

Mifflin County Planning Commission 2024 Annual Report



Juniata River Trail – Phase II Trail Marker



Juniata River Trail – Phase II Ribbon Cutting Ceremony



MIFFLIN COUNTY COMPREHENSIVE PLAN UPDATE

MIFFLIN COUNTY 2035: A DECADE OF PROGRESS



Mifflin Moves! – A Plan for Better Walking and Biking



Juniata River Trail – Phase II Ribbon Cutting Ceremony

MIFFLIN COUNTY PLANNING COMMISSION 2024 ANNUAL REPORT

Prepared by:

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August 13, 2025

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James P. Lettiere, AICP
Planning Director

July 24, 2025

Mifflin County Board of Commissioners
Mifflin County Courthouse
20 North Wayne Street
Lewistown, PA 17044

Dear County Commissioners:

The Mifflin County Planning Commission is pleased to submit to you and the citizens of Mifflin County our 2024 Annual Report. For over 50 years, the Planning Commission has been actively involved with planning and community development projects throughout Mifflin County and the surrounding region. Our report for 2024 describes new projects of broad community interest and reports progress on continuing projects.

As we started into 2024, it was the goal to develop a new comprehensive plan update. We have made significant progress in developing a practicable implementable comprehensive plan entitled, "Mifflin County 2035: A Decade Of Progress."

As always, our accomplishments would not have been possible without the continued support and assistance of the Mifflin County Board of Commissioners. In consideration of this, and in fulfilling our obligation under the Pennsylvania Municipalities Planning Code, Act 247 as amended, it is with great pleasure that we present to you the 2024 Annual Report.

Thank you again for your invaluable help throughout the year.

Sincerely,

Kent Spicher
Chair



Progress through Planning

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SECTION 1: INTRODUCTION

1.1 Mifflin County Board of Commissioners

Robert P. Postal, Jr. Chairman
Kevin P. Kodish, Vice-Chairman
Noah D. Wise, Secretary
Cathy L. Romig, Chief Clerk



The Board of Commissioners is the County's chief governing body. The Commissioners appoint the Planning Commission as an advisory board, which is provided for in the Pennsylvania Municipalities Planning Code (MPC).

1.2 Mifflin County Planning Commission

Kent Spicher, Chair
Dan Dunmire, Vice Chair
Michele Bair, Secretary
Thomas Lake
Kay Semler

Joshua Yetter Clark
David Pennebaker
William Campbell
Daniel Firth

Linus Fenicle, Solicitor

Smigel, Anderson & Sacks LLP

The mission of the Mifflin County Planning Commission is to provide strategic, coordinated, objective guidance and oversight to the growth, planning, and development activities of Mifflin County. In doing so, it is the goal of the Planning Commission to ensure Mifflin County's future is characterized by a healthy environment, economy, and society achieved through proactive planning, citizen representation, effective communication, and the provision of professional services from the Mifflin County Planning and Development Department.

1.3 Mifflin County Planning and Development Department

James P. Lettiere, AICP, Planning Director
Candace Rager, Planning Secretary
Justice Curry, Planning Technician
Madison Price, Grants Liaison
Kristen Price, Grants Program Administrator
Michael Fonti, (served as Grants Liaison during 2024)



The Planning and Development Department is responsible for providing staff assistance to the Mifflin County Planning Commission, administering the Mifflin County Subdivision and Land Development Ordinance, the Community Development Block Grant (CDBG) program (with the assistance of SEDA-COG), Home Investment Partnership Program, Act 137 (The Affordable Housing Trust Fund Program), Whole-Home Repairs Program, the Housing Rehabilitation program, maintaining and implementing the Mifflin County Comprehensive Plan, the Act 152 County Demolition Program, the Act 13 Marcellus Shale Legacy Open Space Funds, and coordinating with other agencies in the areas of transportation, housing, economic development, municipal waste management, hazard mitigation, recreation and tourism.

In addition to the projects outlined in this report, staff members of the Planning and Development Department were active in several community groups and committees to support efforts to improve the quality of life for residents of Mifflin County. Some additional activities of the staff include involvement

with and participation on the SEDA-COG Regional Transportation Advisory Committee, Juniata River Valley Visitors Bureau, Downtown Lewistown, Inc. (DLI), Pennsylvania Chapter of the American Planning Association, PA County Planning Directors Association, The Juniata Valley YMCA, PA Municipal Planning Education Institute (PMPEI), and the Mifflin County Housing Coalition.

1.4 Planning and Development Committees

The following committees were active in 2024:

Subdivision and Land Development Review Committee: The Subdivision and Land Development Review Committee reviews subdivision and land development plans and provides recommendations to the Mifflin County Planning Commission regarding their review of these plans. This committee meets monthly and the members include:

Daniel Dunmire David Pennebaker Daniel Firth Joshua Yetter Clark Thomas Lake

Mifflin County Hazard Mitigation Steering Committee: The Hazard Mitigation Steering Committee is responsible for updating the Hazard Mitigation Plan every five (5) years and evaluating the plan annually. During 2024, the county updated its Hazard Mitigation Plan and hired MCM Consulting Group to develop the plan.

James P. Lettiere, AICP, Planning Director
Laura H. Lettiere, GIS Director
MCM Consulting Group Inc.

Phil Lucas, Public Safety Office Director
Ashlee Crownover, Data Analyst and Planner

SECTION 2: PLANNING AND COMMUNITY DEVELOPMENT

2.1 Planning

Planning Services

The Planning and Development Department provides professional planning services for all sixteen (16) municipalities by providing review comments for all subdivision and land development applications. The county is mandated by the Pennsylvania Municipalities Planning Code to perform these reviews. There are six (6) municipalities that are governed under the Mifflin County Subdivision and Land Development Ordinances, which are Bratton and Wayne Townships and the Boroughs of Newton Hamilton, McVeytown, Juniata Terrace, and Kistler. The Mifflin County Planning Commission has jurisdiction for all six (6) municipalities regarding subdivision and land development activity. The remaining ten (10) municipalities are governed under their own separate subdivision and land development ordinances, and in some instances their own zoning ordinances. These ten (10) municipalities have jurisdiction over all subdivision and land development activity and the Mifflin County Planning Commission provides advisory comments only.

The Planning and Development Department provides planning services to Derry Township to assist the Derry Township Planning Commission with reviewing their subdivision and land development plans and regulations, as well as zoning ordinance changes. Professional planning staff in the department attend regularly scheduled Derry Township Planning Commission meetings and keep the township informed of important matters. This type of contract service agreement is available to municipalities in the county. In addition to the services mentioned above, the Planning and Development Department can also provide assistance with comprehensive planning, capital investment program/budget reviews, and planning commission training and education.

Open Space and Rural Recreation

The Mifflin County Planning and Development Department had discussions with Juniata County who expressed interest in updating the Juniata-Mifflin County Greenways, Open Space, and Rural Recreation Plan. The Plan, which was adopted by the Mifflin County Commissioners in 2010, encourages the expansion of recreational opportunities and advancing active healthy lifestyles for residents in the community. Since the plan is over 14 years old, the PA-Department of Conservation and Natural Resources has grant opportunities to cover the costs of a consultant to prepare an updated plan. There has been no further advancement of updating this plan, as of this writing.

Phase II of the Juniata River Trail

In 2019, Mifflin County decided, with the support of the Mifflin County Parks and Recreation Council, the Juniata River Valley Visitors Bureau and Lewistown Borough, to expand its first multi-purpose recreation trail, the S.H. Rothermel Trail (Juniata River Trail), along the Juniata River. Phase I of the trail, within Lewistown Borough, was completed in November of 2018. It provides walking, jogging, and cycling opportunities and covers a three-quarter mile area.

During 2023 and 2024, Phase II of the trail was completed, which is also within the Borough of Lewistown, and connects to Phase I by providing a ten foot (10') wide, bituminous ADA accessible trail approximately half mile in length extending from Crystal Springs Avenue west along the north shore of the river to the border between the Borough of Lewistown and Granville Township in the area of State Street, as depicted in **Figure 1**. The trail is located on the towpath of the old Juniata Division of the Pennsylvania Canal. Phase II of the trail also created a western trailhead at the State Fire Academy property. Previously, there was

only one entrance and exit for Phase I and this phase provided a secondary point of access to the trail with the construction of an asphalt parking lot located next to the State Fire Academy. The Borough of Lewistown has signed a memorandum of understanding with Mifflin County to maintain this new trail segment once constructed.

Unlike Phase I, where the entire trail length is owned by the Borough of Lewistown, Phase II traverses private property owned by Juniata Concrete Company and state-owned land used by the State Fire Academy. Outreach began to the two property owners following the completion of Phase I. Both property owners were positive about the proposed half-mile extension and required property easements.

An easement across the Juniata Concrete Company property was signed on July 8, 2019. An easement across the Fire Academy property was more involved with the first step being state legislative approval that also occurred in the summer of 2019. The Fire Academy easement was drafted by the Department of Government Services in October of 2019 and executed in March 19, 2021.

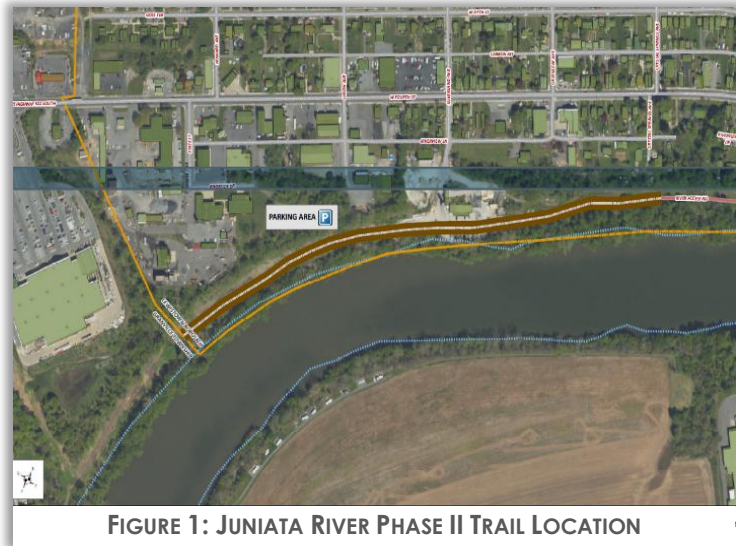


FIGURE 1: JUNIATA RIVER PHASE II TRAIL LOCATION

Plans to extend the trail involved the same two grant agencies as Phase I, the Department of Conservation and Natural Resources (DCNR) and the Department of Community and Economic Development (DCED).



FIGURE 2: RIVER TRAIL INDIVIDUAL SECTIONS FROM PHASE II TO REC PARK

An initial application DCED in May for \$250,000 and a revised second application to DCNR was submitted for \$295,000. The grant applications are complemented by financial assistance from Mifflin County Act 13 funds, the Juniata River Valley Visitors Bureau and private donations.

Mifflin County was

awarded funding from both DCED and DCNR. With the completion of Phase II of the River Trail, the new section will connect to a continuous loop of just over 3 miles in a one-way direction, including the R.H. Rothermel Trail, Victory Park, the Downtown Connector along Water Street, the Kish Riverwalk, and then the walking loop around Rec Park as shown in **Figure 2**. The expanded length gives hope to the possibility of future 5 or 10k runs, with the majority being off of the typical street alignment, apart from the Downtown Connector, which is specifically aimed at bringing individuals off of the trail and into the downtown merchants and vice versa.

