motion to approve the County ordinances and table the Glasgow plan, accepting the other two plans presented. Kent Spicher seconded the motion. All voted aye.

Kay Semler made a motion to accept the Municipal ordinances, with the exception of amending the circulation plan comments for Taco Bell. Neal Shawver seconded the motion. All voted aye.

Public Comment

Thomas Lake acknowledged there were no public comments to add.

Project Updates

Mark gave an update for ongoing projects and made a request for participation conversation. He reiterated about last month's update regarding the active transportation project. The consultant has contacted Mark regarding the active transportation plan for the county. The consultant officially requested a list of top five (5) focus areas in the scope of work to provide to PennDOT so they can approve it and pay the bill. Mark then ask for feedback of ideas from the Planning members but also shared some of the ones he developed per Neal and Kay's request for guidance. These suggestions were listed as:

- Local park connections (feasibility study completed), connecting the existing trails
- Train Study, connecting the train station to downtown, pedestrian/cycling improvements through the downtown
- Reedsville Streetscape expansion
- Sidewalk improvements and parking spaces in Allensville
- Connect Derry Township Park to Reedsville
- KV railroad corridor to Belleville
- Rock slide in Mann's Narrows re-occurring
- Trees falling/sliding along bypass beyond Mann's Narrows

Mark stated that he is working with Chastity to reach out to the municipalities on an alternative plan to spend CDBG monies since the laptop project did not happen and the competitive grant funds were returned. Mark explained the details of how the Fair Share Act works and how the funds are allocated for county projects. Mark is continuing to work on getting the Annual Report completed and distributed.

Other Business

No other business to report

Adjournment

Thomas Lake offered a motion for adjournment. The meeting was adjourned at 5:00 p.m.