



2015 Annual Report

Mifflin County Planning Commission

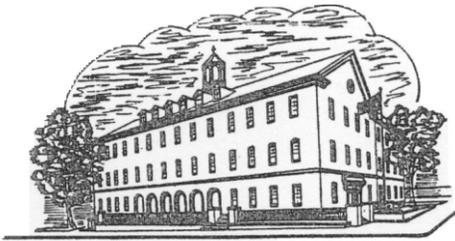


*MIFFLIN COUNTY
PLANNING COMMISSION
2015 ANNUAL REPORT*

Prepared by

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April 7, 2016



MIFFLIN COUNTY PLANNING COMMISSION

Courthouse, 20 North Wayne Street, Lewistown, PA 17044 (717) 242-0887

April 7, 2016

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 2015 Annual Report. For over 45 years, the Planning Commission has been actively involved with planning and community development projects throughout Mifflin County and the surrounding region. Our report for 2015 describes new projects of broad community interest and reports progress on continuing projects.

Since the adoption of *Visions for the 21st Century*, the Planning Commission members and Planning and Development Department staff have focused on implementing recommendations outlined in the Comprehensive Plan. We have partnered with diverse groups to advocate sound land use, sustainable economic development, responsible environmental stewardship, and a better quality of life for the residents of Mifflin County.

As always, our accomplishments would not have been possible without the continued support and assistance of the 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 you with the 2015 Annual Report.

Thank you again for your invaluable help throughout the year.

Sincerely,

Dan Dunmire
Chair



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SECTION 1: INTRODUCTION

1.1 Mifflin County Board of Commissioners

Lisa V. Nancollas, Chairman
Stephen T. Dunkle, Vice Chairman
Kevin P. Kodish, Secretary



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

Daniel Dunmire, Chair
Kay Semler, Vice Chair
Tyler Gum, Secretary
Michelle Bair
James Spendiff

Thomas Lake
David Pennebaker
Neal Shawver
Kent Spicher

Linus Fennicle, Solicitor
Reager & Adler, P.C.

The mission of the Mifflin County Planning Commission is to provide strategic, coordinated and 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

William Gomes, AICP, Director
James Lettiere, AICP, Community Development Administrator/Assistant Director
Douglas Marks, Housing Rehabilitation Specialist/Construction Manager
Jodie Barger, CDBG Fiscal Manager
Chastity Fultz, Office Manager/Grants Manager
Donna Baer, Fiscal Assistant



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, Community Development Block Grant (CDBG) program, Home Investment Partnership Program, and Housing Rehabilitation program; maintaining the Mifflin County Comprehensive Plan; and coordinating with other agencies in the areas of transportation, housing, economic development, municipal waste management, hazard mitigation 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, Mifflin County Parks and Recreation Council, Juniata River Valley Visitors Bureau, Mifflin County Agricultural Preservation Board, Downtown Lewistown, Inc. (DLI), Pennsylvania Chapter of the American Planning

Association, Juniata Valley Behavior and Developmental Services Advisory Board, PA County Planning Directors Association, Call-A-Ride Services Local Advisory Committee and the Mifflin County Housing Coalition.

1.4 Planning and Development Committees

The following committees were active in 2015:

CDBG/Housing Rehabilitation Advisory Committee: The CDBG/Housing Rehabilitation Advisory Committee provides guidance on policy and programmatic issues to the Planning and Development Department staff. The committee reviews the annual proposals for CDBG funds and makes funding recommendations to the Mifflin County Board of Commissioners, as well as resolves program issues that require policy interpretation or policy revision.

Neal Shawver William Gomes James Lettiere Doug Marks Kay Semler

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 approval of these plans. This committee meets monthly.

Daniel Dunmire James Spendiff David Pennebaker

Mifflin County Parks and Recreation Committee: The Mifflin County Parks and Recreation Committee provide recommendations concerning recreational policies, facilities, finances and programs. The Committee works with municipalities throughout the county and provides assistance to Mifflin County in reviewing projects submitted under the Marcellus Shale Legacy Fund program for open space and recreation.

Amy Smith John White Dave Harmon David Fisher Allison Fisher
Jamie Fultz Mark Zong Ann Kanagy Ron Napikoski Tyler Gum
Joe Gagliardo William Conaway

*Marie Mulvihill and William Gomes serve as ex-officio members

**Kevin O'Donnell replaced Joe Gagliardo in January 2016

**Matt Moore replaced John White in January 2016

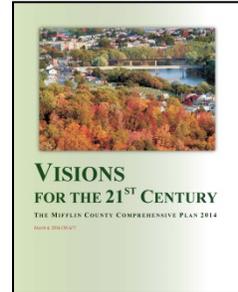
SECTION 2: PLANNING AND COMMUNITY DEVELOPMENT

2.1 Planning

Comprehensive Plan

The Mifflin County Commissioners adopted the Mifflin County Comprehensive Plan on April 24, 2014. The Comprehensive Plan examines population trends and long term needs for housing, transportation, community facilities, economic development and natural resource protection and recommends changes or continued efforts in county policy and regulations.

Since the Plan's adoption, the Mifflin County Planning Commission decided to work toward implementing some features in the plan.



Several key recommendations in the Plan included:

- Coordinate among economic development organizations to prepare and market new business and industry sites and re-establish a collaborative economic development partnership in the County.
- Continue housing rehabilitation and accessibility efforts and encourage affordable housing options for seniors and housing choices for the general population.
- Support better connectivity to Centre County, and seek funds to improve bridges, rail crossings, interchanges and access roads to improve public safety.
- Strengthen the County Subdivision and Land Development Ordinance and assist municipalities in updating their subdivision and zoning ordinances.
- Consolidate community facilities and services where appropriate.
- Protect natural resources and expand community recreational opportunities.

In 2015, after a great deal of discussion, the Commission decided to consider two recommendations; one was to expand recreational opportunities and the other was to explore housing choices and options for seniors and for the general population. The Commission directed the Planning and Development Department staff to look at one of the trail recommendations mentioned in the Comprehensive Plan and the County's Greenway, Open Space and Rural Recreation Plan. Originally, the focus was to consider the Kish Valley Railroad right-of-way in the Big Valley Area and along Green Avenue Extended from the Intermediate School to Ohesson Manor. When these trails were determined not to be feasible at this time, alternative trails were considered that were consistent with the County's Comprehensive Plan and the County Greenway, Open Space and Rural Recreation Plan. One such trail was the Juniata River Walk West Trail along the Juniata River starting at Victory Park with a potential connection to the Kish River Walk. Mifflin County, through its Marcellus Shale fund, authorized the development of the Juniata River Trail Feasibility Study that was completed in June 2015. The study confirmed the feasibility of developing a trail corridor from Victory Park in Lewistown to the area around Lowe's Store in Granville Township.

The second priority identified by the Planning Commission was housing for the County's growing senior population. However, housing choices for professionals and work force were also discussed in the Comprehensive Plan. In order to better utilize limited funds on which direction to pursue, the County decided to work with the Comprehensive Plan consultant, Gannett Fleming, Inc., to undertake a Housing Summit. The rationale for the Summit was to determine the focus of a county housing study. People from throughout the community were invited, including housing agencies, major employers, the school district, realtors and lending institutions. Approximately 40 people participated in the Housing Summit on October 29, 2015. One housing concern coming from the Summit was how to better address poor housing

conditions, and the recent adoption of a rental ordinance in Lewistown was cited as an example of a proactive measure that other communities might consider. Another housing issue identified was the need to rehabilitate the many older homes in the County and if there is a market for rehabilitated homes. There was also a concern over updated FEMA flood maps and the escalating cost for flood insurance required of homeowners in the floodplain. Because of the cost of flood insurance, affordability for residents cannot be underestimated. However, the big surprise was the other issues highlighted at the Summit were not housing related. These included redefining the image of the school district, improving the rate of successful local business startups and bringing employees and students together to prepare a future workforce in the County. The results of the Summit will help focus future implementation of the Comprehensive Plan by the Planning Commission.

Natural Gas Study

In December 2015, SEDA-COG completed the final draft of the Regional Gas Utilization Initiative (RGUI) Study that was started in 2013. The study was a collaboration between Mifflin, Centre and Clinton Counties to improve access to natural gas to residents and businesses in the three-county area. The project objectives were to provide new long term opportunities for supporting our region's economic growth and energy needs, to better utilize natural gas as a source of power, to expand existing natural gas infrastructure, to examine options for establishing a joint decision making body to identify and construct natural gas facilities and to identify potential funding sources to implement recommended infrastructure improvements for natural gas service.



The project, which was funded by the US Economic Development Administration, with a local match from all three counties as well as contributions from the Mifflin County Development Corporation (MCIDC) and Standard Steel, consisted of two tasks. The first task was the identification of targeted investment areas (TIA's). This activity involved identifying concentrations of potential users and prioritizing areas for natural gas service. This identification process involved the participation of the Mifflin County Planning and Development Department, the Mifflin County GIS Department, MCIDC, Standard Steel and SEDA-COG. Ten potential service areas or TIA's were identified and those were narrowed down through a review process to three priorities: the area around the Mifflin County Industrial Park; the area around Standard Steel; and the US 322 Burnham Interchange. Additional areas evaluated were considered potential candidates for virtual pipeline projects. Virtual pipelines provide an alternative means to provide natural gas service "islands" where population or commercial activities are not dense enough to justify the installation of natural gas lines.