As a continuation of the efforts to extend the trail network, the Mifflin County Planning and Development Department began analyzing the trail feasibility study completed in August 2020 by YSM Landscape Architects that would connect Victory Park, the Kish River Walk, Rec Park in Lewistown Borough and Kish Park in Derry Township and from Victory Park to Stone Arch Bridge Park. This trail connection was a recommendation in the County's Greenways, Open Space and Rural Recreation Plan (2010) and the Lewistown River Walk Trail and Feasibility Study (2005). In order to move the project forward, a partnership was required to fund the development of the study, which included Mifflin County, the Mifflin County Parks and Recreation Council, Derry Township, Lewistown Borough, the Victory Park Association, and the Pennsylvania Recreation and Park Society.



Revolving Loan Fund Program

In 1997 Mifflin County established the Mifflin County Revolving Loan fund with Community Development Block Grant (CDBG) funding from the Pennsylvania Department of Community and Economic Development. The funds were from entitlement municipalities of Lewistown Borough, Granville, and Derry Townships. The intent of the loan program was to create loans to small businesses for the creation or preservation of jobs for low-income persons.

In 2006, Mifflin County established its Revolving Loan Fund (RLF) to encourage business retention and expansion for new and existing businesses in the Greater Lewistown area (Burnham and Lewistown Boroughs and Derry and Granville Townships). The goal was to create or save one job for each \$10,000 loaned with a maximum loan amount of \$50,000. Funding for this program was based on a grant provided by the U.S. Department of Agriculture (USDA) Rural Business Enterprise Grant (RBEG) program.

The program guidelines for both programs were established in collaboration with participating local lending institutions. If the local bank was comfortable with the loan, they partnered with Mifflin County in overseeing the loan, which results in reduced loan costs for the local business. Three banks have agreed to participate in the program including Kish Bank, Juniata Valley Bank, and MCS Bank. Over the past fourteen years, Mifflin County has provided four loans through the RLF to area businesses.

In August 2024 the County Commissioners decided to combine both loan balances to create "The County Revolving Loan Program" since both programs were very similar. Subsequently, in November 2024 the County Commissioners designated the Mifflin County Loan Administration Board and the Mifflin County Planning Director as the primary contacts to operate the commercial loan program. They also entered into an agreement with SEDA-Council of Governments, to provide professional and technical services to operate the loan program. Some of their services include loan underwriting, closing, servicing, and reporting. Since these changes, no loans have been processed, perhaps due to the current economic climate.

Transportation Planning

Monument Square Streetscape Project - Phase VI

The Monument Square Streetscape Project is part of a multi-phase project started in 2004 to further the goals of Mifflin County and Lewistown Borough to create a safe, attractive and welcoming environment coming into Downtown Lewistown for both residents and visitors. Monument Square Phase VI is the latest phase of the Monument Square streetscape project to go through preliminary engineering and design. Phase VI focused on the streetscape along North Wayne Street along the properties owned by the county to tie in the "governmental complex" to the downtown, as shown in **Figure 3**. Numerous pedestrians are walking to and from the courthouse on any given business day, thus the concept of Phase VI was born. The county ultimately applied for a Multi-Modal Transportation Fund (MTF) application to DCED, and was given a

partial award of \$500,000. This project went to final design in the beginning of 2022. This project was completed in 2024. The Planning Department administered the grant and successfully closed the grant out with PA-DCED.

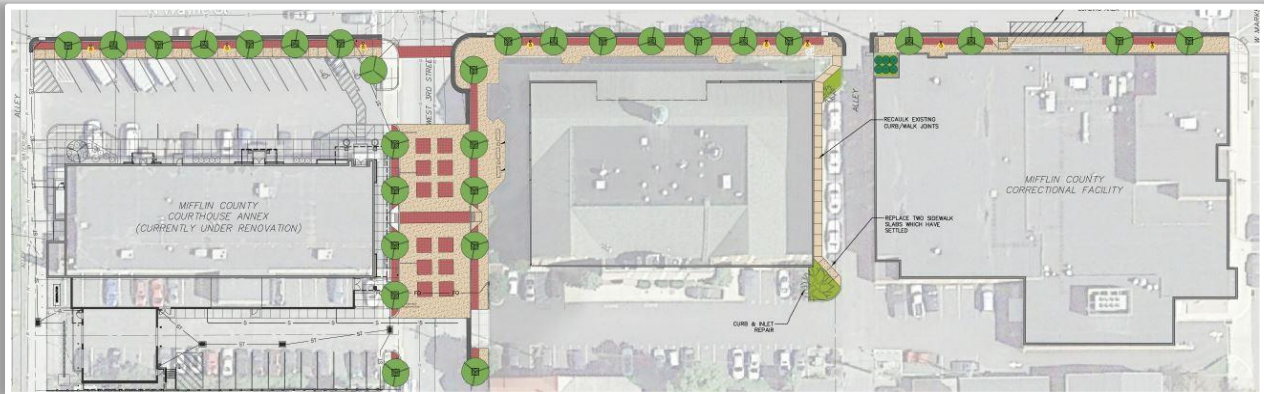


FIGURE 3: MONUMENT SQUARE STREETScape PHASE VI – NORTH WAYNE STREET ALONG GOVERNMENT COMPLEX

Mifflin Moves- The Mifflin County Active Transportation Plan

Mifflin Moves is Mifflin County’s Active Transportation Plan which was funded by PennDOT and created by a collaboration of Gannett Fleming, Inc., McMahon a Bowman Company, KCI Technologies Inc., the Mifflin County Planning Commission, an Advisory Committee and Key Stakeholders. The County Commissioners adopted the plan in June 2023. The purpose of the plan aims to inform county and partner investments in a network of travel paths for active transportation. The goal is to demonstrate how walking and bicycling can be integrated in rural and small-town culture and economic development.



FIGURE 4

One of the salient goals of the plan is to select designated community centers, corridors, and scenic roadways as places for pedestrian, bicycle and trail facilities that provide safe, reliable access to daily destinations and a means for citizens. The plan also encourages active transportation as a safe and healthy way to move around the county. This plan explores opportunities to improve safety and access, strengthen connections, and expand community amenities for walking, biking, and other forms of human powered activity.

The plan identified six (6) pilot projects identified as:

1. Project A: Complete Street from Lewistown Train Station to Downtown Bus Shelter.
2. Project B: SR 1005/Electric Avenue (and S. Logan Avenue) Highland Park.
3. Project C: Allensville Streetscape and Crossing Improvement (SR 655).
4. Project D: Reedsville Growth Area in Brown Township.
5. Project E: Three Chiefs Trail: Kish Park to Reedsville.
6. Project F: Ferguson Valley Road from Newton-Hamilton to Strodes Run Road.

Allensville Streetscape and Safety Improvements Project

The County Commissioners decided to move Project C to the forefront. Multiple meetings were held in 2024 with PennDOT officials, the Township Supervisors, the County Commissioners, SEDA-COG and the

public to discuss the problems and solutions to speeding along a portion of SR 655 in Allensville. This project addresses traffic speed, crosswalks, and pedestrian signage within the village of Allensville, from the Allensville Planning Mill south, terminating at the intersection of Zook Road and SR 655.

This project involves directly widening sidewalks, creating designated pedestrian crossings, installing mountable curbs and cross hatched medians to provide respite for pedestrians, implementing pedestrian-scale lighting to enhance visibility, and providing signage that will ensure motorists are aware of bikes, buggies, horses, and pedestrians. The arrangement is the county's grant consultant will prepare the Pennsylvania Department of Community and Economic Development Multi-Modal grant on behalf of Menno Township in the amount of approximately 2.5 million dollars to make these enhancements. The grant application was submitted at the end of July 2025.

Mifflin County Bridge Capital Plan Project

Mifflin County received a grant in the amount of \$17,600 through SEDA-Council of Governments and PennDOT's statewide planning and research funding to prepare a Bridge Capital Plan. As part of the grant the county was required to provide a match of \$4,400. The purpose of the grant was to preserve the county's locally owned bridges by developing local bridge bundle projects and pursuing removal of redundant and closed bridges through pursuit of a variety of funding sources, including liquid fuels, discretionary grant programs, and the \$5 local fee that applies to motorized vehicles at the time of registration renewal.

Keller Engineers Inc. was selected to prepare the Bridge Capital Plan. The plan was completed in October 2024. The plan identifies a mix of projects to be programmed over the next ten years and research all funding sources that will result in the most improvements and least cost given the resources available to local agencies. Consideration was given to the use of innovative construction types and methods, removal of redundant bridges, bundling of similar construction types or closely located bridges, and focus on lowest life cycle cost versus condition rating.

A Steering Committee was created to develop the Bridge Capital Plan. The committee consisted of James P. Lettiere AICP, Planning Director; Lonnie R. Griffith, Physical Plant Director; Steve Herman, AICP SEDA-COG Program Director Transportation Planning; Brian E. Wiser, PE, Vice President, Assistant Director of Transportation, Keller Engineers, Inc.; and Kimberly A. Carr, CBSI, Associate, Keller Engineers, Inc. The plan will serve as a guide for local municipalities and the county to adequately plan for the rehabilitation or replacement of bridges and as a resource to prioritize which bridges to identify for consideration on the PennDOT's Transportation Improvement Plan (TIP). The TIP is a four-year plan updated every two years. It is a process which involves PennDOT, SEDA-COG, the county and municipalities to identify transportation concerns to be placed on the TIP for funding consideration. This is a fiscally constrained and competitive process since there are limited funds available from the Federal Highway Administration, Penn-DOT, the County and municipalities.

SEDA-COG Metropolitan Planning Organization

The Planning and Development Department continued to represent Mifflin County on the SEDA-COG Metropolitan Planning Organization (MPO) during 2024, which guides the transportation planning and programming process in Clinton, Columbia, Juniata, Mifflin, Montour, Northumberland, Snyder, and Union Counties.

The MPO is responsible for recommending projects for the Commonwealth's Twelve-Year Transportation Plan and assisting in the development of the SEDA-COG Regional Transportation Improvement Program and Long-Range Transportation Plan (LRTP). The LRTP is a multi-modal plan, which describes performance measures, assesses the transportation needs and recommends a list of projects to be developed and delivered over the life of the plan. This plan is linked to the SEDA-COG Unified Planning Work Program that in the past provided financial assistance toward the development of the Mifflin County

Comprehensive Plan and the Mill Road/Electric Avenue Interchange Improvement Study. The MPO also reviews and recommends projects submitted for the state Multimodal Transportation Fund, federal Transportation Alternatives Set-Aside (TA Set-Aside) program, Federal Appalachian Regional Commission (ARC) Local Access Road, and program funds. The types of projects evaluated include bicycle, pedestrian, historic preservation, bridge, public transit, and roadway access enhancements.

SEDA-COG Transportation Improvement Plan (TIP) 2027-2030

Our department participated in a meeting with SEDA-COG and PennDOT regarding the County's bridge priorities for the 2027-2030 Transportation Improvement Plan (TIP). This is a fiscally constrained program involving SEDA-COG, PennDOT and the Federal Highway Administration that provides funding for road and bridges and also safety improvements along local roadways. We used the Bridge Capital Plan prepared by Keller Engineers as the basis to rank our priorities. They include County owned bridge #1 (T-315) Jacks Creek Road over Jacks Creek which is a deck and superstructure rehabilitation project estimated at 1.3 million, #2 (T-480) Chestnut Street Extended over the Kish in Derry Township, which is a deck rehabilitation project estimated at \$567,000 and County owned bridge #3 (T-465) Barefoot Road over Treaster Run which is total replacement project estimated at 1.5 million. We also are assisting Armagh Township with potential funding to address safety concerns at the intersection of Hill Street (T-819) and Old US Route 322 near the Milroy Veterans Memorial. These improvements may include lighting, signage and pavement marking to prevent motorists from crashing into the guardrail and memorial.

