

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
NOVEMBER 19, 2020
TELECONFERENCE ON ZOOM.

ATTENDANCE

Members:

Dan Dunmire
Dave Pennebaker
Tom Lake
Neal Shawver
Kay Semler
Cyle Vogt
Dan Firth

Staff:

Mark Colussy, Director
Paula Hoffman, Planning Clerk

Call to Order

Tom Lake, Chair, called the meeting to order at 3:36 p.m. via a teleconference meeting on Zoom.

Record of Public Attendance

Paula Hoffman recorded public attendance, because the meeting was held via Zoom.

Approval of Meeting Minutes

Kay Semler made a motion to approve the minutes from the October meeting. The motion was seconded by Neil Shawver. All members voted aye.

Subdivision and Land Development Review Committee Report

Five plans were submitted to the committee for review. Three from Bill Wright Land Surveying, one from Nittany Engineering & Assoc. and one from Gaudlip Engineering Incorporated. All five plans are minor subdivision plans. Municipal plans include two in Decatur Township, one in Brown Township, and Union Township. County plan includes Oliver Township and McVeytown Borough split.

Municipal Subdivision Plan

All plans under municipal ordinance appear to be simple plans.

The Holly Hill plan in Brown Township is simply a lot addition of 0.0851 acres. This plan has three different lots on the same tax map number. Adding the lot addition will bring the garage fit into the setback requirement.

The Richard E. Scyoc Jr. plan in Decatur Township is simply a lot addition for a single-family residence. The Joshua R. & Heather L. Haines plan in Decatur Township is a lot addition for a single-family residence with Hydric soils so the review committee thought it was important for them to contact Floyd Ciccolini at the Conservation District to see if there would be any concerns about building in a wet area. The David P. and Arlene M. Zook plan in Union Township was submitted by Gaudlip Engineering Incorporated with a hand drawn plan (Old School). This plan is a subdivision of a lot with existing house and shed on it. The uniqueness of this plan is that he is showing it as a flag on Hillcrest Drive but is not showing an existing lot. Mark indicated to the engineer that he would need to do better deed research for right-of-ways. The major concern on the plan is the right-of-way.

County Subdivision Plans

The Spring Run Church plan in McVeytown Borough and Oliver Township is a lot addition of 0.082 acres to existing lot. The municipal boundary line crosses through the existing lot, which is taxed in the McVeytown Borough. Surveyor Wright has agreed to add the North Arrow to the plan.

Tom entertained a motion to accept the one plan under County Ordinance. A motion was made by Dan Dunmire and Kay Semler seconded the motion. All members voted aye.

Tom entertained a motion to accept the comments of the four plans under the Municipal Ordinance. A motion was made by Dan Dunmire and Neal Shawver seconded the motion. All members voted aye.

Parks Connectivity Downtown Lewistown

The Trail Feasibility Study is attached to the minutes, WIP 19MIF report Final 082020.pdf, for the connectivity of Victory Park to Stone Arch Bridge & Victory Park to Kish Park. There are the two main areas in review.

Victory Park to Rec Park can be connected easily. Connecting Victory Park to Stone Arch Bridge along the Juniata River has some concerns of steep slopes along the river when the trail narrows along the Business Route 22 by the sewer treatment facility. Once you get from Victory Park along Water Street down Main Street, you go along Kish Creek walk, you have an existing Rec Park Trail. How do you go northward up to Kish Park? The feasibility study shows concerns once you get along Route 322. The lay of the land has the Railroad going the whole way out to Burnham but Kish Creek follows Route 322 and between the highway and the creek there are some steep slopes. Jim and Mark have been working on establishing some relationships with some folks following the west side of the 322 out of Rec Park to potentially cross some of those private properties. If we at least get up to the overpass point by the Nittany Minitmart, you can get past Kish Creek and follow along Bridge Street or follow the railroad corridor. This also creates some concern of the steep slopes once you get along Partcheytown Road. The feasibility study shows some wetland areas which shows it is not feasible. After talking to the Derry Township, this may be feasible since the Derry Township owns some property in that area and they might be able to work with us.

County Planning did apply for a WalkWorks application for the Greater Downtown Lewistown Area and were denied. Mark had an opportunity to have an exit interview and meet with a professor from the University of Pittsburgh and she mentioned two points. First point is you already had an existing healthcare involved in a recreational setting to get people involved in recreational activities (walking, rowing, etc.) for key components of a healthy life style, this might very well be a key component for curing obesity, and diabetes. We currently have a Parks & Rec Committee but have been having problems getting a quorum for our meetings. They also directed us to have some representation with people with disabilities because anytime you build any trails, this must be designed for all types of people with or without disabilities.

The likelihood of us advancing on The River Trail Part II and connecting Victory Park to Rec Park and connecting Kish Park to Rec Park and moving North towards Reedsville, there is no way of advancing them all at one time. Then this becomes how to prioritize each project.

Tom ask the question of availability of money from the State Budget, to which Mark responded by saying it is still unknown how some of the grant funds will be impacted by a new budget, as the Legislature looked last year at draining some of the fund balances, such as the Keystone Fund.

Calendar Approval

Mark to revise calendar for the next meeting. Tom ask for a motion to approve the 2021 calendar. Kay Semler motioned to approve and adjust as needed. The motion was seconded by Dan Dunmire. All members voted aye.

Other Business

Mark announced his expected new addition to the family in May.

Since the courthouse is closed to the public, Mark ask if a zoom meeting was needed in December. They answered by saying if plans come in they will have a meeting but if no plans come in this month, the December meeting will be cancelled.

Kay mentioned the new lights on 3rd Street look nice and she noticed the Ferguson Valley Road light was still not turned on. She called PennDOT and they said it was up to Derry Township to have them turned on. When calling Derry Township, she was told they were waiting for somebody to turn them on. Kay asked Mark if he had anymore updates.

Kay asked for the current fee schedule for a subdivision. The cost of review fees are printed on the back of the review application. Mark then explained that the fees, based upon the Municipalities Planning Code, are made to cover the review costs, such as staff time and that he plans to do an analysis on this soon. Fees are not supposed to be based upon what other counties charge. In explaining this to the Commissioners in the budget meeting, it may be beneficial to look at this regularly to see if changes to the fee schedule need to be changed to account for current costs associated with the review of plans.

Adjournment

Tom Lake adjourned the meeting at 4:50 p.m.