The second task was to identify which type of legal administrative body could promote procurement of funding to build infrastructure, operate the resulting system and promote the proposed natural gas service. This review resulted in a recommendation in November of 2015 that a SEDA-COG non-profit cooperative corporation be established to meet this need. In December 2015, Mifflin, Centre and Clinton Counties all adopted resolutions to establish the non-profit cooperative. The board will consist of three representatives from each county and will begin meeting in the spring of 2016. The first step is the establishment of articles of incorporation and bylaws. Following the appointment of members and the establishment of articles of incorporation, the new board will seek to implement the study's recommendations.

For more information on this project, please contact Don Kiel at SEDA-COG at dkiel@seda-cog.org.

Open Space and Rural Recreation

The Mifflin County Planning and Development Department continued its collaboration with the United Way of Mifflin-Juniata, by working with the Mifflin County Parks and Recreation Council to promote the goals and objectives of 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.

The Council, with the assistance of the Planning and Development Department and the United Way, focused on three projects including the Kish Dog Park in Derry Township, the Juniata River Boat Launch in the McVeytown/Mattawana Area and an improvement plan for Lewistown Recreation Park.

Preliminary work on the Kish Dog Park was done in 2014 with the help of Mike's Landscaping and Derry Township to demolish the former pool area, with fill material being donated by Burnham Borough from their sewer plant construction.

The Kish Dog Park was completed in 2015 with a grand opening on September 19, 2015. The project, which was a collaborative effort between Mifflin County, Derry Township and the Parks and Rec Council, included the demolition of a former pool area, the erection of a new fence area creating separate



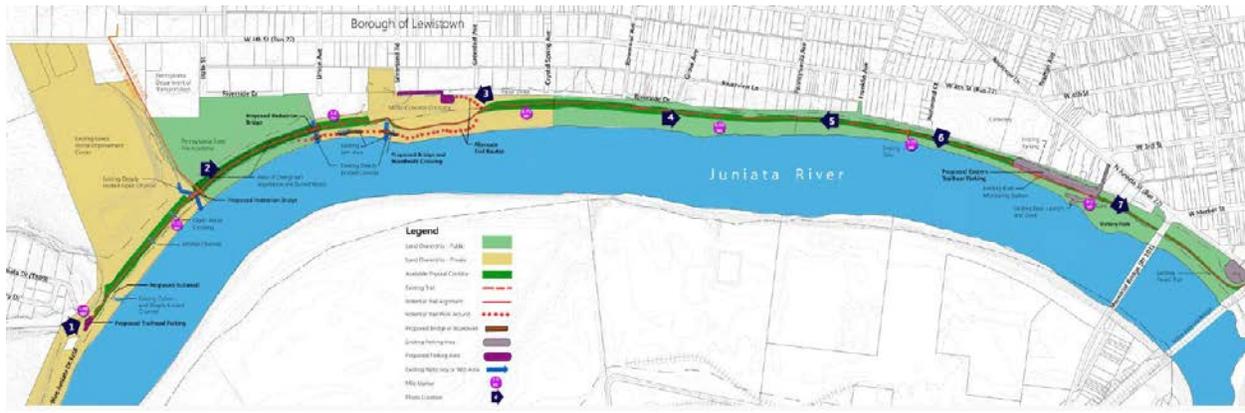
areas for small and large dogs, the installation of an ADA accessible uni-sex bathroom inside the dog park connecting to ADA accessible men and women's bathrooms for Kish Park, a handicap accessible parking space, and an ADA walking area to access the dog park. Water line extensions to serve the restrooms and for the water hydrant for the dog water bowls were provided by the Municipal Authority of the Borough of Lewistown. The opening was facilitated by a group of volunteers that formed the Friends of Kish Dog Park Committee that will help manage the park and assist with fundraising efforts for the park.

As a follow-up to the work done in 2014 by a United Way Day of Caring crew to paint the outside walls of the restrooms and concession stand another United Way crew came in 2015. On September 16, 2015, volunteers from MCS Bank in Lewistown, painted the interior of the existing restrooms, and the Mifflin County School District Retirees installed landscaping bricks around the water faucet. The dog park was opened on weekends during the remaining part of 2015, to allow the grass to mature. It is anticipated the park will be fully operational in the spring of 2016.

A second priority was the Juniata River Boat Launch. This is a joint project between Mifflin County, Bratton Township, Oliver Township and McVeytown Borough which moved forward with final plan designs. Construction was delayed, however, due to a permit requirement from the PA Department of Environmental Protection. Assuming the permit is issued in the spring of 2016, project construction is now anticipated for the summer of 2016.

The Council and the Planning Department also worked with Lewistown Borough in seeking funds through the PA Recreation and Park Society for RecTAP funds to help develop a feasibility study to improve and rehabilitate Rec Park in Lewistown. The grant was awarded in the fall of 2015 and the study was completed by Ann Yost of YSM Landscape Architects, in December of 2015. The study clearly identified improvement needs and provided recommendations to revitalize the park. The study is currently being reviewed by the Lewistown Rec Park Board.

Another recreation related project, as mentioned previously, was the authorization by Mifflin County to develop the Juniata River Trail Feasibility Study. A draft plan was completed in early June 2015 and by June 30, 2015 an application was submitted to the PA Department of Community and Economic Development (DCED) for their Greenways, Trails and Recreation Grant Program. The proposal called for a phased trail development along the Juniata River, with Phase I being just under $\frac{3}{4}$ of a mile extending from Victory Park west, along the north shore of the river to Crystal Springs Avenue on the towpath of the old Juniata Canal. This area is currently owned by the Borough of Lewistown and will have a positive economic impact on the community by encouraging healthful activity (walking, jogging and cycling), access to the River and draw visitors to the area. The overall costs for Phase I will be approximately \$285,000. The application was submitted by the County at the request of Lewistown Borough since the project will have a community-wide impact. If the trail is approved, the Borough agreed to provide the required 15% match. The application is still pending at DCED.



Planning Services

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 attends regularly scheduled Derry Township Planning Commission meetings and keeps the Township informed of important matters. Over the past fourteen years, the Planning and Development Department has assisted the Township with reviewing approximately 161 subdivision or land development plans.

The Mifflin County Planning and Development Department also provides planning services to the Borough of Lewistown Planning Commission. Like Derry, these services include review and recommendations for subdivision and land development plans, zoning changes and proposed updates to their zoning and subdivision and land development ordinances. Since 2011, the Planning and Development Department assisted the Borough with reviewing 29 subdivision or land development plans.

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.

Revolving Loan Fund Program

Mifflin County established its Revolving Loan Fund (RLF) in 2005 based on a grant provided to the County of \$99,000 and authorized by the U.S. Department of Agriculture (USDA) Rural Business

Enterprise Grant (RBEG) program. The purpose of the Revolving Loan Fund Program is 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 is to create or save one job for each \$10,000 loaned with a maximum loan amount of \$50,000. The program is set up in collaboration with participating local lending institutions. If the local bank is comfortable with the loan, they partner 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 Mifflin Savings Bank. Over the past ten years Mifflin County has provided RLF assistance to three businesses in the area.

In 2015, with the help of the Mifflin County Industrial Development Corporation, a local business in the MCIDC Plaza, Ram-wood Cabinetry, was able to remain operational. The loan involved a collaboration between Kish Bank, the current business owner and Mifflin County. As a result, a young person from Mifflin County involved in the cabinet industry was able to purchase the business and five jobs were saved.

The Planning and Development Department has one active loan and another loan was paid off in 2015. Revolving loan funds are available for interested businesses in the Greater Lewistown area.