Figure 5 represents Mifflin County's currently funded TIP Projects. This map was created by PennDOT and each dot, if clicked on, reveals more detail for each project if you are logged onto PennDOT's website.

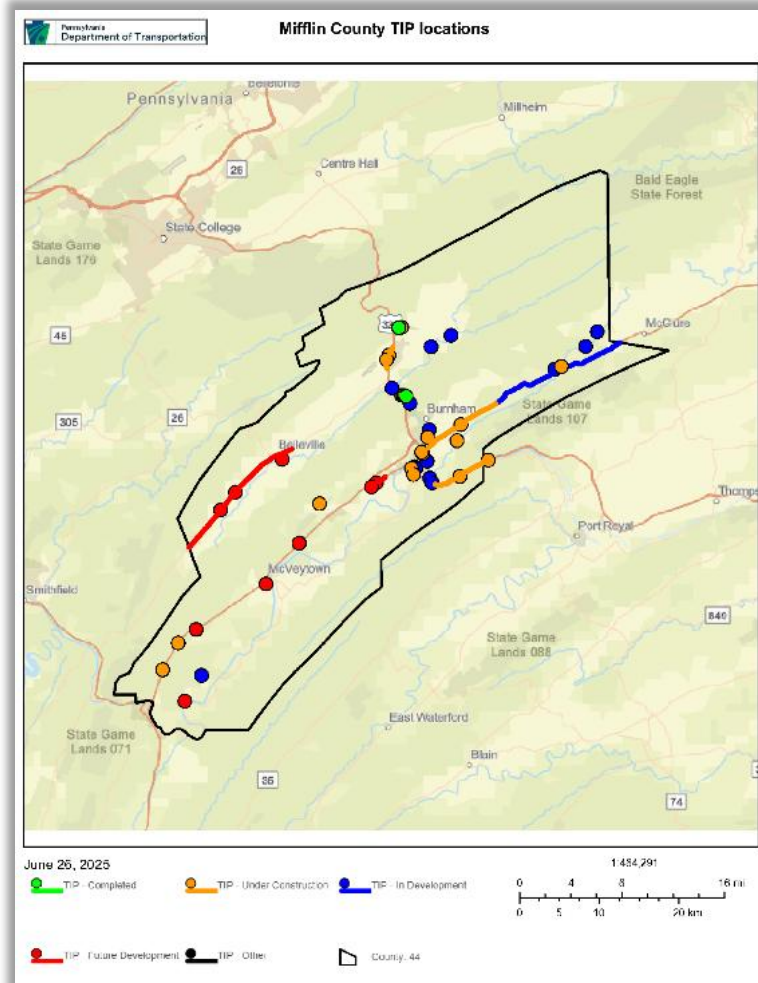


FIGURE 5

Mifflin County 2035: A Decade of Progress - The County's Comprehensive Plan Update

In accordance with the Pennsylvania Municipalities Planning Code (Article 3 Section 301.4.), the county is required to prepare and adopt a comprehensive plan which must be updated every ten (10) years. The last comprehensive plan was prepared and adopted in 2014. The new plan is being prepared by the county's consultant Michael Baker International. The county selected this firm based on a formalized review of firms who responded to the Request for Proposals (RFPs). The county received four (4) proposals. The county and the consultant entered into a contractual agreement in May 2024.

The plan is a long-range visioning document that helps the community manage short- and long-term land use changes, plans for future investments in parks and recreational amenities, and identify needed improvements for public infrastructure such as roads, public water and sewer availability, broadband connectivity, local policies, shaping budgets, and partnering with municipalities and non-profit organizations.

The Planning and Development Department created the Planning Advisory Committee (PAC) consisting of a representative from all 16 municipalities, the Mifflin County School District, the Juniata Valley Chamber of Commerce, the Juniata River Valley Visitors Bureau, the Mifflin County Industrial Development Corporation (MCIDC), the Mifflin County Conservation District, and Downtown Lewistown, Inc.

The PAC is an advisory committee to the county and the consultant. They have participated in four meetings thus far. Their responsibilities included assisting with the preparation of a community survey that was launched on November 2024 and was open until March 2025. The public survey outlines issues that are most important for the new plan to address and what policy changes or infrastructure improvements should be prioritized. There was a total of 778 responses and there was a 68% completion rate. Other responsibilities of the PAC were to assist with the creation of a vision statement and to name the new plan. The plan is named “Mifflin County 2035: A Decade of Progress.” The vision statement is “Mifflin County will be a place known for its preserved history and rural character, its outdoor recreation, healthy communities, and vibrant economy achieved through collaboration.”

The conclusions of the survey resulted in the creation of five (5) critical issues facing the residents and visitors of Mifflin County which are summarized below.

- **Our Communities Lack Sufficient Funding:** Many municipalities in Mifflin County have small budgets and can sometimes struggle to provide basic services to residents. In addition, they are unable to provide local matching funds for the state or federal grants which are key to implementing the recommendations of this plan.
- **Our Housing is Out of Reach:** Housing in Mifflin County has become unaffordable for many residents. The shortage of housing for seniors, workers, and young families is especially acute, impacting the ability of local companies to hire and retain employees and making it challenging for older and younger residents to stay in their communities.
- **Our Transportation Network Doesn’t Work for Everyone:** There are few public transportation options available for residents in Mifflin County who don’t own a private car, making it challenging for older residents and low-income families to access jobs, housing, education, and other essential amenities.
- **Our Natural Resources Are Not Accessible to Everyone:** Mifflin County’s abundant natural resources are challenging for some residents and visitors to enjoy due to lack of developed infrastructure, incomplete information about access points, and unrealized potential for recreation-oriented businesses and services.
- **Our Entrepreneurs Need More Support:** Mifflin County has an active and growing scene of small businesses and entrepreneurs, but residents currently have few and inconsistent resources to help guide them through the challenges of starting new enterprises or expanding existing ones.

An output of the PAC meetings was the creation of plan goals, entitled the “Five Connections” consisting of:

- **Municipalities Connected to Sustainable Funding:** Boroughs and Townships in the county can adequately provide basic services to residents and fund infrastructure improvements through a mixture of regional cooperation, long-term fiscal planning, and support from state and federal sources.
- **Workers, Families, and Seniors Connected to Attainable Housing:** The county will incentivize the creation of new housing for seniors, young families, and the local workforce through regional land use planning, incentivizing redevelopment, and developing partnerships to meet local housing needs.
- **Residents Connected to Their Needs Through Better Mobility:** The county will work to create a vibrant multi-modal transportation network that serves all residents by working with local and state partners to address traffic safety issues, build out sidewalk and bicycle infrastructure networks, and improve public transit services.
- **Residents are Connected to The County's Abundant Natural Resources:** The county will work to create additional opportunities for residents and visitors to experience local natural resources by coordinating with state agencies and local governments to invest in trails and other infrastructure, develop information about local recreation resources, encourage tourism, and the development of recreation-oriented businesses.
- **Entrepreneurs and Business Owners Connected to The Resources They Need to Thrive:** The county will encourage the growth of local businesses and entrepreneurship by developing partnerships with local economic development organizations to provide supporting resources, working with state agencies to identify and make investments to support potential economic growth areas, and coordinate with regional and state tourism organizations to promote local businesses.

At the time of this writing the following action strategies have been developed for implementation.

- Work with municipalities to explore opportunities to share the costs of providing basic services at a regional level.
- Coordinate with the Pennsylvania Department of Community and Economic Development to help municipalities develop long-range fiscal planning programs.
- Provide direct assistance to municipalities with applying to state and federal grant programs by helping to complete applications and providing funding to meet local match requirements.
- Encourage municipalities to make planning and zoning consistent at the regional level and reduce regulatory barriers to housing construction.
- Coordinate resources through a County Redevelopment Authority to address blight and encourage residential and commercial construction in existing developed areas.
- Develop partnerships among municipalities, county, and state agencies, and local non-profits to assemble additional resources for residents who lack stable housing.
- Work with regional, state, and local partners to implement the recommendations, especially the six pilot projects of the Mifflin Moves County Active Transportation Plan.
- Work with municipalities and property owners to identify key gaps in local sidewalk networks and assist with assembling the funding needed to address them.

- Coordinate with local, regional, and state partners to develop improved transportation services in key areas.
- Update the Juniata/Mifflin County Greenway, Open Space, and Rural Recreation Plan to identify needed improvements to local trail networks, water access points, parking areas, restrooms, and other key infrastructure in local parks and recreational areas.
- Continue to work with local and regional partners to develop comprehensive guides and promotional materials to trails, watercourses, parks, and recreational areas in the county.
- Coordinate with state and local economic development agencies to identify opportunities for and encourage the growth of businesses.
- Coordinate with local economic development agencies and state organizations to connect local businesses entrepreneurs with information and resources.
- Communicate and collaborate with state economic development agencies to identify barriers and needed investments to take advantage of future economic growth opportunities.
- Work with local and regional tourism organizations to create promotional guides and materials for local businesses and locally made products.
- Continue to actively participate in the transportation planning process by continuing to engage with SEDA-COG and other agencies.

The county and the consultant held a public open house June 18, 2025 to engage the public in the development and progress of the plan. Approximately 15 people attended the event and there were numerous work stations which included the plan development timeline, the introduction of the comprehensive plan, future character areas maps, the public survey results, critical issues and plan goals and action strategies. Participants had the opportunity to rank their top five (5) priorities from a list of nineteen (19) action strategies. The number one priority from the ranking is “to coordinate resources through a County Redevelopment Authority to address blight and encourage residential and commercial development in existing developed areas.” The second priority is “to work with municipalities to explore opportunities to share the costs of providing basic services at a regional level.”

The next steps are to hold a final Planning Advisory Committee (PAC) meeting, develop the draft plan, conduct a public hearing with the Mifflin County Planning Commission and have the County Commissioners adopt the plan through a Resolution in the fall of 2025.

Mifflin County Countywide Action Plan 2024 Report

Joshua Yetter Clark, CBLP-D, -I is the Countywide Action Plan (CAP) Program Manager with Herbert, Rowland & Grubic, Inc. (HRG) as well as a County Planning Commission member. Josh has been instrumental in managing the CAP and works closely with the Executive Director, Trevor Weaver, with the Mifflin County Conservation District and the Mifflin County Planning and Development Department to select eligible projects for consideration.

1. Executive Summary

In 2024, Mifflin County advanced its Countywide Action Plan (CAP) through a series of coordinated initiatives, funding efforts, and environmental projects.

Significant pollutant reduction efforts were made in the Upper Kishacoquillas and Hungry Run watersheds, including stream restoration, riparian buffer plantings, and surface water monitoring. Conservation planning was expanded with new manure and erosion control plans, and wetland restoration projects were initiated in multiple locations. Urban stormwater management was addressed through new BMP designs and greenway planning in Lewistown. Turf-to-meadow conversions were completed and expanded.

Research and education efforts included the 11th year of surface water assessments in key watersheds and collaboration with local schools and Trout Unlimited on environmental education events.

These comprehensive efforts reflect Mifflin County's ongoing commitment to improving water quality, promoting sustainable land use, and engaging the community in conservation.

2. Coordinator Initiatives

- **Outreach**

In partnership with the Lancaster Farmland Trust (LFT), the Mifflin County Conservation District (MCCD) identified a focus area for best management practice (BMP) scoping site visits on 15 farms in the Milroy area. At these site visits, LFT created comprehensive lists of recommended BMPs and gathered preliminary information to inform engineer's inventories and evaluations (I&Es) including but not limited to an analysis of existing farm/BMP conditions along with initial BMP recommendations, BMP project scopes, BMP project budgets, and photographs. LFT also secured landowner agreements for projects seeking implementation funding, as appropriate. LFT also directed producers to MCCD for the development of Agricultural Erosion and Sediment (Ag E&S) Plans, Manure/Nutrient Management Plans, Inventory and Evaluations (I&Es), etc. as needed for each operation.

