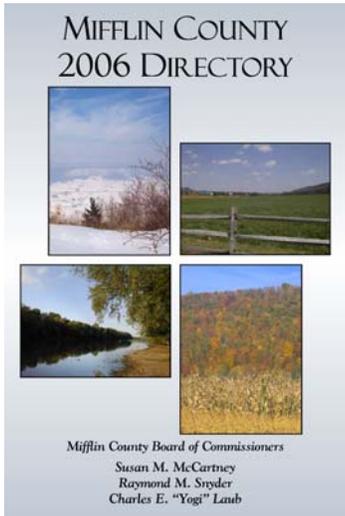


# Planning Developments

No. 39

www.co.mifflin.pa.us

April 2006



The 2006 Mifflin County Directory is available at the Planning and Development Department's office and webpage, as well as the Juniata Valley Area Chamber of Commerce.

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## Planning Commission Holds Annual Meeting

The Mifflin County Planning Commission held its 2006 Annual Meeting on March 15 at the Clarion Inn in Burnham. Approximately 90 people attended the meeting. Attendees included Commissioners from Mifflin and Juniata Counties, municipal officials, local planning commission and committee members, representa-



tatives from state legislative offices, state and county agencies, local businesses and organizations, and consulting and engineering firms. Bill Gomes presented the Planning Commission's 2005 Annual Report, and the Planning Commission adopted the report.

Ronald Bailey, Senior Research Fellow at the Floyd Institute for Public Policy at Franklin and Marshall College, was the keynote speaker for the evening. Mr. Bailey's presentation, *Rural Pennsylvania in a Time of Change*, was an overview of current trends in rural Pennsylvania and how these trends in agriculture, forestry, and rural development could affect Pennsylvania and Mifflin County. Mr. Bailey discussed farm real estate values throughout the United States and Pennsylvania. The average value of farm real estate in the United States is \$1,510 per acre while Pennsylvania's av-

erage is \$4,000 per acre. This value is associated with competing demands for farmland. Mr. Bailey also discussed the county's market value of agricultural products in Pennsylvania. Mifflin County ranked in the middle compared to other counties.

In his presentation, Ronald Bailey indicated that rural America has traditionally had a competitive advantage over metropolitan areas to attract "back office" manufacturing due to lower land and labor costs. However, labor costs are still cheaper in Mexico. As a result of these changes, rural Pennsylvania must "reinvent itself" to succeed in a global economy. Mr. Bailey outlined areas that will help Mifflin County including proximity to markets, broadband access, proprietary research access, availability of capital, and the value of place and a high quality environment. He

elaborated on factors that would drive economic growth

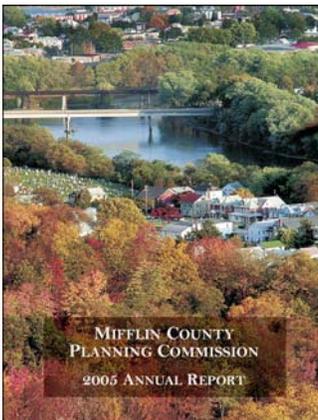


and prosperity such as education to attract people to the area, more compact development patterns that discourage sprawl, and streamlining local government. Mr. Bailey stated, "The number of municipalities is not the issue, but the capacity to efficiently provide services."

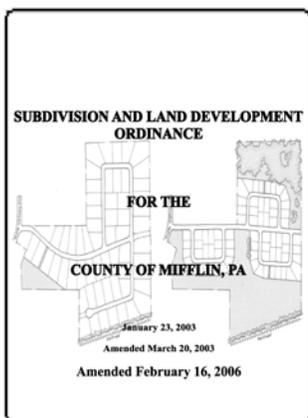
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*Bryan Yeager (left) accepts Community Planning Award from Planning Commission Chairman, Otis Riden, Jr.*



*For a copy of the annual report, visit the Planning and Development Department's office or webpage.*



*For a copy of the amended ordinance, visit the Planning and Development Department's office or webpage.*