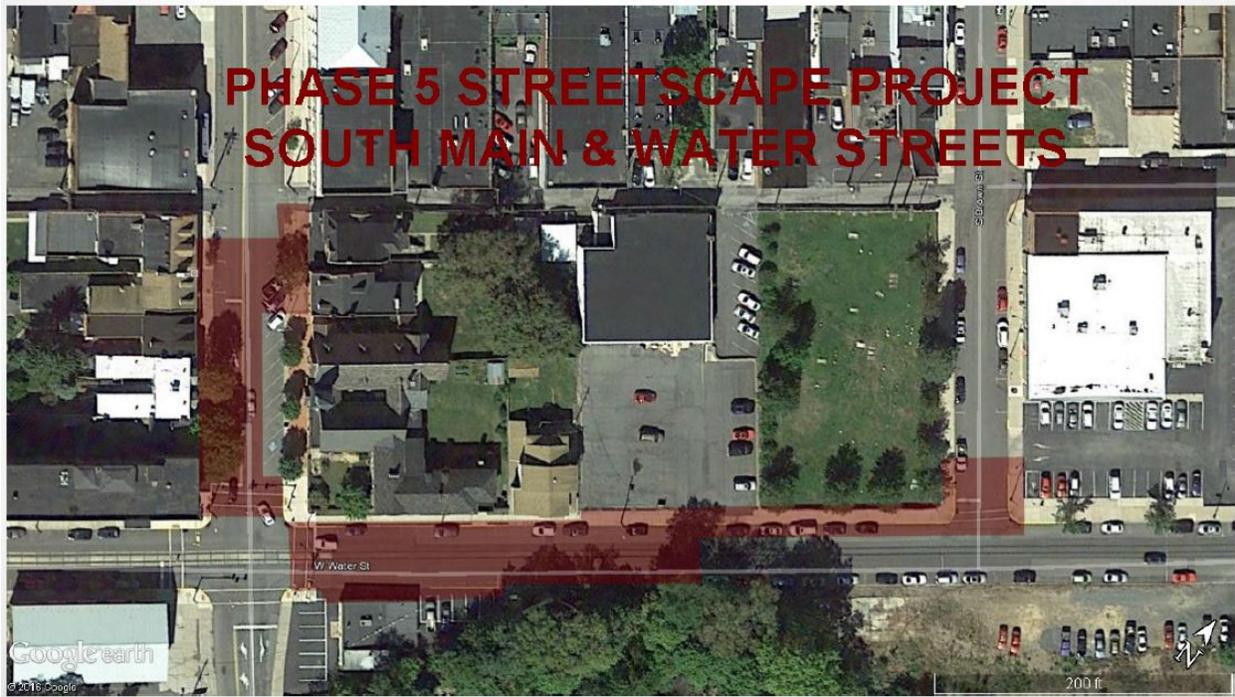
Transportation Planning

Monument Square Streetscape Project

Over the past twelve years, efforts have been made to revitalize downtown Lewistown. This effort has been a collaborative effort between Mifflin County, Lewistown Borough, Downtown Lewistown, Inc., downtown merchants and interested citizens throughout the community. The program was designed to encourage reinvestment and redevelopment in downtown Lewistown by replacing deteriorated sidewalks, installing ADA compliant curb ramps, improving stormwater drainage affecting sidewalks, establishing enhanced crosswalks to improve public safety, and installing street trees, benches, planters and pedestrian level lighting. The last phase completed, Phase IV, was finished in 2014 along East and West Market Streets.

Phase V of the Monument Square Streetscape project will complete a section of the Monument Square area along South Main Street just below the Embassy Theatre to Water Street and then turn east to connect with the existing and proposed phases of the Mann Edge Terrace Senior Housing project. It will contain features found in the other four phases of the project and create greater connectivity for handicapped individuals, senior citizens and students into downtown Lewistown. This area is considered a gateway into Lewistown.

The project area was designed, as other phases by The EADS Group, with the financial support of Mifflin County to apply to PennDOT for Transportation Alternative Program funding. Lewistown Borough is an active partner and has agreed to assist with the local match requirements. The proposal was presented to the public in November and December of 2015 at both Mifflin County Commissioners' meetings and Lewistown Borough Council meetings. The application was submitted in early January 2016 and a decision on this application is anticipated in June of 2016. The project service area is found on the next page.



SEDA-COG Metropolitan Planning Organization

The Planning and Development Department continued to represent Mifflin County on the SEDA-COG Metropolitan Planning Organization (MPO) (former Rural Planning Organization), which guides the transportation planning and programming process in Clinton, Columbia, Juniata, Mifflin, Montour, Northumberland, Snyder, and Union counties. Since becoming an MPO in 2013, representatives from the Bloomsburg-Berwick Urbanized Area, which includes the Borough of Berwick and the Town of Bloomsburg, have been added to the organization.

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. The MPO began updating the Long Range Transportation Plan in 2015. The Long Range Plan is a multi-modal plan, which covers a twenty-year planning horizon for the SEDA-COG planning region. The plan describes performance measures, assesses the transportation needs and recommends a list of projects to be developed and delivered over the life of the plan. Projects under consideration for Mifflin County include a number of studies developed in the Mifflin County Comprehensive Plan, including a Corridor Study of SR 22/522, an interchange study on SR 322 and a study to limit conflicts at the intersection of Mill Road and Electric Avenue. The plan also includes construction projects such as a number of locally owned bridge replacements and safety and streetscape improvements in the Lewistown Area.

The MPO also reviews and recommends projects submitted for the Transportation Alternatives Program and ARC Local Access Roads funds. The types of projects evaluated include bicycle, pedestrian, transit and railroad planning matters for the region.

State Transportation Commission

Every two years the State Twelve Year Plan (TYP) is updated. In 2013, the process of transmitting information for inclusion in the State Twelve Year Plan changed. PennDOT requested detailed information and new abstract forms for inclusion. Unfortunately, only two local bridge projects

submitted by Mifflin County over the past two years were included in the 2015 Twelve Year Plan of the State Transportation Improvement Plan; Beaverdam Run Bridge in Wayne Township and the T-737 bridge in Derry Township. Both bridges were approved under PennDOT's retroactive program.

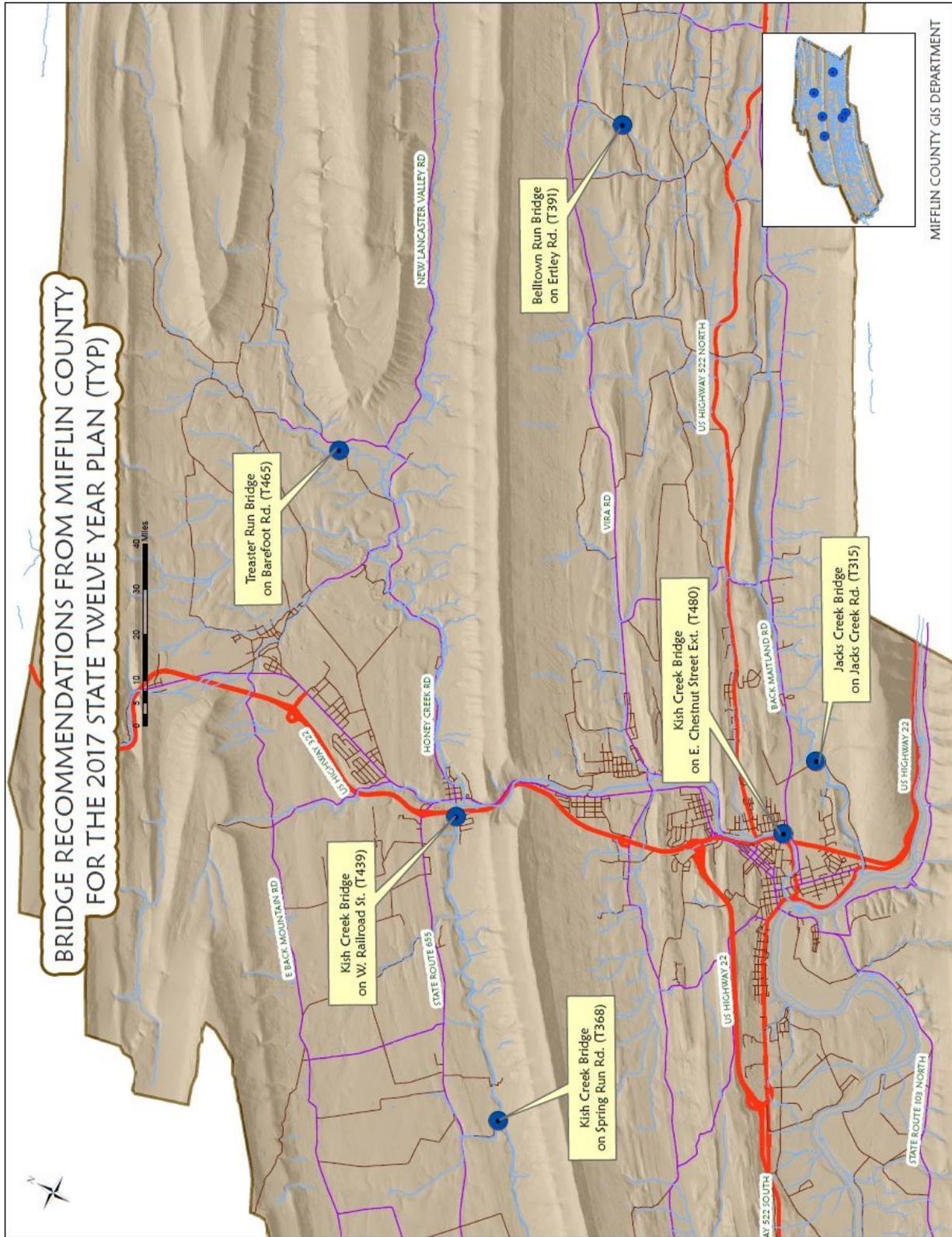
A Retroactive Bridge Project is one in which the municipality takes the initiative to complete the project with the assistance of an engineer with minimal oversight by PennDOT. However, all applicable PennDOT permit requirements are applicable with the municipalities upfronting all costs. Upon completion of the project, the municipality submits all documentation and invoices to PennDOT for review and if approved, can be reimbursed for up to 80 percent of the total project cost. However, reimbursement is not guaranteed.