- **Funding**

CAP Implementation Block Grants

- In 2024, Mifflin County was awarded \$257,000 in CAP Implementation Block Grant Funds. HRG continued to provide reimbursement request submittal support by reviewing partner-submitted receipts, assisting with tracking expenses, Federal notice coordination, and working with the Pennsylvania Department of Environmental Protection (PADEP) forms/review process. HRG compiled multiple reimbursement requests throughout the year to help the MCCD spend down their Block Grant Funds. HRG created a spreadsheet to track the 50% spend down required by October. Two large reimbursements were compiled and submitted in October and November 2024. The November reimbursement request was revised and resubmitted to PADEP.
- Throughout October, HRG worked with Mifflin County to compile new and existing project scopes for the 2025 Countywide Action Plan Block Grant. These projects will become the slate of implementation projects that will be installed in 2025 once they are approved by PADEP. The projects will be included in the CAP Block Grant Application along with the budget for the CAP Coordinator, and a time extension form that extends the period of performance for the grant to the end of June 2026. HRG submitted the application on October 30th, 2024, ahead of the October 31st deadline.
- PADEP released the 2025 Block Grant award letter on December 10th, 2024. Mifflin County was awarded \$530,000 to be spent in 2025. HRG created a spreadsheet to document the projects Mifflin County included in the application and compared it to the overall awarded amount. In doing so, HRG discovered we received more MEB (Most Effective Basins) funds than the cost of the MEB projects that were included in the application. HRG notified PADEP of this issue and they

coordinated with other CAP Counties to reallocate state funds to cover eligible projects in the Dauphin, Perry, Juniata, and Mifflin Counties CAP Grouping application. PADEP provided an adjusted award letter on December 17th, 2024. At the December monthly CAP meeting, HRG reviewed the projects with the Districts to provide recommendations on funding allocation to projects. HRG also reviewed the award acceptance paperwork.

2024 and 2025 Susquehanna River Basin Commission (SRBC) Consumptive Use Mitigation Grants

- In partnership with the Lewistown Country Club (LCC) and MCCD, HRG assisted the LCC in submitting an application to SRBC's Consumptive Use Mitigation Grant program. Utilizing CAP Implementation Block Grant Funds and a previously awarded Growing Greener Plus Grant award as match, LCC applied for \$500,000 to assist in upgrading its irrigation system. LCC was awarded the grant in April of 2024.
- HRG again assisted LCC with applying to the Consumptive Use Mitigation Grant program for Phase 2 of their irrigation system upgrades. CAP Implementation Block Grant funds were again used as match for another request of \$500,000. The award of that application is expected in April of 2025.

3. County Programmatic Initiatives

- **Juniata River Watershed Management Plan**

The Juniata Watershed Management Plan Update was funded through a Pennsylvania Department of Conservation and Natural Resources grant awarded to the Western Pennsylvania Conservancy (WPC). The update's planning process included partners from county conservation districts in the watershed, Juniata College, St. Francis University, the Chesapeake Conservancy, HRG, the Foundation for PA Watersheds, Little Juniata River Association, and county planning commissions. The update started in late 2022. Through 2023, WPC developed a public survey to garner input from constituents in the watershed. 67 people filled out the survey. WPC also developed a municipal survey to get specific input from municipal officials. 35 municipalities participated. WPC also held three public meetings in Blair, Bedford, and Juniata Counties. These surveys and public meetings gathered input about watershed issues and concerns, as well as positive work that has occurred.

The draft of the update, which is called "Juniata Forward: Building on 25 Years of Conservation," was completed and was available for public comment starting October 1, 2024 and lasted for 30 days. Each municipality was emailed a link to the plan to provide comments. WPC also put out a press release and social media posts to garner comments. Comments were detailed in the final version of the plan which was completed at the end of 2024.

4. Reporting and Tracking

- **Existing BMP Cataloguing**

MCCD agricultural staff logged completed Chesapeake Bay inspections of undocumented or verified BMPs into PracticeKeeper as part of the CBP implementation program/contract with PADEP. Newly implemented BMPs were recorded in Practice Keeper or Field Doc.

5. Achieving New Pollutant Reductions

- **Upper Kishacoquillas (Kish) 319 Watershed Plan**

An additional 319 grant was awarded to the MCCD in the fall of 2023. I&Es were completed for several farms in the Upper Kish watershed. Additionally, two stream projects were completed in

2024 in the Upper Kish. Riparian buffer plantings were also installed. Another year of surface water monitoring was also completed in 2024.

- **Hungry Run 319 Watershed Plan**

One stream restoration project and one riparian buffer project were completed in the Hungry Run watershed in 2024. One turf conversion project was also planted in the Hungry Run watershed in 2024. PADEP and MCCD continued surface water monitoring. PADEP completed a multi-year assessment on Hungry Run in 2024 to see if impairment still exists.

- **Conservation and Nutrient Management Plans**

As part of the Chesapeake Bay Program (CBP), MCCD helped to write four manure management plans covering 295 acres and three Ag E&S plans covering 352 acres in 2024. MCCD also participated in the Pennsylvania Association of Conservation Districts (PACD) Agricultural Plan Reimbursement program and submitted applications for four farms covering 220 plus acres in 2024.

- **Riparian Buffer and Reforestation BMPs**

Riparian buffers were planted at three projects in the fall of 2024. Live staking and supplemental/mortality plantings were completed at several projects in the spring of 2024. Maintenance and invasive plant species control were also completed on several existing projects in 2024.

- **Wetland Restoration Implementation**

MCCD has identified several projects with wetland restoration potential. Wetland restoration is being pursued in the Upper Kish watershed (two projects) and at the Lewistown Country Club. Other potential wetland restoration sites have been identified and referred to the United States Department of Agriculture's (USDA) Natural Resource Conservation Service (NRCS). Ongoing discussions are also occurring with the Mifflin County Planning Department (MCPD) and Downtown Lewistown Inc. on trails and greenways with associated stormwater management and wetland restoration opportunities.

- **Stream Restoration**

MCCD the Pennsylvania Fish and Boat Commission (PAFBC) completed four stream restoration projects totaling over 2,500 feet in 2024. Projects were completed in the Upper Kish, Hungry Run, and Honey Creek Watersheds. Additional projects are being designed and permitted at the Lewistown Country Club and in the Upper Kish watershed for 2025.

- **Animal Waste Management BMP Implementation for Livestock**

Animal heavy Use Areas were completed in fall of 2023 through 319 grants and Agriculture Conservation Assistance (ACAP) funding. Additional agricultural projects were designed, bid, and constructed in 2024 through ACAP.

- **Urban Stormwater Management Non-Regulated Communities**

MCCD received a Growing Greener grant in 2024 to design stormwater BMPs at the Lewistown County Club. Ongoing discussions are also occurring with the MCPD and Downtown Lewistown Inc. on trails and greenways with associated stormwater management and wetland restoration opportunities.

- **Conservation Landscaping/Turf to Meadow Conversion**

MCCD completed two turf conversion (TC) projects in 2024 at the MCCD office and Burnham Borough Park and actively maintained existing TC projects. MCCD also hired a consultant to further design and contract 10+ acres of turf conversion at the Lewistown Country Club. The MCCD also presented at a Penn State Extension workshop educating local landowners about turf conversion.

- **Dirt and Gravel Road Program**

MCCD continued to administer the Dirt and Gravel and Low Volume Road Program in 2024. Five projects were approved for 2024.

6. Research Education and Training

- **Mifflin County Surface Water Assessment (SWAP)**

MCCD along with PADEP sampled over 30 sites in the Upper Kish, Hungry Run, Town Run, and Jack's Creek watershed. 2024 was the 11th year of sampling in the Upper Kish and Hungry Run watersheds. The Jacks Creek and Town Run sites were added to collect pre and post project water quality data.

- **Local Watershed Association Capacity Enhancement**

MCCD continues to collaborate with the local Trout Unlimited chapter and Mifflin County School District on tree plantings and environmental events such as Eco Day, Trout in the Classroom, the 3rd grade Agriculture Tour, and PA Envirothon.

2.2 Capital Improvement Projects

Library Phase II – Multi-Purpose Community Facilities (Capital Projects Fund)

Mifflin County received funding from the American Rescue Plan Act (ARPA) Multi-Purpose Community Facilities (Capital Projects Fund) to support the Equitable Access to Broadband project. The initiative will transform the Mifflin County Library into the Mifflin County Community Learning Center, with Penn State Extension also relocating to the upgraded facility. The project will expand the building's physical space and modernize its technology infrastructure to improve broadband access for residents and support a range of educational and community services.

Architectural design services are being provide by J-Way Architectural. Design work is currently underway, with construction expected to begin in October 2025.

Historic Courthouse Rehabilitation and Streetscape Improvements USDA & RACP

In 2022, the Mifflin County Commissioners hired J-Way Architectural to assess the existing conditions of the Mifflin County Historic Courthouse and develop a multi-phase plan to better connect it with the modern courthouse and the Mifflin County Library (soon to be transformed into the Community Learning Center). This phased approach includes restoring the historic courthouse, enhancing the surrounding streetscape, and improving access to public services, while expanding educational and research opportunities. Together, these improvements will form a more unified accessible hub for the community.

Phase I focuses on essential repairs to the historic courthouse's mechanical, plumbing, and electrical systems, while future phases will include additional rehabilitation work and streetscape improvements. To support Phase I, the Commissioners secured funding in 2024, including a USDA Rural Development FY2024 Congressionally Directed Spending grant. Additional funding sources – such as the Redevelopment Assistance Capital Program (RACP) will help bring this multi-phase project to fruition.

Architectural design services are being provided by J-Way Architectural. Phase I - The Mifflin County Historic Courthouse Building Systems Rehabilitation Project is expected to be completed by January 2026.

YMCA Facility Improvements – Local Share Account Grant

Mifflin County received Local Share Account Statewide funding on behalf of the Juniata Valley YMCA to support improvements to the indoor swimming pool facility. The project includes upgrades to the ceiling and environmental control systems to enhance comfort and energy efficiency.

Engineering and architectural design services are being provided by The EADS Group. Design work is currently underway, with construction expected to begin in November 2025.

2.3 Community Development

Community Development Block Grant Program (CDBG)

The CDBG program helps strengthen the community by improving housing and public facilities to provide suitable living environments for citizens, principally those with low-moderate incomes. The program can support a range of activities from housing rehabilitation, public services, community facilities, infrastructure improvements, economic development and planning and administration. Projects must benefit low/moderate-income people, aid in the prevention or elimination of slums or blight, or meet an urgent need within the community. The Planning and Development Department administers the CDBG programs for Mifflin County, Armagh, Brown, Derry, and Granville Townships and the Lewistown Borough.

Armagh, Brown, Derry, and Granville Townships Boards of Supervisors and the Lewistown Borough Council direct the use of the funds in their respective municipalities and have the sole discretion to allocate their CDBG funds to eligible and fundable projects. However, agencies desiring to apply for non-county CDBG funds may petition those municipalities for CDBG funds. The county's role for these municipalities is planning and administrative grant management functions. Ultimately, the county is responsible for all county-wide CDBG funds, which includes those entitlement municipalities.