## Commission Holds Annual Meeting (cont.)

Mr. Bailey gave examples of areas where Mifflin County is successful including the Regional Police, the joint cooperation with Juniata County on the proposed Greenways, Open Space, and Rural Recreation Plan and Juniata County's Comprehensive Plan, the Mifflin County Public Sewer Plan, and the Revolving Loan Fund Program. He also talked about barriers to intergovernmental cooperation that the State Planning Board may take a lead role in addressing. His recommendations for the state were the right sizing of municipal service delivery consisting of land use planning, revenue sharing, and a coordinated economic development strategy. He concluded by saying, "Tomorrow's winners in the global economy will be those who plan for it today."

Otis Riden, Chairman of the Planning Commission, presented two awards during the meeting. The Community Planning Award is pre-

sented to an individual, community, or organization that demonstrated leadership in community planning. Bryan Yeager received the 2005 Community Planning Award for his role in establishing the Decatur Township Planning Commission, as well as assisting the Council of Governments with implementing the statewide building code.

The Special Award is a joint award from the Planning Commission and the Commissioners presented to an individual for his/her contribution in planning related activities in Mifflin County. John Morris received the 2005 Special Award for his 14 years of service to the Mifflin County Planning Commission and his role in establishing the Subdivision and Land Development Review Committee.

The annual report is available at the Planning and Development Department's office and webpage at [www.co.mifflin.pa.us/planning](http://www.co.mifflin.pa.us/planning).

## Subdivision and Land Development Ordinance Amended

Mifflin County first adopted its Subdivision and Land Development Ordinance in 1995. The ordinance applies to the municipalities in Mifflin County that do not have subdivision and land development ordinances, i.e., Bratton Township, Brown Township, Juniata Terrace Borough, Kistler Borough, McVeytown Borough, Newton Hamilton Borough, and Wayne Township. The ordinance was amended and approved by the County Commissioners in 2003.

Since the 2003 amendments, the Planning Commission recommended additional revisions to clarify provisions in the ordinance dealing with lot additions, sidewalks, non-residential standards, and final plan

provisions. The non-residential requirements, which affect the municipalities without zoning regulations, establish minimum lot sizes and setbacks, as well as parking and landscaping standards. In early December 2005, a draft of the changes was provided to the municipalities under the county ordinance for review and comment. The proposed amendments, which included some revisions based on municipalities' comments, were provided to the County Commissioners at the end of 2005. The Subdivision and Land Development Ordinance was officially amended on February 16 and is available at the Planning and Development Department's office and webpage at [www.co.mifflin.pa.us/planning](http://www.co.mifflin.pa.us/planning).

## Derry Township 2006 CDBG Funds Two Projects

Derry Township's 2006 CDBG proposal was submitted to the Department of Community and Economic Development (DCED) before the April 7 deadline. The township received \$138,158 for 2006, which is a 10 percent reduction from the 2005 funding level and a 16 percent reduction from the 2004 funding level. Two projects will be funded in 2006.

Most of the funds will be used for a multi-year project, resurfacing the streets in the Woodland Avenue area. This project was expanded to include replacement of the water mains and installation of a fire hydrant. The total project cost is approximately \$230,000 and will be funded by Derry Township's 2004, 2005, and 2006

grants. Funds from the 2007 grant will also be needed to complete the project. Work on the waterlines will begin this summer.

The other project for the 2006 grant is support to the Mifflin-Juniata Dental Clinic. Derry Township will provide \$2,500 to support an equipment purchase and a dental assistant's salary for one year. This project benefits low/moderate income children, disabled adults, and pregnant women in Mifflin and Juniata Counties. The dental clinic will also receive CDBG support from the Mifflin County Commissioners, the Juniata County Commissioners, and the Granville Township Supervisors.