Projects on the current 2015 TYP include: two access road projects in Granville Township; a safety project to install cable median guide rail on SR 322; a project to install message signs, Highway Advisory Radio and traffic cameras along the Seven Mountains stretch of SR 322; paving of SR 322 from Reedsville to Burnham and through the Seven Mountains Section; a bridge along SR 22 over Musser Run; a safety project to upgrade traffic signals on SR 1005 in Lewistown; bridge preservation projects along SR 2008 over Jacks Creek and SR 3002 over Kish Creek; a bridge along SR 1005 in areas of Laurel Run; bridges along SR 2004 in the area of Jacks Creek and SR 3017 and the Juniata River; a bridge along SR 3001 over Kish Creek; a bridge along SR 4013 in the area of Strodes Run; and the T-737 Bridge over Jacks Creek.

The process to update the current plan began in 2015 and a new Twelve Year Plan (TYP) will be adopted in summer 2016. As part of the process, the EADS Group, which is under contract to do bridge inspections, provided input into the county's submittal to PennDOT. During their review of bridges 20 feet or longer, the EADS Group developed recommendations based on safety and traffic concerns, the project location, and specific needs of the community.

The bridge recommendations submitted in 2015 for the 2017 TYP include the replacement of the Kishacoquillas Creek Bridge on West Railroad Street (T-439) in Brown Township and the Treaster Run Bridge on Barefoot Road (T-465) in Armagh Township. In order to extend the useful life of the bridge, the following bridges were submitted as priority maintenance projects and include the Jacks Creek Bridge on Jacks Creek Road (T-315) in Derry Township, the Kishacoquillas Creek Bridge on East Chestnut Street Extended (T-480) in Derry Township, and the Kishacoquillas Creek Bridge on Spring Run Road (T-368) in Union Township. The Belltown Run Bridge on Ertley Road (T-391) in Decatur Township was submitted for a retro-reimbursement project. In an effort to assist municipalities with funding for local bridges, the County submitted a request for \$350,000 to fund a bridge maintenance program that will bundle various local bridges throughout Mifflin County. A map of these bridges can be found on page 10. At this time, based on estimated PennDOT funding, we do not anticipate any of these projects being funded on the 2017 TYP. The County will continue to explore other funding sources, including participation in the retroactive program as an alternative.

Also of importance to Mifflin County was the proposed improvement to State Route 322. In Centre County, a ground breaking ceremony was held in the fall of 2014 for the Potters Mills Gap Project, after PennDOT received a finding of no significant impact on the final environmental impact statement for the project. Section B04, the first of three sections of the Potters Mills Gap project, is already under construction. The remaining two sections, Section B05 and B06, are now in design with construction anticipated to begin in 2016 and 2017.



2.2 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, through the elimination of community slum and blight, or meet an urgent need in the community.

The Planning and Development Department administers the CDBG programs for Mifflin County and on behalf of Derry and Brown Townships. Beginning in 2015, in accordance with the PA-Department of Community and Economic Development's (PA-DCED) direction and Act of 1984, P.L. 906 No. 179, the County also began administering CDBG funds on behalf of, the Borough of Lewistown and Granville Township. This DCED directive shifts the responsibility from borough and townships with populations under 10,000 persons to County governments. Prior to 2010, the County administered Granville's CDBG funds. The Mifflin County CDBG Advisory Committee, comprised of Planning Commission members and staff of the Department, provides funding recommendations to the Mifflin County Commissioners for the Countywide CDBG program. Derry, Granville and Brown Townships Boards of Supervisors and the Lewistown Borough Council, directs the use of the funds in their respective municipalities.

Mifflin County 2015 Application Status

Each year, local municipalities, authorities and agencies are invited to submit proposals to the Planning and Development Department for funding only for Mifflin County CDBG funds. The CDBG Advisory Committee reviews the proposals and ranks them according to criteria including community needs, economic distress and program priorities. The Mifflin County Commissioners makes the final determination of which projects to fund for submission to the (PA-DCED). Granville, Brown, and Derry Townships and the Borough of Lewistown do not have a formalized process for awarding their grant funds, however, agencies desiring to apply for non-County CDBG funds may petition those municipalities for CDBG funds. The municipalities other than Mifflin County have the sole discretion to allocate their CDBG funds to eligible and fundable projects. 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.

On December 3, 2015, the County Commissioners recommended approval to DCED for the projects and funding amounts listed on **Table 2A** (page 12). The County's CDBG application was submitted to the PA-DCED on December 11, 2015. This application was made for Mifflin County and on behalf of Derry, Granville and Brown Townships and the Borough of Lewistown.

The Planning and Development Department received eight (8) applications for funding for Mifflin County's 2015 Community Development Block Grant (CDBG) Program. The first public hearing was held October 22, 2015 for applicants to present their proposals to the Mifflin County Planning Commission. In addition to the presentations, the public hearing also provided an opportunity to receive citizens' views, comments, and suggestions for consideration by the County Planning Commission, on the 2015 CDBG application and prior years funding. A second public hearing was held on November 9, 2015 by the Mifflin County Commissioners, who approved funding three (3) of the eight (8) applications. Public hearings were also held in Derry Township, Granville Township, Brown Township and Lewistown Borough resulting in a total of six (6) projects, which are shown in Tables 2B, 2C, 2D and 2E.

The County's 2015 CDBG allocation is \$218,943. The following tables delineate the recommended funding amounts for each project for the County's 2015 CDBG application and on behalf of Granville, Brown, and Derry Townships and the Borough of Lewistown, which are currently under review by the PA-DCED. A contract has not been entered into for 2015 funding with DCED. The cumulative total of CDBG funds for the County and on behalf of those entitlement municipalities is \$615,513.

| Table 2A MIFFLIN COUNTY | | | |
|----------------------------|---|---|------------------|
| 1. | McVeytown Borough Authority | Sanitary Sewer Improvements | \$111,608 |
| 2. | SEDA-COG Mann Edge Terrace Phase II | Land Acquisition for senior housing multi-units | \$6,726 |
| 3. | Armagh Township | Stormwater Management and Street Improvements (Oak Street – Potlicker area of Milroy) | \$61,200 |
| 4. | | Program Administration | \$39,409 |
| | Total Mifflin County CDBG Funding: | | \$218,943 |

| Table 2B LEWISTOWN BOROUGH | | | |
|-------------------------------|--|---|------------------|
| 1. | Kishacoquillas Street | Street Improvements (curbing, sidewalks & resurfacing) project and delivery costs | \$98,599 |
| 2. | | Program Administration | \$17,399 |
| | Total Lewistown Borough CDBG Funding: | | \$115,998 |

| Table 2C BROWN TOWNSHIP | | | |
|----------------------------|---|--|-----------------|
| 1. | Bender Park & Reedsville Playground | ADA (removal of architectural barriers for handicapped fishing) project and delivery costs | \$33,654 |
| 2. | Willow Lane and East Logan Street (Honey Brook) | Street Improvements (project and delivery costs) | \$33,653 |
| 3. | | Program Administration | \$14,774 |
| | Total Brown Township CDBG Funding: | | \$82,081 |

| Table 2D DERRY TOWNSHIP | | | |
|----------------------------|---|--|-----------|
| 1. | Jacks Creek Road | Street Improvements (project and delivery) | \$78,635 |
| 2. | Habitat for Humanity | Acquisition of property (project and delivery) | \$10,000 |
| 3. | | Program Administration | \$19,456 |
| | Total Derry Township CDBG Funding: | | \$108,091 |

| Table 2E GRANVILLE TOWNSHIP | | | |
|--------------------------------|---|---|----------|
| 1. | Bridge repairs – Granville Road | Street Improvement (project and delivery costs) | \$74,128 |
| 2. | | Program Administration | \$16,272 |
| | Total Granville Township CDBG Funding: | | \$90,400 |

Mifflin County Project Status

The following is a summary of work in progress during calendar year 2015 funded with 2014 funds and possibly funded in previous funding years. Mifflin County will be required by PA-DCED to administer Granville Township and the Borough of Lewistown’s CDBG funds beginning with their 2015 allocation. Since the County submitted these projects to PA-DCED in mid-December 2015, a contract has not been awarded. Therefore, these projects have not been approved by PA-DCED at this time and are currently not underway.