In December of 2023, Mifflin County entered into Professional and Administrative Services agreements with SEDA-Council of Governments to administer the Community and Development Block Grant Program. Staff at SEDA-COG have expertise in the environmental review process, labor standards, and procurement. SEDA-COG works with Mifflin County Planning and Development Department to provide grant administration, activity development, and activity management.

Mifflin County CDBG 2024 Application Status

Each year, local municipalities, authorities, and agencies are invited to submit proposals to the Mifflin County Planning and Development Department for funding for non-entitlement Mifflin County CDBG funds. A public hearing and project development workshop was held June 20, 2024. Interested applicants had the opportunity to present their proposals to the Mifflin County Commissioners, Mifflin County Planning and Development Department, and SEDA-COG. In addition to the presentations, the public hearing also provided an opportunity to receive citizens' views, comments, and suggestions for consideration by the Mifflin County Commissioners, Mifflin County Planning and Development Department, and SEDA-COG for the 2024 CDBG application and prior years funding. Following this public hearing and project development workshop, the Mifflin County Commissioners and Mifflin County Planning and Development Department reviewed submitted project proposals and received recommendations from SEDA-COG. The Planning and Development Department received four applications for funding through Mifflin County's 2024 Community Development Block Grant (CDBG) Program. The Mifflin County Commissioners make the final determination of which projects to fund for

submission to the PA-DCED. The final public hearing was held on September 19, 2024 by the Mifflin County Commissioners who approved funding another year for the Wayne Township Water Meter Replacement Project.

Public hearings were also held in Armagh, Brown, Derry, and Granville Townships and the Borough of Lewistown resulting in the approval of a total of six projects, which are shown in Tables 2B, 2C, 2D, 2E and 2F on the following pages. The governing body of each municipality decides which projects to fund and do not have a formalized application process.

On September 19, 2024, the County Commissioners adopted a resolution recommending approval to DCED for the projects and funding amounts listed in Table 2A-2F inclusive. The county's CDBG application was submitted to the PA-DCED on October 30, 2024. This application was made for Mifflin County and on behalf of Armagh, Brown, Derry, and Granville Townships and the Lewistown Borough.

The county's 2024 CDBG allocation is \$222,473.00. The following tables delineate the recommended funding amounts for each project for the county's 2024 CDBG application and on behalf of Armagh, Brown, Derry, and Granville Townships and the Borough of Lewistown. The cumulative total of CDBG funds for the county and on behalf of those entitlement municipalities is \$781,884.00.

Table 2A MIFFLIN COUNTY			
		Project Activity	Funding Amount
1.	Wayne Township Water Meter Replacement	Replacing water meters that are approximately 20 years old in an area just outside of Newton Hamilton Borough. New meter pits will be installed in the public right-of-way to facilitate faster and more accurate meter readings by the Wayne Township Water Authority. This project is multi-year funded. Estimate includes construction and delivery costs.	\$187,973.00
2.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$34,500.00
	Total CDBG Funding		\$222,473.00

Table 2B ARMAGH TOWNSHIP			
		Project Activity	Funding Amount
1.	Barefoot Road Reconstruction	Dry-grinding and grading the existing Barefoot Road, then applying new binding and wearing layers to create a new road. This project is multi-year funded. Estimate includes construction and delivery costs.	\$79,045.00
2.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$14,500.00
	Total CDBG Funding		\$93,545.00

Table 2C BROWN TOWNSHIP			
		Project Activity	Funding Amount
1.	Reedsville Park Improvements	A 16-foot by 24-foot ADA accessible picnic pavilion is proposed to be constructed at Reedsville Park to further meet the needs of the community. This project is multi-year funded. Estimate includes construction and delivery costs.	\$80,064.00
2.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$14,500.00
	Total CDBG Funding		\$94,564.00

Table 2D DERRY TOWNSHIP			
		Project Activity	Funding Amount
1.	Yeagertown Area Road Reconstruction Phase 1	Phase 1 includes the length of First, Second, and Third Streets from Main Street to Greenwood Avenue, and Fourth Street from Main Street to North Locke Avenue. Reconstruction will include milling notices, the addition of bituminous paving course and wearing course, manholes and water valves will have steel risers installed as needed, and seal coating around all edges, street intersections, manholes, and water valves. This project is multi-year funded. Estimate includes construction and delivery costs.	\$73,590.00
2.	Mifflin County Housing Authority Scattered Site Roof Replacements	Four properties owned by the Mifflin County Housing Authority will receive new, energy efficient 30-year shingle roofs. Estimate includes construction and delivery costs.	\$35,570.00
3.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$19,000.00
	Total CDBG Funding		\$128,160.00

Table 2E GRANVILLE TOWNSHIP			
		Project Activity	Funding Amount
1.	Housing Rehabilitation	Housing rehabilitation for an income eligible single-family homeowner, which includes project and delivery costs.	\$84,667.00
2.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$15,500.00
	Total CDBG Funding		\$100,167.00

Table 2F LEWISTOWN BOROUGH			
		Project Activity	Funding Amount
1.	Rec Park Improvements	Replacing the Rec Park Community Center's HVAC system with a modern, energy-efficient system. This project is multi-year funded. Estimate includes construction and delivery costs.	\$121,475.00
2.	SEDA-COG Administration	Grant administration, activity development, and activity management	\$21,500.00
	Total CDBG Funding		\$142,975.00

Mifflin County Community Development Plan – Three-Year Plan

Mifflin County's three-year Community Development Plan (CDP) is based on the goals and objectives included in the County's Comprehensive Plan entitled: Mifflin County 2035: A Decade of Progress. The three-year Community Development Plan is evaluated annually and priorities are adjusted to reflect work completed and new community needs. The plan has been updated with 2020 United States Census data and 2016-2020 American Community Survey (ACS) data. In 2022, Armagh Township became a CDBG entitlement municipality. Moreover, all CDBG municipalities, including Armagh, Brown, Derry, and Granville Townships and Lewistown Borough, must maintain and update separate three-year community development plans. The county is ultimately responsible for these updates. Additional updates will be made based on more recent American Community Survey (ACS) data as it becomes available.

Mifflin County Project Status

The following is a summary of work in progress during calendar year 2024.

A. Granville Township – Hawstone Road (SR 333) Public Water Extension

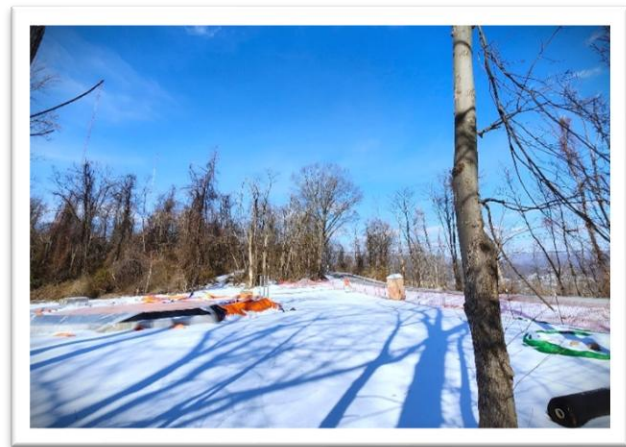
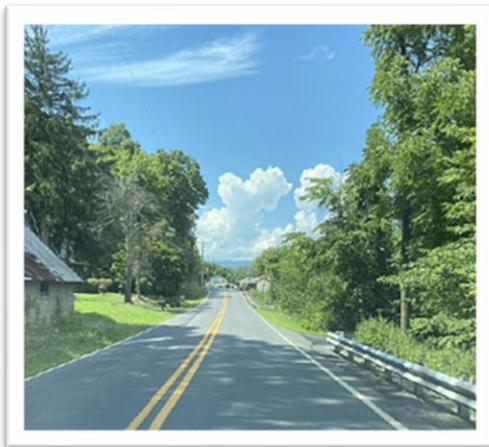
This project consists of installing a new 100,000-gallon water tank and mixer with 2,500 linear feet of waterline to connect to the tank, the installation of four fire hydrants, and constructing approximately 7,000 linear feet of 6" main waterline pipe. This project's purpose is to extend safe and potable water and provide fire protection to residences along Hawstone Road (SR 333) from Tower Hill Road to Hilti House Lane (approximately 1.3 miles). In 2010, Granville Township conducted a sanitary survey of approximately 40 properties in the targeted area as part of the Act 537 planning. Total coliform bacterial contamination and nitrate-nitrogen contamination were found to be in some of the wells that were tested. Included in this project are the private laterals, in which CDBG funds paid for residences that qualified through an individual income intake. Two bids were received for the water tank part of the project on April 23, 2024. The low bidder was SE Construction Group, LLC in the amount of \$980,471.00. For the water line portion of the project, three bids were received on April 23, 2024. The low bidder was C&R Directional Boring, LLC in the amount of \$1,454,623.00. A contract was signed on May 16, 2024 with C&R Directional Boring, LLC. On May 16, 2024 a contract was signed with SE Construction Group, LLC. Construction for this project is ongoing but expected to be completed late



summer of 2025. Engineering for this project was completed by The EADS Group of Johnstown and paid for by CDBG. This project was funded with CDBG's FFY 2020-CV Competitive and Mifflin County Municipal Authority paid for the private water connections that did not qualify as LMI.

B. Granville Township – Hawstone Road (SR 333) Sewer Extension Project

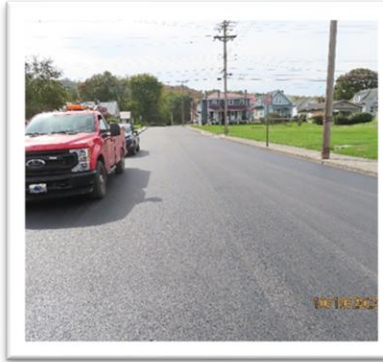
This project consists of extending the public sewer along Hawstone Road, from approximately Tower Hill Road to Hilti House Lane, for approximately 1.3 miles. The residents in this area are served by on-lot septic systems which consist of cesspools and other undersized systems, additionally, some do not have a drain field, and some of these fields discharge onto neighboring properties. Water wells on these properties are located approximately 10-15 feet from the septic tanks and drain fields, and many of these wells are shallow, with little to no casing, and the hydric soil drains poorly. Part of Granville Township's Act 537 planning of 2010 consisted of a sanitary survey of approximately 40 properties within this area. Several wells tested positive for total coliform bacterial contamination and detectable levels of nitrate-nitrogen. Approximately 5,807 lineal feet of gravity and 4,598 lineal feet of force main sewer line will be installed, in addition to a new pump station. All residents within 150 feet of the new sewer line will need to connect, due to a Granville Township adopted mandatory connection ordinance. This project consists of 33 gravity sewer lines and 4 grinder pumps to serve the 37 residences along the service area. Six bids were received and opened on June 11, 2024. The low bidder was C&R Directional Boring, LLC in the amount of \$2,373,620.00. A contract was signed on July 3, 2024. Engineering for this project was done by The EADS Group of Johnstown and paid for with CDBG funding. Construction for this project is ongoing but is expected to be completed by late summer of 2025. This project was funded with: CDBG FFY 2020 Entitlement, CDBG FFY 2020-CV Competitive, CDBG FFY 2021 Entitlement, and CDBG FFY 2022 Entitlement.



C. Lewistown Borough – Southside Road Reconstruction

This project consisted of reconstructing Lincoln Avenue, 200/700/800 blocks of South Wayne Street, 700 block of South Grand Street, 400 block of South Juniata Street, West Fleming Avenue from Main Street to UGI facility, and Washington Avenue from Main Street to South Grand Street. Milling notches of existing paving was completed, existing ramps were repaced with new ADA compliant concrete ramps with truncated domes, bituminous 19mm base material was installed as needed. After any base repairs were completed, a 1" thick 9.5mm superpave compacted bituminous scratch and leveling course and a new 2" thick 9.5mm superpave compacted bituminous wearing course was applied, and then new joints were sealed with a pourable bituminous sealer to keep water from infiltrating the paving. The bids were opened on April 10, 2023. Four bids were received for the ADA Curb Ramps, and the lowest bid was \$182,275.00 by G&R Charles Excavating, Ltd. Four bids were received for the Paving portion of this project. The lowest bid was from Glenn O.

