

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**DECEMBER 16, 2020**  
**TELECONFERENCE ON ZOOM.**

**ATTENDANCE**

Members:

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

Staff:

Mark Colussy, Director

**Call to Order**

Tom L., Chair, called the meeting to order at 3:31 p.m. via a teleconference meeting on Zoom.

**Record of Public Attendance**

Mark Colussy recorded public attendance, because the meeting was held via Zoom and the Planning Clerk position, typically responsible for the Recording Secretary, is currently vacant with Paula Hoffman recently leaving her position to take a full-time job in the Voter Registration office.

**Approval of Meeting Minutes**

Kay Semler mentioned there were edits that needed to be made to the minutes, which were forwarded to Mark C. late yesterday afternoon. Neal S. made a motion to approve the minutes from the October meeting based upon Kay's comments. The motion was seconded by Dan D. All members voted aye. The revised minutes were distributed to the Commission after the meeting.

**Subdivision and Land Development Review Committee Report**

The County is in receipt of a total of three (3) new plans and one (1) revised plan. All four plans are from surveyor Bill Wright of Wright Land Surveying. One plan is in Derry and Granville Township (crosses municipal boundary), one plan is in Wayne Township, one plan is in Menno Township, and the revised plan is the Auman plan in Derry Township. This results in three plans are under municipal approval and one is under county approval. Three of the plans are minor subdivisions and one is a lot addition.

**Municipal Subdivision Plan**

All three plans under municipal ordinance appear to be simple plans.

The Jason & Layne Halfpenny plan in Derry 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, is vacant ground with no new development proposed. Mark C. mentioned the biggest concern about this plan is the same issue there is with the following plan and the inconsistencies in the Derry Subdivision and Zoning ordinances.

The Allen & Dianne Auman plan in Derry Township is a revised plan that was originally submitted and reviewed the MCPC in September. This plan proposes to create Lot 2 for a single-family residence to be served by public sewer and public water. The residual tract, Lot 1, has an existing residence with no new development proposed. Mark C. reviewed the prior proposal and highlighted the differences in the current proposal. The major concern with this proposal is that while the new proposal eliminates one lot, it does not resolve the issue of the shared driveway situation. The current proposal will still require the existing driveway to be named, causing new 9-1-1 addresses to be obtained. Mark C. highlighted that there was a discrepancy in

the ordinances, as the SALDO does not explicitly allow for lots to be principally accessed via a private drive and lots must have access to a public roadway. The abutter using the existing right-of-way may have caused a problem initially. The Aumans should be continued to be allowed to use their own property to access their proposed home since a flag-lot configuration is being proposed, which is allowable in the Zoning Ordinance. Mark C. highlighted that there would be space to allow for a new driveway to access the new home since the space previously proposed to access the third lot is no longer in play. However, in this scenario, it would cause three driveways to be in very close proximity to each other, possibly causing a concern accessing the public roadway. Each proposed configuration has flaws.

The Linda Heinman & Harry Clever plan in Menno Township proposes to create Lot 2 for existing residential use. Lot 2 has an existing single-family residence served by on-lot sewage disposal and private source located on the residue, Lot 1. The residual tract, Lot 1, has an existing residence with no new development proposed. Mark C. mentioned the most notable thing about this proposal is that a 25 foot right-of-way is proposed over Mountain House Lane. Since this is substandard, the landowner purposefully proposed a narrow right-of-way to not encourage additional development, but also to minimize the right of way encroaching towards the existing House and Shed on the property.

### **County Subdivision Plans**

The singular plan under county ordinance is a simple lot addition with no major concerns.

The Troy Stimely plan in Wayne Township proposes to create Lot Addition A to be added onto Lot A. Lot A has an existing cabin served by a privy. The residual tract, Lot 1, is for recreational use. No new development is being proposed.

Mark C. mentioned that the most unique thing about this proposal is that the current right-of-way accessing the grantee property, Denise McCusker, extends to the cabin on this property and ends. The current lot addition proposed will surround this right-of-way and it is the intent of McCusker to do a Quitclaim deed on the unused portion of the right-of-way in the future so the boundary of the property makes sense. The main intent of the plan is to get the existing cabin and privy on their own property, and the grantor, Troy Stimely is ok with this idea, hence the current proposal. While the existing private drive accessing the drive is substandard, no new development is proposed. The surveyor acknowledged that the landowner is aware that road improvements may be needed if additional development occurs.

