

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
June 25, 2026
MIFFLIN COUNTY COURTHOUSE – ROOM B

ATTENDANCE

Members

Kent Spicher, Chair
Dan Firth
Joshua Yetter Clark
Kay Semler
Michele Bair
Tom Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel
Kristin McGlaughlin, AICP, SEDA-COG

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:30.

Record of Public Attendance

Spicher requested all present sign the record of attendance.

Approval of Meeting Minutes

Spicher requested a motion to approve the minutes from the May 28, 2026 meeting. Clark made a motion to approve the minutes. Lake seconded the motion. All members voted aye.

Amendment to the Order of the Meeting Agenda

Spicher requested a motion to amend the order of the agenda. Lake made a motion. Bair seconded it. All voted aye. The agenda order changed to place the guest speaker ahead of the public comment.

SEDA-COG Metropolitan Planning Organization (MPO), Long Range Transportation Plan (LRTP), Transportation Improvement Plan (TIP) Update

Lettiere introduced Kristin McLaughlin, AICP, Principal Transportation Planner from SEDA-COG. McLaughlin presented an update regarding SEDA-COG's Metropolitan Planning Organization (MPO), Long Range Transportation Plan (LRTP), and the Transportation Improvement Plan (TIP). McLaughlin explained the MPO is the designated transportation planning body for eight counties, it functions for transportation planning, and approves capital investments. The MPO also develops and maintains four key planning documents: LRTP, TIP, Public Participation Plan (PPP), and Unified Planning Work Program (UPWP). SEDA-COG MPO staff fulfill federal and state

planning requirements while acting as an extension of and consultant to county and municipal governments. The purpose of the LRTP is to document the current status of the regional transportation system, identify long-term needs, and determine the programs and projects needed to meet those needs. The TIP is a summary of the transportation projects to be studied, designed, and built during the next four years. TIP is updated every two years, approved by the MPO and PennDOT, and is incorporated into the Statewide Transportation Improvement Program (STIP). Some of the 2027-2030 TIP projects include resurfacing Route 655, Lewistown Narrows Rehab, Lewistown Bridges, Walnut Street railroad crossing warning devices and Call A Ride Service, Inc. The LTAP provides free training to local governments, provides direct technical assistance on road safety and maintenance issues, sponsors, workshops, courses and events, and technical assistance for more complex issues requiring site visits. A copy of this presentation is included in the monthly meeting minutes.

Public Comment

There were comments made by a few residents regarding concerns for the possible construction and implementation of an AI data center in Mifflin County, specifically Granville Township. Some of the concerns noted were the potential negative outcomes of water usage and contamination, electrical usage, wastewater treatment, noise pollution, air pollution, increased charges for electricity use, decreased supply of electricity and water, and other environmental impacts. The signed attendance list is included with the monthly meeting minutes.

Subdivision and Land Development Review Committee Report

There are a total of eleven (11) plans submitted for June.

Of those plans submitted there are:

- Five (5) Wright Land Surveying, one (1) TeamAg, one (1) HRG Inc., one (1) EADS Group, three (3) PennTerra
- Ten (10) plans are under municipal ordinance and one (1) under county ordinance
- One (1) lot addition, six (6) minor subdivisions, four (4) non-residential land developments

The plans are for Dustin Pollock (Armagh Township), Stephen & Arlene Kanagy (Bratton Township-County Ordinance), James Jr. & Vicki Smith (Brown Township), Mid-State Roofing & Coating (Brown Township), Dean Goff (Decatur Township), Tussey Sink Road, LLC (Derry Township), Jason & Carey Goss (Derry Township), Titus Peachey Agricultural Building (Menno Township), Randy Sunderland (Menno Township), Eli Jr. & Elsie Peachey (Union Township), David & Katie Peachey (Union Township)

Municipal Subdivision Plans

The subdivision and land development review committee members reviewed the eleven (11) plans on June 19, 2026. Lettiere stated there were no significant concerns with any of the plans. No further discussion was made. Spicher requested a motion to approve the comments for the ten (10) municipal plans and conditionally approve the one (1) county plan. Campbell made a motion to accept and Semler seconded it. All voted aye.

Project Updates

The Transportation Advisory Committee (TAC) kick off meeting for the Safe Streets Roads For All project kick off is July 16, 2026.

The commissioners approved the proposed survey from Wright Land Surveying, Inc. for three (3) parcels for the Victory Park to Stone Arch Bridge project.

Mifflin County received \$1.489 million from PennDOT's Transportation Alternative Set Aside (TASA) grant. The county is contributing \$128,841 for Phase I of the Electric Avenue/South Logan Boulevard Safe Routes to School Project, totaling approximately \$1,614,739. The funds will be used to make improvements along the eastern side of Electric Avenue from Ort Valley Road to Derry Park Drive, which is the entrance to Kishacoquillas Park. The improvements include the construction of 6-foot bike lanes and 5-foot sidewalks which will be constructed along the eastern shoulder of Electric Avenue, crosswalks at 3 intersections, ADA ramps, and will address unmarked/conflict points for entrances to businesses and homes. PennDOT, county officials, and Keller Engineers will participate in a kick off meeting Tuesday, July 28, 2026.

Other Business

A Data Center Ordinance was presented to the planning commission board to review and send on to the planning commission's solicitor which will subsequently be forwarded to the Mifflin County Commissioners for approval. Clark suggested an amendment be made to section 11.5.Q.viii.a.b.c. regarding the buffer requirements. Lettiere stated he would make the changes prior to submission. Spicher requested a motion to conditionally approve the ordinance along with the amendment. Firth made a motion to conditionally approve the ordinance. Campbell seconded the motion. All voted aye.

The planning commission board was given opportunity to review the Data Center Planning and Guidance Document. No revision requests were given. Spicher requested a motion to approve the document. Semler made a motion to approve. Clark seconded the motion. All voted aye.

The next MCPC meeting will be July 23, 2026.

Adjournment

Spicher announced the meeting adjourned at 4:37 pm.

Minutes Approved

Signature

Date