Hawbaker, Inc. in the amount of \$262,133.00. Alternates were approved for the paving project of \$82,784.00 plus the base bid of \$262,133.00 totaling \$344,917.00. A contract was signed on May 22, 2023 with G&R Charles Excavating, Ltd for the ADA Curb Ramps portion of this project. On May 30, 2023, the contract with Glenn O. Hawbaker, Inc. was signed for the Paving portion of this project. A letter of substantial completion was submitted by G&R Charles for the ADA Curb Ramps portion of the project on August 11, 2023. Construction for paving portion of this project was completed on November 17, 2023, and the project was closed out April 26, 2024. This project was funded with CDBG FFY 2020, FFY 2021, and FFY 2022 funds. Engineering for this project was completed by The EADS Group, Inc. of Lewistown, and paid for by the Lewistown Borough using liquid fuel funds for the local match.



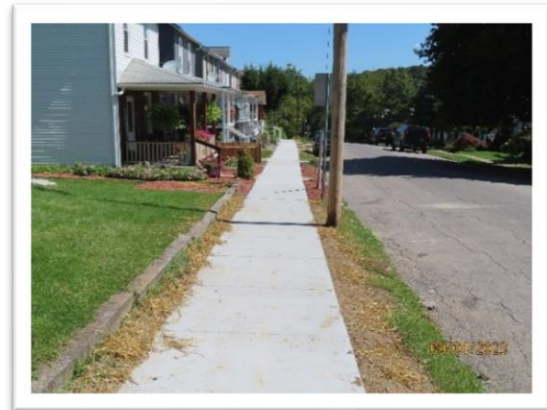
D. ***Derry Township – Derry Township Senior Center Improvements***

This project consisted of improvements to the Derry Township Senior Center which was built with CDBG funds in the early 90s. The original vinyl flooring was over 25 years old and needed to be replaced. The entry doors were rusty and not ADA compliant, and the bathroom countertops, toilets, and water heater needed to be replaced. New countertops were installed, and ADA compliant toilets were installed. An energy efficient water heater replaced the previous water heater. The concrete masonry wall around the patio area was cracked, and there was loose mortar. This was repaired and existing concrete masonry units were relayed and repointed. This project had to be put out to bid twice due to all of the original bids missing information. Two bids were received and opened on November 26, 2024 with the low bidder being Mid-State Construction, Inc. A contract was signed on February 7, 2025 in the amount of \$107,906.00. Engineering for this project was completed by Buchart Horn, Inc. of State College and paid for by CDBG and Derry Township. Construction for this project was completed Spring of 2025. This project was funded with CDBG FFY 2020, FFY 2021, and FFY 2022.



E. Brown Township – Walnut Street Sidewalk Project Phase 2

This project consisted of improving the sidewalks along Walnut Street in Reedsville. Sidewalks were installed where there were no sidewalks, existing sidewalk was demolished and new sidewalks and ADA ramps with truncated domes were installed along Walnut Street from Main Street to Maple Street. This project had to be bid a second time because the winning bid was considerably lower than the other two bidders. However, the winning bidder missed several pages of paperwork. The commissioners approved the rebidding of this project. Ten bids were received on June 13, 2023. The low bidder was Solid State Masonry in the amount of \$96,000. The agreement was signed on July 31, 2023. Engineering for this project was completed by Buchart Horn, Inc. of State College and paid for by CDBG. The letter of substantial completion was submitted on September 18, 2023 and the project was completed October 2023. The final payment was issued in February of 2024. This project was funded with CDBG FFY 2020 and 2021.



Housing Rehabilitation Program

The Mifflin County Planning and Development Department administers the Housing Rehabilitation Program on behalf of the Mifflin County Commissioners. Funding for the program is provided through multiple sources, including the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), The Pennsylvania Whole Home Repairs Program, and the county established Housing Fund (Act 137). These resources enable the county to assist low- and moderate-income homeowners by bringing their homes up to code, ensuring safety, and improving the overall quality of the housing stock in the community.

Since its inception in 1984, Mifflin County has rehabilitated approximately 520 homes, distributing over \$5 million in grants to eligible homeowners. The Housing Rehabilitation Program provides grants to low- and moderate-income homeowners for specific types of repairs, with a focus on correcting serious building code violations. Priority is given to issues affecting health, safety, and energy efficiency. Cosmetic or minor repairs are not covered. Examples of eligible repairs include electrical and plumbing systems, as well as interior and exterior improvements. Homes built before 1978 must comply with lead-based paint safety standards. Properties undergo thorough inspections, and if needed, radon mitigation systems are installed, and the abatement of asbestos and lead-based paint may be required.

The program operates on a first-come, first-served basis and currently has a waiting list of 29 homes. Due to high demand, applicants may wait up to five years or more for approval. To determine eligibility, the Planning Department follows strict guidelines set by program funders. Applicants must own and occupy their homes, have household incomes at or below the annually published HUD income limits, and be current on property taxes and homeowners' insurance. Additionally, upon completion of the renovations, a five-

year mortgage is filed as part of the grant agreement. If the homeowner sells or moves out of the property within that five-year period, the county may recapture a portion or all of the grant funds.

This program has a meaningful impact on both the homeowners and the community. By addressing critical health and safety issues, it allows residents – many of whom are elderly or on fixed incomes – to remain safe and comfortable in their homes. At the same time, Mifflin County’s Housing Rehabilitation Program enhances the overall quality of the county’s housing stock by preserving older homes, preventing blight, and contributing to neighborhood stability.

SECTION 3: LAND USE

3.1 Subdivision and Land Development

An important function of the Mifflin County Planning Commission is the review and in some instances the approval of subdivision and land development plans, as authorized by the Pennsylvania Municipalities Planning Code (MPC), Act of 1968, P.L. 805 No. 247 as amended. The Mifflin County Planning Commission approves, approves with conditions, or denies subdivisions and land developments that occur in the municipalities without a Subdivision and Land Development Ordinance which includes: Bratton and Wayne Townships, Juniata Terrace Borough, Kistler Borough, McVeytown Borough, and Newton Hamilton Borough. Reviews and decisions for these municipalities are carried out according to the Mifflin County Subdivision and Land Development Ordinance, adopted in 1995, amended in 2003, 2006 and 2024.

The planning commission reviews and provides comments and recommendations to the municipalities with a Subdivision and Land Development Ordinance and/or a zoning ordinance which includes: Armagh Township (no zoning ordinance), Brown Township (zoning ordinance), Burnham Borough (zoning ordinance), Decatur Township (no zoning ordinance), Derry Township (zoning ordinance), Granville Township (zoning ordinance), Lewistown Borough (zoning ordinance), Menno Township (no zoning ordinance), Oliver Township (no zoning ordinance), and Union Township (zoning ordinance). The aforementioned municipalities have final approval making powers for plans submitted within their municipalities.

Figure 3A below shows the number of plans reviewed since 2013. The trend since 2013 has been a relatively consistent number with slight decrease in 2017 and 2018 and an increase to 101 in 2019. The trend then shows slight decreases during 2020, then a slight increase in 2022 with a spike to 112 during 2024.

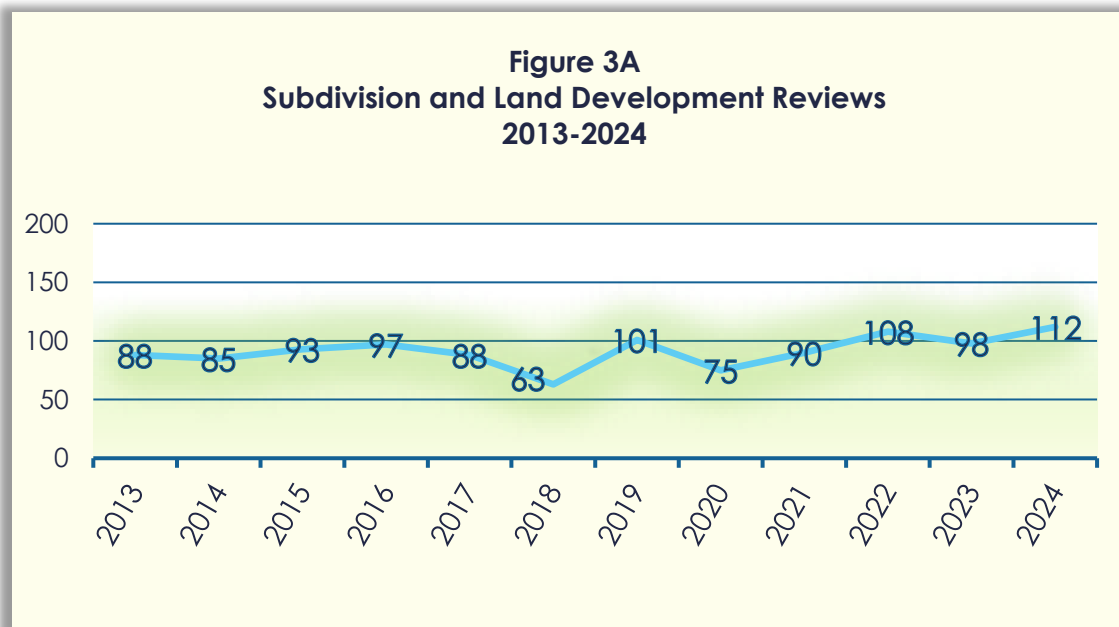


Table 3A below shows the number of plans reviewed from 2013 through 2024, which include lot additions and lot line adjustments, which are considered minor subdivisions. Of the plans reviewed in 2024, new residential lots were created, covering 166 acres. Among the land development plans proposed, 10 new commercial or industrial lots were created, accounting for 3 acres of developed land and 139,130 square feet of new commercial/industrial building square footage.

Table 3A SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEWS 2013-2024				
YEAR	MINOR SUBDIVISION	MAJOR SUBDIVISION	LAND DEVELOPMENTS	TOTAL
2013	70	1	17	88
2014	66	2	17	85
2015	76	1	16	93
2016	82	0	15	97
2017	65	0	23	88
2018	38	0	25	63
2019	77	0	24	101
2020	64	1	10	75
2021	73	0	17	90
2022	95	1	12	108
2023	67	0	31	98
2024	83	3	26	112
Totals	856	9	233	1,098

Figure 3B below shows the percentage of plans submitted by type. Of the 112 plans submitted for review, a number of plans contained multiple types within one plan (e.g., a minor subdivision with a lot addition, or a subdivision with a land development). However, the percentages in **Figure 3B** do not reflect duplications. Therefore, the 112 plans reviewed consisted of three types as noted within the legend in **Figure 3B**. The majority of the plans submitted accounted for 74% minor subdivision plans (which include lot additions and lot line adjustments), while 3% were major subdivisions, and 23% were land developments.