- A. *Woodlawn Avenue Waterline Project* in Armagh Township involves providing 40 residents along Woodlawn Avenue with public / potable water thus eliminating water contamination into their households. A total of 1,450 linear feet 8” PVC piping will be connected to the existing water line on Woodland Avenue. The funding is for materials purchase only, while the Municipal Authority of the Borough of Lewistown (MABL) will complete the installation. Residences within the service area will be required to hook up to the system by installing laterals. All piping materials have been purchased. Stone is being purchased as needed by MABL. The line installation has been started and half the project is completed. The final completion and residential connections will be completed in the spring and summer 2016.
- B. *Terrace Boulevard Project* in the Borough of Juniata Terrace is a previously funded project in 2011 consisting of the rehabilitation of 1,589 linear feet of 6” terra cotta sanitary sewer pipe line to improve the sewer collection and pumping system. The area of the activity is located on the 200 and 300 blocks of Terrace Boulevard. This project was completed between late 2014 and early 2015, with all funds being expended.
- C. *Single-Family Owner Occupied Housing Rehabilitation Project* in the County is a continuation of the County’s efforts to improve the housing conditions for low-moderate income eligible home owners. Improvements include life, health and safety related improvements, such as roof and

electrical repairs, heating, windows, doors and lead based paint testing. Three (3) homes have been rehabilitated under the County's CDBG program.

- D. *SEDA-COG Mann Edge Terrace Phase II Project* - Initial funding for this project was provided with 2013 CDBG funds with the additional funding from 2014 and 2015 CDBG funds. The project will result in an affordable rental senior housing facility in the Borough of Lewistown. The CDBG funds for this project were solely for property acquisition. This project will break ground in the spring/summer 2016 with an anticipated full occupancy date of August 2017.
- E. *Mifflin / Juniata Dental Clinic* – The Mifflin-Juniata Dental Clinic requested funds to purchase new equipment and instruments for serving low-moderate income clients. This is a multi-year project that started in 2012, which included the purchase of computers, x-ray machine and x-ray aprons, an instamatic low speed attachment, sensor holders, bite blocks and dental sensors. During 2015, the Mifflin-Juniata Dental Clinic was acquired by The Primary Health Network. The dental clinic now known as the Lewistown Dental Clinic, has forfeited their grant funds from the 2013 and 2014 fiscal years. This action was taken due to the availability of the other funding sources for the Clinic, which eliminated the dependence on CDBG for their operations.

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 *Mifflin County Comprehensive Plan: Visions for the 21st Century*. The Three Year Community Development Plan is evaluated annually and priorities are adjusted to reflect work completed and new community needs. The projects selected to be funded from the county's annual CDBG allocation are reviewed by a subcommittee of the Mifflin County Planning Commission and ranked according to a rating system. This rating system is part of the three-year strategy and includes prioritizing the type of activity to be undertaken and the economic condition of the community where each project is located. The plan has been updated with 2010 United States Census data and 2006-2010 American Community Survey (ACS) data.

Derry Township Project Status

The following is a summary of work in progress during calendar year 2015. The projects were possibly funded in previous funding years.

- A. *SR 522 North Water Line Extension Project* in Derry Township is to provide public potable water to approximately 63 households in this area that were still being served by private wells. The project consists of installing approximately 8,200 linear feet of 8" main line and 5 new hydrants from Crossover Drive to the Derry /Decatur Township line. This project will provide public water and better fire protection to the residents and was funded in the amount of \$65,226. Bids were received in early March of 2015. Construction started in early spring and was completed during the summer of 2015. Some of the residents have connected to the new line including the Hillside Terrace Mobile Home Park. All residents will be required to connect by summer 2016. (See Derry Township Competitive Application on page 15.)



- B. *Architectural Barriers Removal Project* for a proposed dog park in Kish Park involves making the dog park amenities handicapped accessible and includes improvements to the restrooms. This project was funded in the amount of \$35,801 from 2012 and 2013 CDBG funds. CDBG funds

were used for ADA accessibility issues and included the following Lewistown contractors: Crider-Mitchell Construction, Robert Johnson Plumbing and Heating Company and Robert Lepley Electrical Construction. This effort was complemented by water line assistance from the Municipal Authority of the Borough of Lewistown. The dog park project is part of a larger project as discussed in the Open Space and Rural Recreation section of this report on page 5.



- C. *Mifflin / Juniata Dental Clinic Project* is a continuation of a project that provides dental service to low-moderate income residents of Mifflin / Juniata County. This is a multi-year project that started in 2012 which included the purchase of computers, x-ray machine and x-ray aprons, an instamatic low speed attachment, sensor holders, bite blocks and dental sensors. The Mifflin-Juniata Dental Clinic was acquired by The Primary Health Network. The dental clinic, now known as the Lewistown Dental Clinic, has forfeited their grant funds from the 2013 and 2014 fiscal years. This action was taken due to availability of other funding sources for the Clinic, which eliminated the dependence of CDBG for their operations.

Derry Township Competitive Application

In 2013 through a collaborative effort between the Municipal Authority of the Borough of Lewistown (MABL) and Derry Township a decision was made by the Derry Township Board of Supervisors to apply for a CDBG Competitive grant. The public water line ends at the intersection of Crossover Drive and SR 522 North. The area to be served by public water is from Crossover Drive in Derry Township east to the Derry/Decatur Township line.

The CDBG-Competitive grant of \$422,093 awarded in 2014 to Derry Township through the PA-DCED was approved to address the Hillside Terrace Mobile Home Park problem, which is currently under a PA-DEP consent order, to upgrade the private water system due to high levels of chlorine. Additionally, recent test results from five (5) residential wells in the service area had shown unacceptable levels of total and fecal coliform, iron, manganese, alkalinity, nephelometric turbidity, phosphates and, acidity levels (pH). As a result of this project, other residences in the service area with contaminated on lot wells will also benefit.

Another issue has been inadequate fire suppression to serve this area. This waterline extension will provide potable water and better fire protection, with the installation of approximately 8,200 linear feet of 8" main line and 5 new fire hydrants from Crossover Drive to the Derry/Decatur Township line. There are approximately sixty-three (63) households who would benefit from this project.

Construction started in early spring and was completed during the summer of 2015. Some of the residents have connected to the new line including the Hillside Terrace Mobile Home Park. All residents will be required to connect by the summer of 2016.

Brown Township Project Status

The following is a summary of work in progress during calendar year 2015. The projects were possibly funded in previous funding years.

- A. *Main Street Architectural Barrier Removal Project* in Brown Township involves removing barriers that hinder pedestrian access. This included replacing sidewalks with a stone sub-base, concrete wearing course and, adding handicapped accessible ramps to improve the conditions of

the walkway and make the area ADA accessible. A 3-year Request for Qualifications (RFQ) was completed for the funding years 2012, 2013 and 2014. Four firms responded to the RFQ and a contract with Nittany Engineering and Associates, LLC was signed for this project. This project was funded in FFY 2013. The PA-DCED has disallowed many components of this project. However, a very small portion of this project was allowed, adjacent to the Reedsville Post Office. This includes a curb cut on one side, the installation of a truncated dome ramp, new concrete sidewalk immediately adjacent to the ramp, and on the other side the installation of a truncated dome ramp and new concrete sidewalk immediately adjacent to the ramp.

- B. *Bender Park and Reedsville Playground Architectural Barrier Removal Projects* in Brown Township involves removing barriers that hinder pedestrian access. This includes installing sidewalks to create an accessible path to the restrooms and pavilions with a stone sub-base, bituminous paving or concrete wearing course, adding handicapped accessible parking spaces, replacing some existing picnic tables with ADA tables, upgrading the plumbing fixtures and make the area ADA accessible. This project was funded in FFY 2012. It should be noted that the Reedsville Playground area will be



complemented with recently received Pennsylvania Department of Conservation and Natural Resource funding for a walking trail. Assistance for this trail will also be provided by Mifflin County through the County's Marcellus Shale Legacy fund allocation to help the township in meeting the required DCNR match. Bids were received in July 2015 for the projects. The low bidders were Mid-State Paving LLC of Reedsville and Plumbing: Robert Johnson Plumbing and Heating of Lewistown. Work was completed during the summer and fall of 2015. All work is completed and funds have been expended.

Mifflin County Microenterprise Loan Program

During 2015, the County did not complete any loan transactions. There is one current loan made to the Mifflin County Industrial Development Corporation during 2013 for improvements to the Kardex building. The program began in 1997, as a collaboration between Mifflin County, Granville and Derry Township and Lewistown Borough using CDBG funds to encourage businesses to hire low to moderate income persons. The funds from this program have been recycled several times over the past few years through the repayment of loans.

Housing Rehabilitation Program

The Planning and Development Department administers the Housing Rehabilitation program on behalf of the Mifflin County Commissioners. The County receives funding for the program from the CDBG program, the HOME grant, and Act 137 funds.

Since 1984, Mifflin County has rehabilitated approximately 506 homes totaling more than \$4,900,000 in grants for qualified homeowners. The Housing Rehabilitation program provides grants to low and moderate-income families, for certain types of home repairs. Emphasis is placed on repairs that will correct the most serious building code violations, i.e., health, safety and energy efficiency issues. Minor or cosmetic renovation activities are not normally undertaken. Examples of repairs made under the program are exterior and interior general construction, plumbing, heating and electrical. Repairs are limited to 75% of the home's fair market value.

The program is a first come, first served grant program and qualifying applicants are placed on a waiting list. It can possibly take up to four years or more before rehabilitation begins. Currently, 31 low/moderate income applicants are on the waiting list for housing rehabilitation.