Tom L. entertained a motion to accept comments for four plans under Municipal Ordinance. A motion was made by Dan D. and Dave P. seconded the motion. All members voted aye.

Tom L. entertained a motion to accept the revised comments and conditional approval of the one plan under County Ordinance. A motion was made by Dan D. and Neal S. seconded the motion. All members voted aye.

### **2021 Projects**

Mark C. started this open discussion by highlighting several projects that are either ongoing or getting started, and will continue into 2021. Mark wanted to use this as an opportunity to verify that the Commission and Department were headed in the right direction.

Mark C. gave a quick update on the wrap-up of the CARES funded County Relief Block Grant funding and associated Relief Grants. Mark highlighted that every Small-Business, Non-Profit, Municipal, Broadband, and Behavioral Health needs that requested funds of the county and were found to be eligible were awarded funds. This allowed ample funds for the County's PPE and direct costs to be reimbursed. There will not be much other than some paperwork clean up to finalize to conclude this program. The conclusion of this program will open up all departmental staff time.

Mark C. moved into new projects that are getting started: the final design for the second phase of the Juniata River Walk, as well as pursuit of funds to complete a County Active Transportation Plan. This would include continuing to work with stakeholder groups to see the implementation of the Park Connectivity Study, which would allow Victory park to be connected to the Stone Arch Bridge, and then to connect Rec Park to Kish Park.

Mark C. highlighted several speakers he was considering inviting to speak to the Commission, which includes Jim Zubler with DLI, Dave Gibbons with CentreWISP, SEDA-COG Staff to discuss the Long Range Transportation Plan (LRTP), as well as PennDOT to discuss current and future transportation projects.

Dan D. highlighted that the County and Conservation district will continue to work together on the a Countywide Action Plan (CAP) to implement DEP's Phase III Watershed Implementation Plan (WIP).

Kay S. urged the continued focus on broadband. Mark C. echoed these thoughts by saying he was hopeful that people like Dave Gibbons could possibly do a join presentation to the MCPC and to the Internet Advisory Committee (IAC).

Dan F. gave an overview of how he thought it would be possible to extend the trail network from Kish Park to at least Burnham, with possible destinations as far as Reedsville. Mark C. mentioned that he will continue to work with Jim Zubler at DLI on expanding the trail network and several meetings were recently had and are planned to see it move forward. Neal S. echoed these thoughts by saying that continued work on the trail network is worthwhile.

### **Public Comment**

Tom L. acknowledged there were no members of the public to offer comment.

### **Project Updates**

Mark C. mentioned that he provided most of his project updates while discussing future projects for 2021 and he had no additional updates to provide.

### **Other Business**

Kay S. inquired what the status of the Directory was at the present time. Mark C. responded by stating that the directories had recently been finalized and distributed. This was one of the last projects that Paula was able to finish before she left the Planning Clerk position.

Kay S. asked for a status update of current Planning Commission members. Mark C. mentioned that prior to the November meeting, the County Commissioners appointed Dan Firth to the Commission to fill Jim S.'s unexpired term. Dan F. was actually at last month's meeting, and is currently on the call. Mark then turned it over to Dan to provide a quick bio about himself. Mark then mentioned that three of the four expiring term members, Dan D., Dan F., and Kay S. have all agreed to be re-appointed to a new term. Mark thanked them all for their service. Mark proceeded to inform the Commission that Jason C. has opted to not be re-appointed, thus causing another vacancy on the Commission. Mark suggested that if anyone knew anyone who might make a good member could be given a Volunteer Interest Form after the meeting for the individual to fill out. Mark would love the opportunity to speak to any prospective members ahead of time.

### **Adjournment**

Tom L. entertained a motion to adjourn the meeting. A motion by Dave P. and seconded by Kay S. adjourned the meeting at 4:39 p.m.