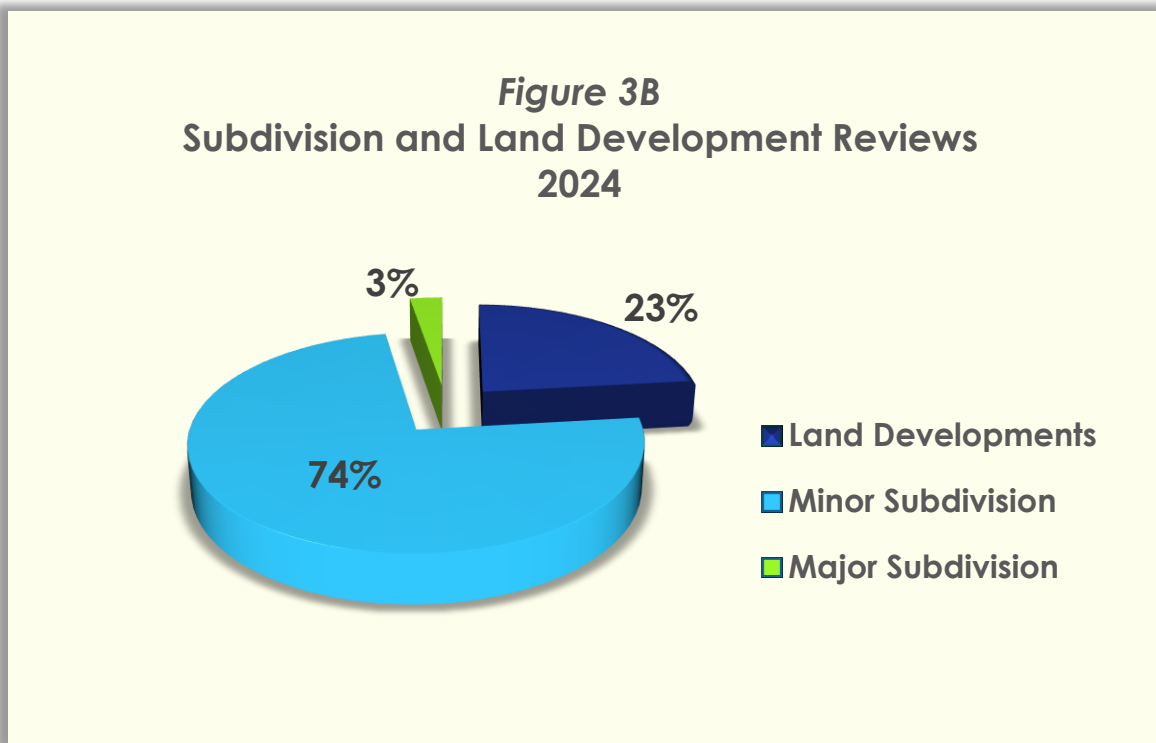
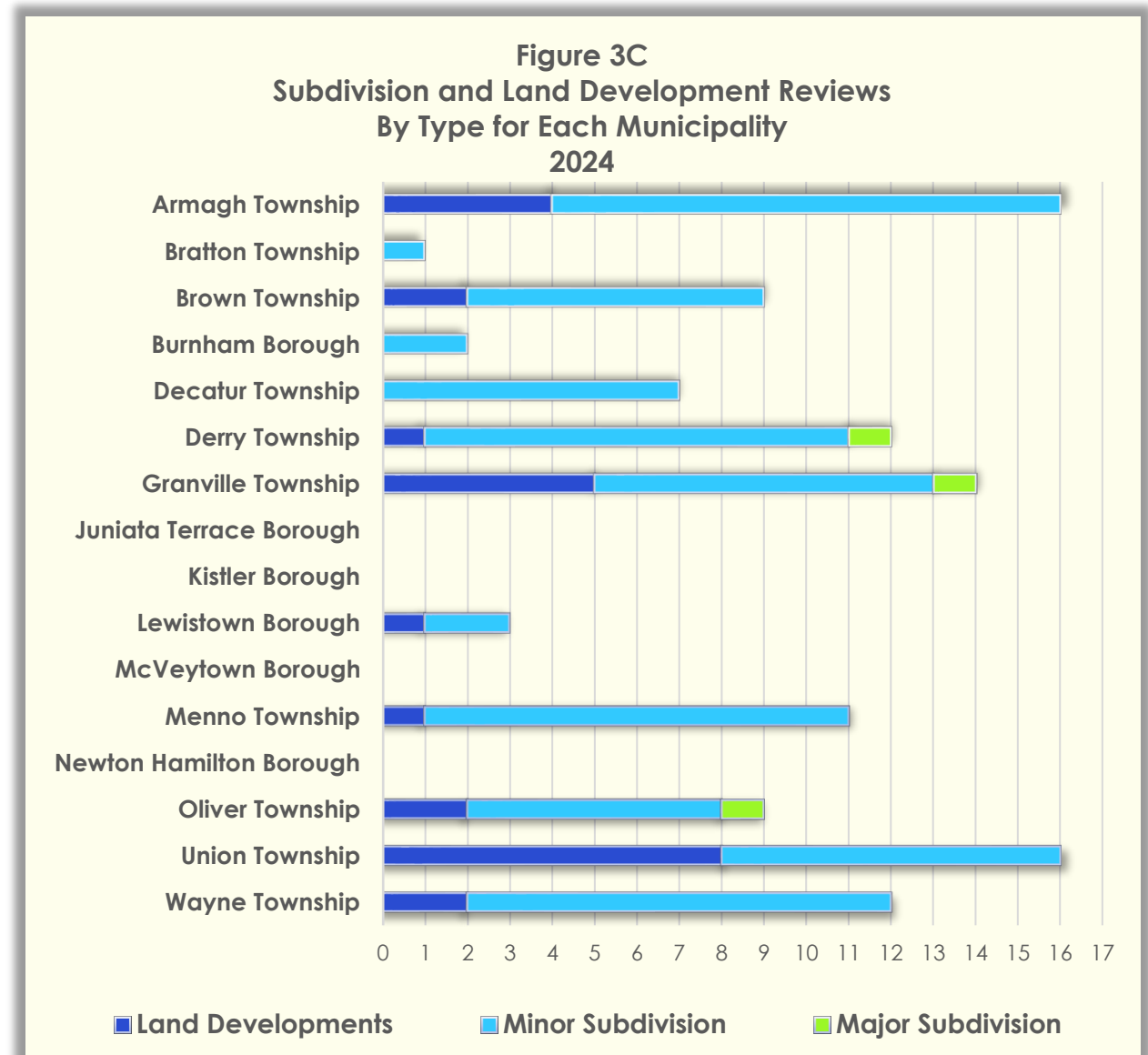


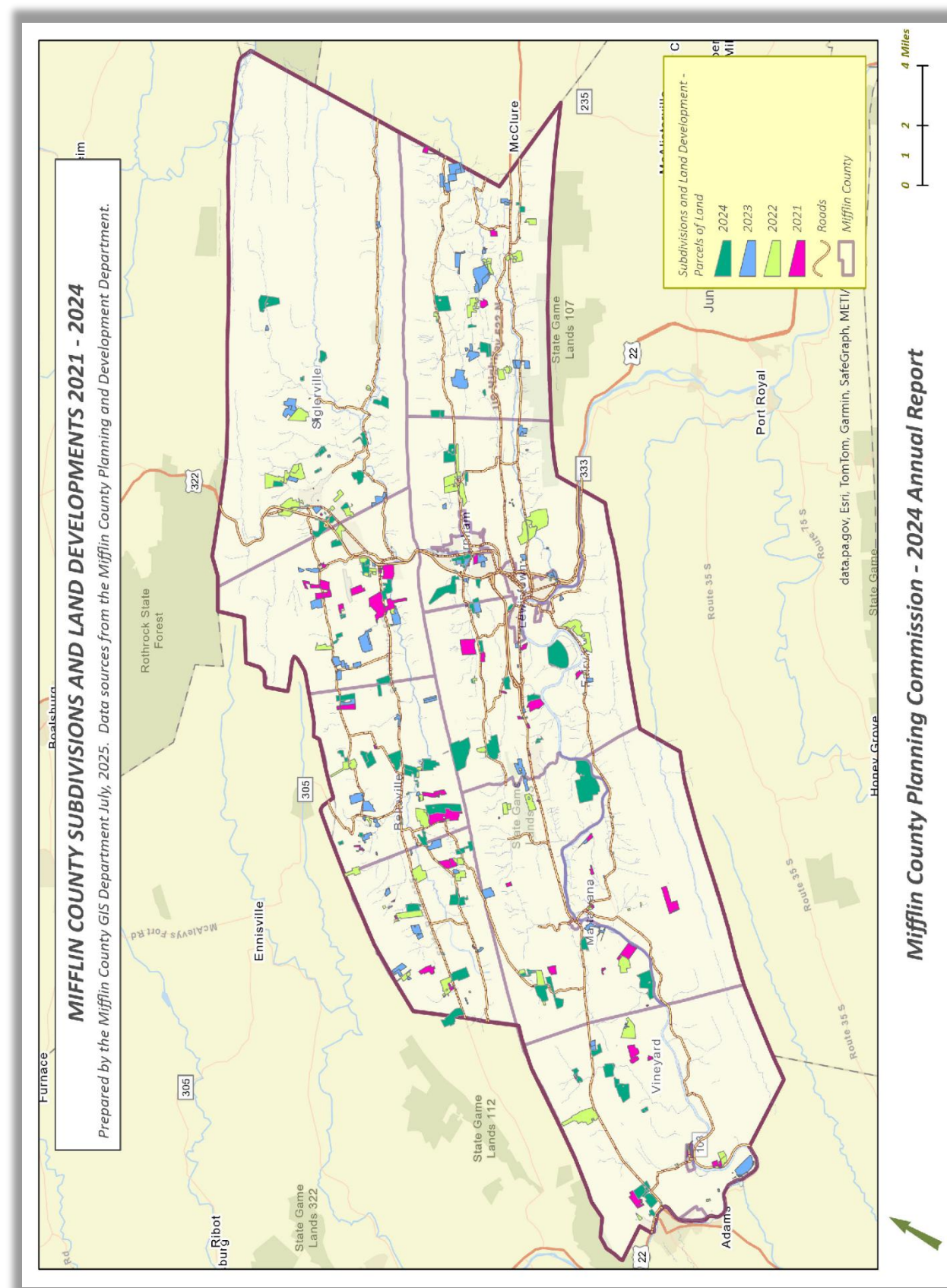
Table 3B below shows the number of plan types reviewed in each municipality during 2024. Armagh and Union Townships had the most applications reviewed. Followed by Granville, Derry, and Wayne Townships.

Table 3B Subdivision and Land Development Plan Reviews 2024				
MUNICIPALITY	LAND DEVELOPMENTS	MINOR SUBDIVISION	MAJOR SUBDIVISIONS	TOTAL
Armagh Township	4	12	0	16
Bratton Township	0	1	0	1
Brown Township	2	7	0	9
Burnham Borough	0	2	0	2
Decatur Township	0	7	0	7
Derry Township	1	10	1	12
Granville Township	5	8	1	14
Juniata Terrace Borough	0	0	0	0
Kistler Borough	0	0	0	0
Lewistown Borough	1	2	0	3
McVeytown Borough	0	0	0	0
Menno Township	1	10	0	11
Newton Hamilton Borough	0	0	0	0
Oliver Township	2	6	1	9
Union Township	8	8	0	16
Wayne Township	2	10	0	12
TOTALS	26	83	3	112

Figure 3C below shows a comparison of the number of plan reviews and types by municipality in 2024. Armagh and Union Townships had the most plans with 16 each. The next highest number of plans received and reviewed were Granville and Derry Townships with a total of 14 and 12 respectively. There were no land developments or subdivision plans submitted in the boroughs of Juniata Terrace, Kistler, and McVeytown.



Some areas of Mifflin County are experiencing faster growth than other areas. One way to pinpoint growth areas is to track the location of subdivisions and land developments looking for clusters of activity. The map on the following page illustrates the locations of parcels that have had subdivision and land development plan activity in Mifflin County from 2021 to 2024.