*Woodland Avenue  
in Derry Township.*



*Sixth Street  
in Derry Township.*

## Granville Township Income Survey Successful

The Granville Township Board of Supervisors felt strongly that CDBG funds should be used for projects that qualify on a township-wide basis. In particular, they wished to continue to fund the construction of the Veterans' Memorial Park on Middle Road, improvements to Malta Park, and equipment for township-based fire companies.

A township-wide income survey was conducted from August 2004 through February 2006. The survey was conducted by staff of the Planning and Development Department and Granville Township. Due to competing priorities for county and township staffs, the survey took more than a year to complete.

The Planning and Development Department developed the database of addresses, generated the mailing lists based on random numbers and prepared the survey form for two mass mailings. Mifflin County's database of taxable properties was the primary source of addresses for the mail-

ings. This list was sorted by type of property, and all non-residential, seasonal, and undeveloped properties were removed from the database. The resulting list contained all residential properties within Granville Township.

The first mailing included a letter from the Granville Township Supervisors explaining the need for the survey, a survey form, and a postage paid envelope in which to return the survey to the Planning and Development Department. Two months after the first mailing, a follow-up letter was sent to the 259 households that had not responded to the first mailing. A second copy of the survey form and a postage paid envelope were again enclosed. When the second mailing failed to generate enough responses to fulfill DCED survey requirements, Granville Township staff finished the survey with telephone interviews for those households that had not responded after the two mailings. The income survey was completed in February 2006.

*(continued on Page 4)*



*Mifflin-Juniata Dental Clinic  
to receive CDBG support.*



*Granville Township's  
income survey results: 51.47%  
low to moderate income.*



*Seesaws to be replaced at Malta Park.*



*Spring rider animals to be replaced at Malta Park.*



*Brannon Lane in the Fairview area in Granville Township.*



*Racetrack Road in the Fairview area in Granville Township.*

## Income Survey Successful (cont.)

The final number of residences in the sample was 473, and the number of responses was 408. The number of individuals in the survey of households was 952. The number of individuals with low to moderate incomes was 490, and the number with incomes above the low to moderate income level was 462. Therefore the low

to moderate percentage was 51.47 percent. The required threshold is 51.1 percent.

In the 2006 Granville Township CDBG proposal, one project, improvements to Malta Park, qualified on the basis of the township-wide income survey.

## Granville Township 2006 CDBG Supports Five Projects

Granville Township's 2006 CDBG proposal submitted to DCED provides support for five projects. The township received \$109,472 for 2006, which is an 8.8 percent reduction from the 2005 funding level and a 14 percent reduction from the 2004 level. Granville Township plans to fund the following projects in 2006:

1. Improvements to Malta Park – Malta Park was recently donated to Granville Township by Valley View Retirement Communities as part of their purchase of the Malta Home in Granville. Until now, the township had a long-term lease agreement with Malta Home. Improving Malta Park is a multi-year project for the township. The 2006 grant will fund the replacement of dangerous and outdated equipment, i.e., seesaws and spring rider animals. In addition, the access road to the park will be resurfaced. Last year, the township road crew had replaced the culvert bridge at the park entrance to improve safety and storm water control. The access road now needs to be resurfaced, which will be completed by the township road crew.
2. Mifflin-Juniata Dental Clinic – Granville Township will provide \$500 to support an equipment purchase and a dental assistant's salary for one year. This project bene-
3. Fairview Paving – This is a multi-year project. The township road crew has improved storm water drainage in the area. Racetrack Road, Brannon Lane, and Bailor Drive will be paved this spring.
4. Jenkins Lane – Granville Township recently received a donated property at the end of Jenkins Lane. This property is vacant and large enough to accommodate a cul-de-sac. An income survey of Jenkins Lane was conducted in January 2003 that qualified an earlier paving project. The low/moderate percentage of residents living on Jenkins Lane is 70 percent.
5. Klondyke Demolition – Granville Township proposes to purchase and demolish two buildings that have been vacant since 1988 and are currently health and safety concerns. The buildings had been condemned several years ago by Lewistown's building inspector. This project will qualify on the basis of spot blight.