Applicants are required to own their home and the property taxes must be current. A five-year conditional judgment is filed when the rehabilitation job is complete. Annual income guidelines are set by HUD at \$33,150/year or less for one-person households, plus at least \$4,600/year for each additional person depending on family size. All homes built prior to 1978 must comply with lead-based paint requirements.

During calendar year 2015, Mifflin County completed or initiated 6 housing rehabilitation projects under HOME and/or CDBG. Most of these homes required lead-based paint interim controls. In 2015, the average amount granted to a homeowner for housing rehabilitation was \$26,500, which includes lead-based paint work.

The County applied for a HOME grant in the amount of \$500,000 and was submitted to the PA-DCED on October 29, 2015. The County is hopeful this award will occur during the second quarter of 2016. This grant will allow the Department to successfully continue its housing rehabilitation program.

SECTION 3: LAND USE

3.1 Subdivision and Land Development

An important function of the Mifflin County Planning Commission is the review and 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 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 Township, Juniata Terrace Borough, Kistler Borough, McVeytown Borough, Newton Hamilton Borough and Wayne Township. Reviews and decisions are carried out according to the Mifflin County Subdivision and Land Development Ordinance, adopted in 1995, updated in 2003 and amended in 2006.

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, Burnham Borough, Decatur Township (no zoning ordinance), Derry Township, Granville Township, Lewistown Borough, Menno Township (no zoning ordinance), Oliver Township (no zoning ordinance), and Union Township.

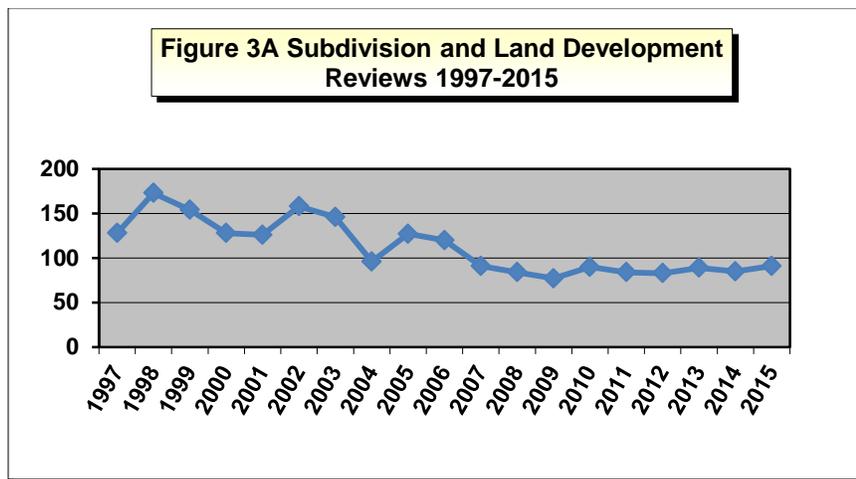


Figure 3A shows the number of plans reviewed since 1997. The trend since 2005 has been a decreasing number with minor increases in 2010, to a slightly lower consistent number of plans during 2011-2014. However, in 2015, the number of plans rose slightly above the 2010 level. The Mifflin County Planning Commission reviewed a total of 93 plans in 2015.

Table 3A on page 15, shows the number of plans reviewed from 2010 through 2015, with subdivisions including lot additions and lot line adjustments. Of the plans reviewed in 2015, 67 new residential lots would be created, covering 383 acres. Among the land development plans proposed, 20 new non-residential lots would be created, accounting for 33 acres of developed land, or 1,437,480 square feet of new commercial/industrial areas.

| Table 3A Subdivision and Land Development Plan Reviews 2010-2015 | | | | |
|---|-------------------|-------------------|-------------------|------------|
| Year | Minor Subdivision | Major Subdivision | Land Developments | Total |
| 2010 | 74 | 1 | 15 | 90 |
| 2011 | 62 | 1 | 21 | 84 |
| 2012 | 71 | 0 | 13 | 84 |
| 2013 | 70 | 1 | 17 | 88 |
| 2014 | 66 | 2 | 17 | 85 |
| 2015 | 76 | 1 | 16 | 93 |
| Totals | 419 | 6 | 99 | 524 |

Figure 3B below shows the percentage of plans submitted by type. Of the 93 plans that were 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 93 plans reviewed consisted of 5 types as noted within the legend in Figure 3B. The majority of plans (54%) were minor subdivisions of one to six lots. Major subdivisions more than 6 lots accounted for 1% of the total number of plans reviewed. Lot additions accounted for 25%, while lot line adjustments accounted for 3% of the total plans reviewed. A lot addition involves adding a portion of land from one lot to another lot. A lot line adjustment involves adjusting a lot line between two lots. Land development plans, which are plans for constructing buildings and developing property, accounted for 17% of plans reviewed in 2015.

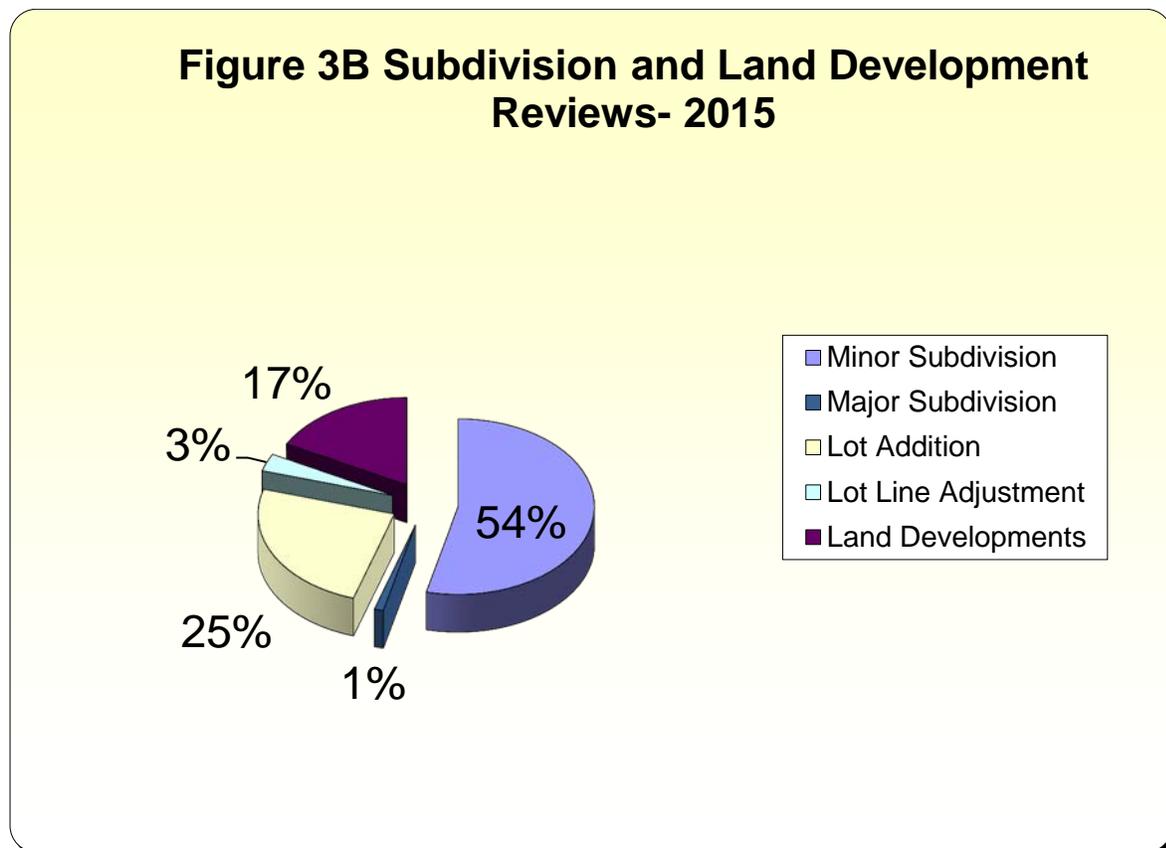
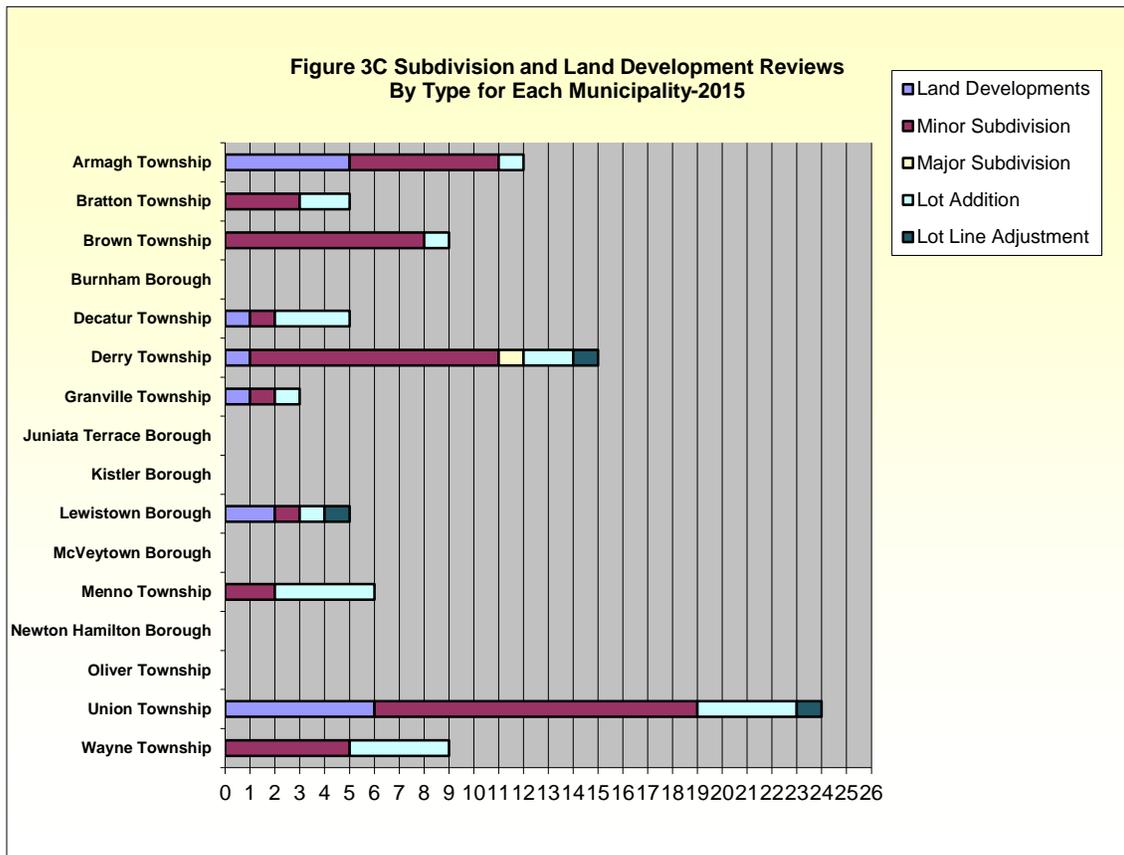