SECTION 4: MEMBERS AND STAFF

4.1 Planning Commission

At the reorganization meeting in January 2025, the officers of the Mifflin County Planning Commission were elected as follows: Kent Spicher, Chairman; Dan Dunmire, Vice-Chairman; and Michele Bair, Secretary.

Member Development

Each year the Mifflin County Planning Commission receives presentations on topics relevant to current and future planning efforts within the county. These presentations are intended to provide members with insight into programs, projects, and issues that may directly impact the county.

During 2024 the following individuals and organizations presented to the Planning Commission:

- **Mark A. Schultz**, Transportation Planning Manager, PennDOT District 2, gave a presentation of the 2025 SEDA-COG TIP (Transportation Improvement Program) Update
- Four consulting firms who submitted proposals in response to the County Comprehensive Plan Request for Proposals presented their qualifications and approaches:
 - **Katherine S. Wyrosdick**, AICP, Michael Baker International
 - **Tim Staub**, Herbert, Rowland and Grubic, Inc.
 - **Mark Lazzari**, AICP, The EADS Group
 - **Jeff Raykes**, Mackin Engineering
- **Erika Coover**, Wildlife Biologist I with the Pennsylvania Game Commission, gave a presentation on Chronic Wasting Disease in white-tailed deer
- **Rhonda Kelly**, Executive Director of the Juniata Valley Chamber of Commerce, and **Jenny Barron Landis**, Executive Director of the Juniata River Valley Visitors Bureau gave an overview of their upcoming events and an update on their current projects
- **Brian Wiser**, PE, VP Assistant Director of Transportation, and **Kimberly Carr** PE, Chief Bridge Inspector, Keller Engineers, Inc. discussed the Mifflin County Bridge Capital Plan

4.2 Planning and Development Department

Staff Development

The Mifflin County Planning and Development Department underwent a significant transformation in 2023-2024. In August 2023 the County Commissioners re-hired James P. Lettiere, AICP as the Planning Director. James previously served as the Community Development Administrator/Assistant Planning Director for the Department from 2010-2020. When James returned, three of the four staff in the Department either retired or resigned for other employment in November 2023. The county's long time Housing Rehabilitation Specialist/Construction Manager, Douglas Marks, retired after over 30 years of dedicated service.

After the departure of the staff members James worked closely with the County Commissioners and SEDA-COG to discuss the feasibility of partnering with SEDA-COG to take over the administration of the Community Development Block Grant Program for the county and on behalf of Brown, Derry, Granville, and Armagh Townships and the Borough of Lewistown. After much discussion the county and SEDA-COG entered into professional service agreements for the administration of the program for all open contracts. The Planning Department and the MC Commissioners created the Grants Liaison position which serves to interface with SEDA-COG on a daily basis.

Michael Fonti was hired as the Grants Liaison January 2024 and served in this capacity until February 2025. Subsequently, Madison Price was hired for this position in April 2025. Additionally, the County Commissioners allowed the Department to create another new position entitled Grants Program Administrator. Kristen Price was hired as the Grants Program Administrator in October 2024. This position is responsible for the administration of the county's single-family homeowner rehabilitation program funded by the HOME Investment Partnerships Program (HOME) as well as the Redevelopment Assistance Capital Grant and the United States Department of Agriculture Grant for the Mifflin County Historic Courthouse and streetscape enhancements around the Mifflin County Library, the American Rescue Plan Act (ARPA) Multi-Purpose Community Facilities (Capital Projects Fund) for the Mifflin County Library building renovations, and the Local Share Account Juniata Valley YMCA pool project.



CANDACE RAGER, MADISON PRICE, KRISTEN PRICE,
JUSTICE CURRY, AND JAMES P. LETTIERE, AICP

Staff Biographies

James P. Lettiere, AICP Planning Director

James serves as the County Planning Director and oversees a staff of four. He earned a Bachelor of Science Degree in Public Service with an emphasis in Urban Planning and Management from the Pennsylvania State University. He is a nationally certified planner with the American Institute of Certified Planners (AICP). He is a state certified instructor with the Pennsylvania Municipal Planning Education Institute (PMPEI) to teach courses in Community Planning, Subdivision and Land Development, Zoning and Zoning Administration. He currently serves as a Board of Director with PMPEI and he also serves as Vice-Chairman of the Pennsylvania Planning Directors Association of Pennsylvania.

He has over 30 years' experience in personnel management, financial management, planning, grant management and the housing and community development fields. He worked with the City of Harrisburg, as a historic preservation planner and was involved with reviewing subdivision and land development

plans. He also served as the Planning Director with the City of Cape Coral, Florida and oversaw a staff of twenty-five. He led the Planning and Community Development Department with reviewing Comprehensive Plan amendments, zoning, variances and subdivision and land development reviews and was responsible for a housing rehabilitation program.

He served as the Community Development Administrator and the Assistant Planning Director with Mifflin County for ten years and oversaw the HOME, CDBG, and Act 137 programs and was the County's Subdivision Officer. He also served as the Huntingdon County Planning Director for three- and one-half years and oversaw a staff of three responsible for grant management, solid waste management planning, subdivision and land development activity and housing rehabilitation.

Candace Rager
Planning Secretary

Candace Rager has served as Planning Secretary in the Mifflin County Planning and Development Department since February 2021. Prior to working for the Planning Department, Candace worked for Lewistown Hospital/GMC for 20 years in a number of administrative positions, including Physician Credentialing/Risk Management, Radiology, and the Cancer Treatment Center. At an earlier time, she held a supervisory position in the Industrial Engineering Department for TIME Customer Services in Tampa, Florida. In her current position, Candace processes subdivision/land development applications and review letters, Mifflin County Planning Commission monthly meeting items, and receptionist/administrative duties.

Justice Curry
Planning Technician

Justice Curry works as a Planning Technician in the Mifflin County Planning and Development Department. Justice is currently enrolled in a bachelor's degree program in Criminal Justice with a minor of psychology through Liberty University Online. Justice has previously worked for Mifflin County in the Mifflin County Correctional Facility. She has worked with the Planning Department since November of 2023 and has enjoyed growing with and serving the community in her position. Justice will continue to earn her degree and put her experience and background to use in the Mifflin County Planning and Development Department. Her experiences include completing intake steps for Subdivision and Land Development plans, preparing monthly plans for review by the Mifflin County Planning Commission, assisting the Planning Director in office matters, and guiding the public to solution for their planning and development needs and questions.

Madison Price
Grants Liaison

Madison Price works as the Grants Liaison for the Mifflin County Planning and Development Department. In 2021, she graduated with a Bachelor of Arts in English and attained her Master of Arts in 2022. While in school, Madison worked as a graduate assistant on research and editing projects and later, completed an internship in publishing. Madison also worked for a local municipality, in which she coordinated events for their community center.

In 2023, she worked as the Community Development Assistant with Mifflin County and then went to work as a director for a local nonprofit in the Human Services field. In that role, Madison managed a department and oversaw three programs and supervised six staff members. She was involved in committees that reviewed agency quality management plans, reviewed reports, and assisted with the review and development of agency policies and procedures. Madison has experience working with budgets, report writing, training, and program management. In 2025, Madison became the Grants Liaison for Mifflin

County. In her current role, she works with SEDA-COG to administer the Community Development Block Grant for Mifflin County and five OBOs.

Kristen Price
Grants Program Administrator

Kristen Price has experience in grant writing, grant management, project coordination, and community development. She attained a liberal arts degree from Pennsylvania State University and a grant writing certificate from the Governor's Advisory Council on Rural Affairs. She currently serves as the Grants Program Administrator with the Mifflin County Planning and Development Department.

Kristen began her career with the Mifflin County Planning and Development Department as an Office/Grants Manager in 2012, before transitioning to the Mifflin-Juniata Human Services Department, where she led a renovation project that now houses formerly chronically homeless individuals. In addition to her public sector work, Kristen owns an LLC specializing in grant writing and grant management services. Under her LLC, she continues to write grants and is currently coordinating a renovation project funded by PHFA's Community Revitalization Fund Program for a nonprofit, which is transforming a historic building into a mixed-use space with affordable housing units.

Throughout her career, Kristen has been actively involved in community leadership, serving on the Mifflin County Housing Authority Board of Directors as well as the Downtown Lewistown, Inc. Character and Design Committee, and the Lewistown Borough Planning Commission. She was also instrumental in developing and delivering a grant writing course for government organizations.

County Planning Directors Association of Pennsylvania (CPDAP)

The mission of the CPDAP is to improve planning practices in the Commonwealth of Pennsylvania by: providing for the collection, distribution, and exchange of information relating to planning at the county level among its members; by improving public relations; informing members about legislation intended to modify planning functions; providing information and guidance to the County Commissioners Association of Pennsylvania (CCAP) and the Pennsylvania Planning Association (PPA) on legislative, regulatory, and policy matters; and cooperating with other interested agencies in the promotion of the objectives of the CPDAP. County Planning Directors Association is affiliated with the County Commissioners Association of Pennsylvania (CCAP) and was formalized in 2004 as the County Planning Directors Association. James P. Lettiere serves as the Vice-Chairman of the organization and regularly attends the quarterly meetings.

The association had four meetings during 2024 in February, June, August and October. During 2024 the Executive Director of the County Commissioners Association of Pennsylvania, Lisa Schaefer, and the Chief Operations and Information Officer both tendered their resignations.

The four quarterly meetings during 2024 were February 2nd, May 10th, August 16th, and October 25th. The February 2nd meeting was held virtually and there was a discussion held regarding the American Planning Association PA Chapter Initiatives and broadband ready communities. A student engagement committee was created for recruiting and encouraging college students to enter the planning field. Ted Ritsick and Jesse Sanders from PA Broadband Development Authority provided information about broadband ready communities. Ted advised the 3 critical objectives for the broadband ready program are to increase investment and opportunities within communities and municipalities, reduce procedural policies and permitting barriers, and promote participating municipalities.

The May 10th meeting was held in person at the Ramada by Wyndham in State College, PA and representatives from the Office of Community Planning with the Pennsylvania Department of Community and Economic Development (PA-DCED) discussed their role and mission. The office is part of the

Governors Center but will be breaking off as an independent entity. There was also a discussion regarding the Pennsylvania Municipalities Planning Code and some current bills under consideration by the Pennsylvania legislature.

The August 16th meeting was held in person at the Ramada by Wyndham in State College, PA and a panel discussion was held regarding housing rehabilitation programs that include funding from the Pennsylvania HOME Program, the PA Whole Home Program, and the Community Development Block Grant Program. A land development survey was discussed. The survey's purpose is to gather information about County Subdivision and Land Development Ordinances and share the results with members. The survey can serve as a basis for making procedural changes at the county level as well as ordinance amendments.

The October 25th meeting was held in person at the Ramada by Wyndham in State College, PA and representatives from the Pennsylvania Department of Environmental Protection, Office of Environmental Justice discussed the environmental rights act and how it applies to projects within the state. An update about the land development survey was presented.

Pennsylvania Municipal Planning Education Institute (PMPEI)

The Pennsylvania Municipal Planning Education Institute (PMPEI) is an affiliate of the PA Chapter of the American Planning Association (APA). The purpose of PMPEI is to provide, develop and promote planning education across Pennsylvania for the general public with specific attention to those involved with municipal planning and development. Mr. Lettiere is a state certified instructor with the Pennsylvania Municipal Planning Education Institute (PMPEI) to teach courses in Community Planning, Subdivision and Land Development, Zoning, and Zoning Administration. He currently serves as a Board of Director with PMPEI since 2018.



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