## Revolving Loan Fund Program Launched

In 2005, Mifflin County was awarded \$99,000 from the U.S. Department of Agriculture's (USDA) Rural Development division to establish a Revolving Loan Fund Program. The purpose of the Revolving Loan Fund is to encourage business retention and expansion. The program will focus on new and existing businesses located in the Greater Lewistown area comprised of Burnham Borough, Derry Township, Granville Township, and Lewistown Borough. The program goal is to create or save one job for each \$10,000 loaned. The maximum loan amount is \$50,000.

To begin the program, discussions were held with local banks and the Penn State Small Business Development Center. It was decided that Mifflin County would partner with local banks as a loan participant. Based on this consultation and a meeting with lending institutions in Mifflin County in November 2005, general guidelines were developed. The Small Business Development Center played an important role in developing the guidelines. The following guidelines were reviewed and accepted by The Juniata Valley Bank, Kish Bank, Mifflin County Savings Bank, and Omega Bank:

1. Mifflin County will partner with a lending institution through a participation loan. The goal is for the county to have a shared first position based on the county's participation level with the lender.
2. The loans will have to be bankable from the banks' standpoint.
3. The applicant must complete Mifflin County's loan application and the required bank loan forms. If the applicant is a new business, a business plan, three-year proforma, tax returns for the past two years, a credit report, an implementation schedule, proof of business insurance, staffing information, and coordination with the Penn State Small Business Development Center will be required.
4. Mifflin County will adjust the interest based on a graduated rate schedule starting with 0 percent the first year, 1 percent the second year, 2 percent the third year, and up to 3 percent the fourth and fifth years. The maximum term of the loans will be 5 years. The process will effectively lower the overall interest payment for the applicant.
5. The partnering bank will receive the loan payments, manage the account, and separate the county portion to be re-deposited into the revolving loan fund.
6. Mifflin County will coordinate with USDA on all proposed loans to ensure they meet the guidelines.

In March 2006, Mifflin County worked with the local media to promote the Revolving Loan Fund Program.

## Subdivision/Land Development Guide Available

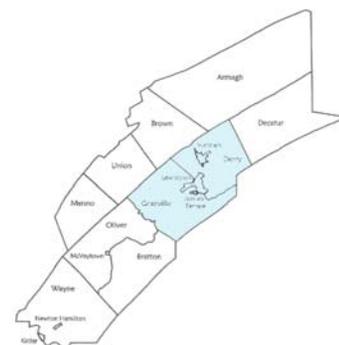
To better serve individuals inquiring about subdividing property, the Planning and Development Department and Planning Commission developed *A Guide to Subdivision and Land Development in Mifflin County* in the fall 2005. The guide explains the differences between subdivisions and land developments, the regulations, the review and approval

process, the required steps, sewage facilities planning, and the plan submission requirements.

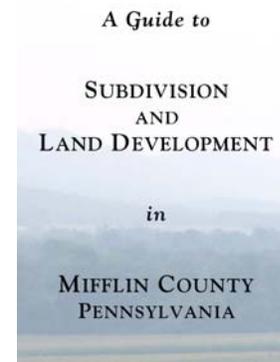
The guide was distributed to municipalities in the county and local surveyors and is available at the Planning and Development Department's office and webpage at [www.co.mifflin.pa.us/planning](http://www.co.mifflin.pa.us/planning).



*The Revolving Loan Fund Program is funded by a USDA Rural Development Regional Geographic Initiative (RGI) grant.*



*The Greater Lewistown area: Burnham Borough, Derry Township, Granville Township, and Lewistown Borough*



*For A Guide to Subdivision and Land Development, visit the Planning and Development Department's office or webpage.*

*Director,*  
William Gomes, AICP

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Lynn Rockwell

*Housing Rehabilitation  
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Doug Marks

