

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
September 23, 2021
MIFFLIN COUNTY COURTHOUSE – MEETING ROOM A

ATTENDANCE

Members

Thomas Lake, Chair
Dave Pennebaker
Dan Dunmire
Cyle Vogt, Vice Chair
Kent Spicher, Secretary
Robert Nulton
Michele Bair
Dan Firth
Neal Shawver

Other

Jeffrey McCauley – 911 National Memorial Trail
Brooke Crouse – The Sentinel

Staff

Mark Colussy, Director
Candace Rager, Secretary

Call to Order

Thomas Lake called the meeting to order at 3:32 p.m.

Record of Public Attendance

Candace Rager recorded public attendance, the meeting was held in-person, Meeting Room A in the Courthouse.

Approval of Meeting Minutes

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

September 11th National Memorial Trail

Mark made initial comments and introduced the guest speaker, Jeffrey McCauley, Director of Trail Development-September 11th National Trail Alliance. Jeff explained his credentials, experience, and perspective working with the Alliance and their vital partnerships. Jeff provides strategic help to counties in MD, VA, PA, NJ, NY, DE and D.C. for developing the 911 Trail. The scope of his position encompasses 1,300 miles, touching seven states. He presented a map, which gave an overview of the trail alignment and explained how it encompasses much of central PA including Huntingdon, Mifflin, Juniata and Perry counties. Jeff explained his tasks are divided into two areas, (1) advocacy for the trail and (2) actual trail development. The Advocacy is one county away from obtaining a resolution of support from PA DCNR for Mega Greenway Status. This acquisition will add 'points' to a counties grant application for scoring more competitively in the pool of grant applicants within the state. The Advocacy is also working with the US Congress to pass a House resolution (H.R. 2278) to have the National Park Service designate the 911 trail as a Memorial Trail with its own unique status. Jeff's role in trail development involves easement acquisition, fundraising, signage, and construction of the trail corridor itself. Jeff stated that the Alliance is willing to extend help to Mifflin County as the trail projects progress along with continued networking to bring these projects to completion. Jeff offered a brochure which lists details and a map of the 911 National Memorial Trail.

Subdivision and Land Development Review Committee Report

Six (6) plans were submitted to the committee for review. Four (4) were under Municipal Ordinance, and two (2) under County Ordinance. There were one (1) Minor Subdivision, three (3) Lot Additions, and two (2) Land Development Plans. These plans were for John Snyder (Bratton Township), Lance & Karen Kauffman (Bratton Township), Stephanie Bumgardner (Decatur Township), Lowell & Sandra Rohrer (Oliver Township), Leon & Amber Groff (Oliver Township), Raymond & Arlene Byler (Oliver Township).

County Plans

Mark began with the tabled Gearhart plan from August. He stated this plan was tabled because the Vaughn/Gearhart subdivision had a deed that needed to be transferred. This has been completed and the Gearhart property is available for approval. Mark did not see any significant issues with any of the plans submitted for this month.

Donald & Eileen Gearhart plan in Wayne Township proposes to create Lot 2 for 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.

Lance & Karen Kauffman plan in Bratton Township proposes to create Lot 3 and Lot Addition A. Lot 3 is for existing agricultural use. Lot Addition A is to be added onto Lot 2 and become an integral part thereof. Lot 2 was approved as a building Lot per the Plan of Subdivision for Lance E. & Karen C. Kauffman by Charles M. Colony, PE PLS and recorded in Map Book 21 page 141. Lot 2 has not been deeded off. The residual tract, Lot 1, has an existing residence with no new development proposed. A revised plan has been submitted for this plan by the surveyor, Bill Wright.

John Snyder plan in Bratton Township proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed. A revised plan has been submitted for this plan by the surveyor, Bill Wright.

Municipal Plans

Stephanie Bumgardner plan proposes to add a second single-family residence to be served by an on-lot sewage disposal and private well.

Lowell & Sandra Rohrer plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. Lot Addition A is being added to Lot A is to improve the access to Lot A. Current access to Lot A is via a 12' right of way per Deed Book 341 page 1078. The residual tract, Lot 1, has an existing residence with no new development proposed.

Leon & Amber Groff plan proposes to create Lot Addition A to be added onto Lot A to be added onto Lot A and become an integral part thereof. Lot A has an existing single - family residence served by on-lot sewage disposal and private well. The residual tract, Lot 1, is vacant farmland with no new development proposed.

Raymond & Arlene Byler plan proposes to add a second single-family residence to be served by on-lot sewage and private well.

Dan Dunmire made a motion to give conditional approval to the John Snyder, Lance Kauffman and Gearhart plans under the County SALDO. Dave Pennebaker seconded the motion. All voted aye. Dan Dunmire made a motion to accept the comments on the four (4) municipal ordinances. Dave Pennebaker seconded the motion. All voted aye.

Public Comment

Thomas Lake acknowledged there were no public comments to add.

Project Updates

Mark mentioned some of the current projects in the Planning Office:

- Juniata River Trail Phase II – permit being reviewed by DEP, PSU graduate student working on signage
- ATP – Active Transportation Plan
- ARPA – waiting for final guidance
- CDBG – funds dispersion
- MPO meeting – bridge analysis and discussion led to bridge priorities discussed at the meeting
- Comprehensive Plan – thinking ahead to next year's update
- CAP – final draft
- North Wayne Street Streetscape – county received the grant contract from the state and county is working on an engineering agreement to complete the final design

Other Business

Mark suggested inviting Dan Potutschnig, Vance Varner, Kevin O'Donnell, Jr. from the Mifflin-Juniata Academy and the Mifflin County School District for a future presentation. Mark requested for anyone to suggest other people for presentations for future meetings.

Adjournment

Thomas Lake offered a motion for adjournment. The meeting was adjourned at 4:40 p.m.