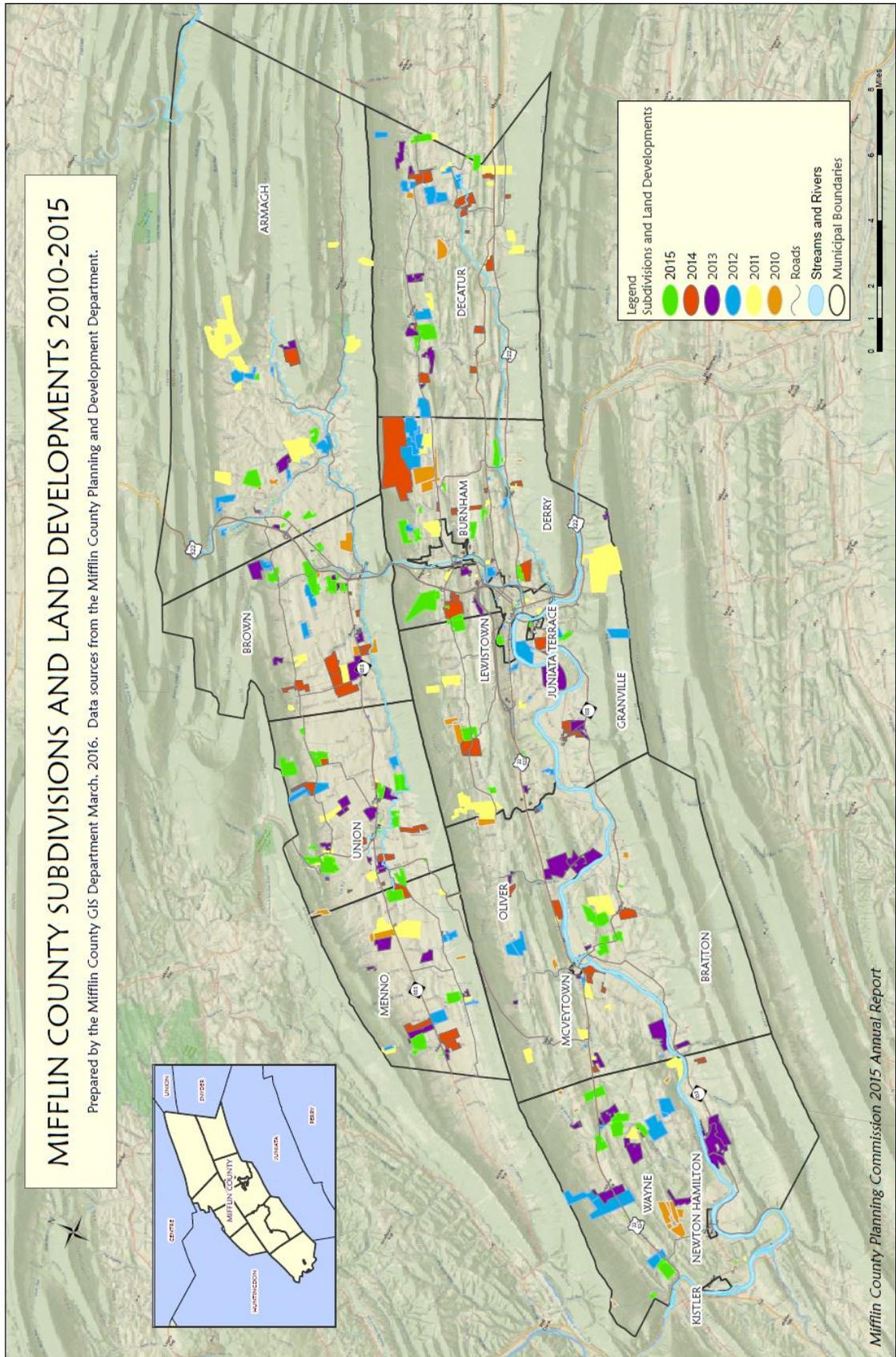
Table 3B shows the number of plan types reviewed in each municipality during 2015.

| Table 3B Subdivision and Land Development Plan Reviews-2015 | | | | | | |
|--|--------------------------|--------------------------|--------------------------|---------------------|----------------------------|--------------|
| Municipality | Land Developments | Minor Subdivision | Major Subdivision | Lot Addition | Lot Line Adjustment | Total |
| Armagh Township | 5 | 6 | 0 | 1 | 0 | 12 |
| Bratton Township | 0 | 3 | 0 | 2 | 0 | 5 |
| Brown Township | 0 | 8 | 0 | 1 | 0 | 9 |
| Burnham Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Decatur Township | 1 | 1 | 0 | 3 | 0 | 5 |
| Derry Township | 1 | 10 | 1 | 2 | 1 | 15 |
| Granville Township | 1 | 1 | 0 | 1 | 0 | 3 |
| Juniata Terrace Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Kistler Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Lewistown Borough | 2 | 1 | 0 | 1 | 1 | 5 |
| McVeytown Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Menno Township | 0 | 2 | 0 | 4 | 0 | 6 |
| Newton Hamilton Borough | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Township | 0 | 0 | 0 | 0 | 0 | 0 |
| Union Township | 6 | 13 | 0 | 4 | 1 | 24 |
| Wayne Township | 0 | 5 | 0 | 4 | 0 | 9 |
| TOTALS | 16 | 50 | 1 | 23 | 3 | 93 |

Figure 3C shows a comparison of the number of plan reviews and types by municipality in 2015. Union and Derry Townships had the most plans with a total of 24 and 15 respectively. The next highest number of plans received and reviewed was in Brown and Wayne Townships with 9. In terms of the other municipalities, there were 6 plan reviews in Menno Township, which was followed by Lewistown Borough and Bratton and Decatur Townships with 5 plans reviewed and 3 plans reviewed in Granville Township. There were no land developments or subdivision plans submitted in Oliver Townships, and the Boroughs of Burnham, Kistler, Lewistown, Juniata Terrace, McVeytown, and Newton Hamilton.



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 2010 to 2015.