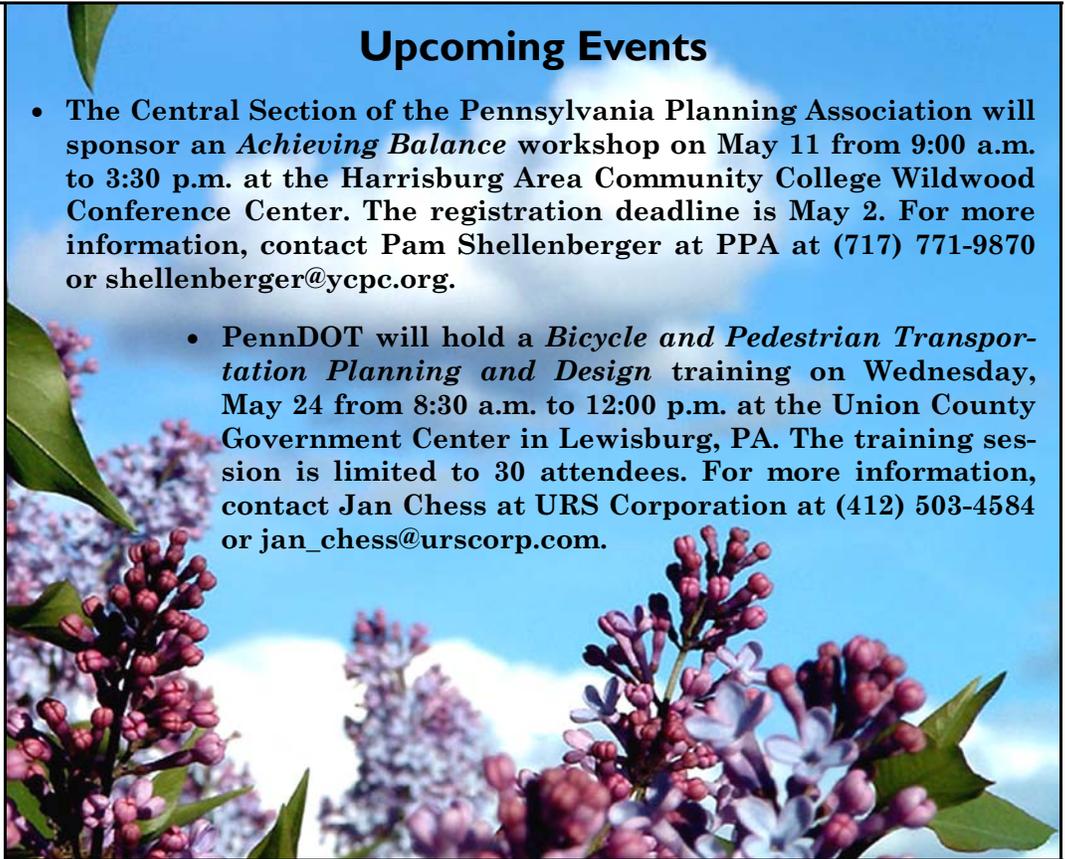
*Community Development  
Secretary,*  
Jodie Barger

*Fiscal Assistant,*  
Donna Baer

*Planning Secretary,*  
Millie Sunderland

## Upcoming Events

- The Central Section of the Pennsylvania Planning Association will sponsor an *Achieving Balance* workshop on May 11 from 9:00 a.m. to 3:30 p.m. at the Harrisburg Area Community College Wildwood Conference Center. The registration deadline is May 2. For more information, contact Pam Shellenberger at PPA at (717) 771-9870 or [shellenberger@ycpc.org](mailto:shellenberger@ycpc.org).
- PennDOT will hold a *Bicycle and Pedestrian Transportation Planning and Design* training on Wednesday, May 24 from 8:30 a.m. to 12:00 p.m. at the Union County Government Center in Lewisburg, PA. The training session is limited to 30 attendees. For more information, contact Jan Chess at URS Corporation at (412) 503-4584 or [jan\\_chess@urscorp.com](mailto:jan_chess@urscorp.com).



## Developing a Better Community



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Developing a Better Community