3.2 Municipal Building Permit Activities

Table 3C lists building permits issued in each municipality for 2013 to 2015. The *Other* category includes permits for renovations, additions, garages, barns, sheds, recreational camps, pools, decks, etc.

| Table 3C Municipal Building Permits Issued, 2013-2015 | | | | | | | | | | | | | | | |
|--|-----------------------------|-----------|-----------|----------------------|----------|----------|---------------------------|-----------|------------|------------|-----------|-----------|------------|------------|------------|
| Municipality | Single/Multi Family Home | | | Manufactured Home | | | Commercial/ Industrial | | | Demolition | | | Other | | |
| | 2013 | 2014 | 2015 | 2013 | 2014 | 2015 | 2013 | 2014 | 2015 | 2013 | 2014 | 2015 | 2013 | 2014 | 2015 |
| Armagh Township | 6 | 2 | 7 | 0 | 0 | 0 | 1 | 2 | 0 | 5 | 5 | 8 | 41 | 37 | 48 |
| Bratton Township | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 38 | 11 | 15 |
| Brown Township | 4 | 6 | 13 | 1 | 1 | 1 | 4 | 0 | 5 | 10 | 4 | 6 | 56 | 38 | 56 |
| Burnham Borough | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 3 | 0 | 8 | 6 | 1 |
| Decatur Township | 8 | 4 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 15 | 14 |
| Derry Township | 20 | 20 | 15 | 0 | 0 | 1 | 20 | 13 | 7 | 0 | 0 | 1 | 79 | 62 | 83 |
| Granville Township | 8 | 14 | 5 | 0 | 0 | 2 | 9 | 9 | 12 | 15 | 5 | 2 | 30 | 21 | 28 |
| Juniata Terrace Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kistler Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lewistown Borough | 6 | 4 | 0 | 0 | 1 | 0 | 23 | 37 | 65 | 16 | 10 | 14 | 608 | 498 | 441 |
| McVeytown Borough | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 6 | 0 |
| Menno Township | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 2 | 1 | 0 | 21 | 3 | 18 |
| Newton Hamilton Boro. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Township | 8 | 4 | 1 | 0 | 0 | 0 | 1 | 2 | 1 | 0 | 1 | 2 | 34 | 26 | 24 |
| Union Township | 7 | 9 | 6 | 0 | 0 | 3 | 1 | 6 | 13 | 5 | 8 | 7 | 31 | 45 | 43 |
| Wayne Township | 0 | 12 | 5 | 4 | 0 | 0 | 1 | 0 | 0 | 1 | 6 | 3 | 28 | 11 | 9 |
| Totals | 74 | 76 | 54 | 5 | 2 | 8 | 62 | 71 | 107 | 55 | 43 | 43 | 993 | 779 | 780 |

*Source: Mifflin County Assessment Office

3.3 Residential Building Costs

Table 3D reflects average new residential single-family and multi-family home construction costs, excluding land, in the municipalities of Mifflin County. The total homes and the average estimated cost are based on the totals and average cost from 2013 - 2015. There were no single family (S.F.) homes or multi-family (M.F.) homes reported in any of the following Boroughs or Townships in 2015: Burnham, Juniata Terrace, Kistler, Lewistown, McVeytown, Menno and Newton Hamilton. There were only five multi-family homes built in Brown Township and Union Township in 2015. The average estimated new home cost throughout the county for the past year for a single family house was \$140,401.82 and for multi-family homes \$290,000.00. It should be noted that the average cost amounts in Table 3D come directly from the building permit estimates and may not be a reflection of actual building costs.

| Table 3D | | | | | | |
|--|----------------------------|----------------------------------|--------------------------------|---------------------------|----------------------------------|--------------------------------|
| Average Estimated Residential Construction Costs, 2013 - 2015 | | | | | | |
| <u>Municipality</u> | <u>Single Family Homes</u> | <u>Total Value of S.F. Homes</u> | <u>Average Estimated Cost*</u> | <u>Multi Family Homes</u> | <u>Total Value of M.F. Homes</u> | <u>Average Estimated Cost*</u> |
| Armagh Township | 25 | \$ 528,000.00 | \$ 35,200.00 | 0 | \$ - | \$ - |
| Bratton Township | 4 | \$ 330,000.00 | \$ 82,500.00 | 0 | \$ - | \$ - |
| Brown Township | 21 | \$ 3,378,500.00 | \$ 160,880.95 | 4 | \$ 1,240,000.00 | \$ 310,000.00 |
| Burnham Borough | 1 | \$ 75,745.00 | \$ 75,745.00 | 0 | \$ - | \$ - |
| Decatur Township | 13 | \$ 800,768.00 | \$ 61,597.54 | 0 | \$ - | \$ - |
| Derry Township | 55 | \$ 7,933,881.00 | \$ 144,252.38 | 0 | \$ - | \$ - |
| Granville Township | 27 | \$ 2,272,443.00 | \$ 84,164.56 | 0 | \$ - | \$ - |
| Juniata Terrace Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Kistler Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Lewistown Borough | 10 | \$ 928,548.15 | \$ 92,854.82 | 1 | \$ 120,000.00 | \$ 120,000.00 |
| McVeytown Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Menno Township | 4 | \$ 445,000.00 | \$ 111,250.00 | 0 | \$ - | \$ - |
| Newton Hamilton Borough | 0 | \$ - | \$ - | 0 | \$ - | \$ - |
| Oliver Township | 13 | \$ 1,571,000.00 | \$ 120,846.15 | 0 | \$ - | \$ - |
| Union Township | 19 | \$ 1,675,838.00 | \$ 88,202.00 | 3 | \$ 850,000.00 | \$ 283,333.33 |
| Wayne Township | 17 | \$ 1,585,500.00 | \$ 93,264.71 | 0 | \$ - | \$ - |
| Totals | 199 | \$ 21,525,223.15 | \$ 108,166.95 | 8 | \$ 2,210,000.00 | \$ 276,250.00 |

*Costs are from estimates on building permit applications, excluding land.
Source: Mifflin County Assessment Office

SECTION 4: MEMBERS AND STAFF

4.1 Planning Commission

At the reorganization meeting in January 2016, the officers of the Mifflin County Planning Commission were elected as follows: Daniel Dunmire, Chair; Kay Semler, Vice Chair; and Tyler Gum, Secretary.

Member Development

Flood Insurance Update

Dan Fitzpatrick, the state National Flood Insurance Program Coordinator, gave a presentation at the April 23, 2015 meeting of the Mifflin County Planning Commission. He provided a follow-up program to his presentation in 2014 to discuss the Homeowner Flood Insurance Affordability Act of 2014 that replaces the Flood Insurance Act of 2012 (Biggert-Waters Act). The bill was designed to make the National Flood Insurance Program more financially stable by raising rates on certain classes of property to reflect true flood risk resulting in rate increases for many policyholders over time. In 2015, rates for most properties (Pre-Flood Insurance Rate Map) will more accurately reflect risk through an elevation certificate program. Subsidized rates for non-primary residence and non-residential are being phased out now and other subsidized rates will be eliminated over time. The elevation certificate verifies the lowest floor elevation in relation to the base flood elevation. This is done by a surveyor or engineer, who verifies whether property is above or below the 100 year flood elevation.

As of April 2015, surcharges, percentage increases on premiums, higher deductibles and triggers are taking effect. Surcharges will be \$25 per year on the primary residence, contents-only and condo unit policies. There will be \$250 per year surcharges on all other policies. Annual premium increases will be at least 5%, with a maximum of 18% for residential and 25% for non-primary and business properties. Deductibles will change to \$10,000 maximum for residential properties and policy renewals will trigger the changes. One vehicle available to communities to help offset rates is participation in the Community Rating System. Only three municipalities participate in this program in Mifflin County. There are also some cost savings for Community Rating System Communities that have adopted the County's Act 167 model stormwater ordinance.

Stormwater Management Act

On May 28, 2015, Ron Furlan, Division Manager for Planning and Permits with the Pennsylvania Department of Environmental Protection (DEP), provided an overview of Pennsylvania's Stormwater Management law (Act 167) and its implications on local municipalities.

Act 167 was passed in 1978 to, according to the legislation, encourage planning and management of storm water runoff in each watershed, authorize a comprehensive program of storm water management designated to preserve and restore the flood carrying capacity of commonwealth streams and encourage local administration and management of storm water consistent with sound water and land use practices.

An early step after the legislation was passed was the development of a grant program for the purpose of implementing these plans. However, Act 167 says that if funding for plans ceases, it is the municipalities' obligation to continue following the law. Mifflin County was one of the last counties to get Act 167 funding because in 2009 the state legislature stopped providing funding for the program.

The Mifflin County Stormwater Management Plan was adopted in 2010 and according to Act 167 municipalities are given a six month window to adopt the model stormwater ordinance provided in the county plan. Since 2009, due to cutbacks in staffing, DEP has not been able to do much enforcement and has instead focused on the Municipal Separate Stormwater System (MS4) counties that are linked to US EPA regulations. Fortunately, Mifflin County has no MS4 communities that take away local initiatives, which is why adoption of the county stormwater model ordinance is preferred. Since Mifflin County has a model stormwater ordinance that municipalities can adopt, it places the county ahead of other counties that were not proactive.

Mr. Furlan also mentioned that a few municipalities in Mifflin County are not currently in compliance with Act 167. If the municipalities don't comply with Act 167, action will eventually be taken, which can include having state funds cut from that municipality. It is only a matter of time for enforcement. Also, even with a stormwater management plan in place, municipalities must follow through and act on the plan, because citizens also have the right to sue to enforce Act 167.

Annual Transportation Update

Karen Michael, Pennsylvania Department of Transportation Assistant District Executive for Design for District 2, provided an annual transportation update at the Mifflin County Planning Commission meeting on June 23, 2015.

Ms. Michael gave a summary of bridge replacements and rehabilitations in progress including bridges on U.S. Route 322 in the Lewistown Borough area; the U.S. Route 22 Beaver Dam Run bridge; U.S. Route 522 Jacks Creek bridge; U.S. Route 522 near Jacks Creek bridge; State Route 655 Coffee Run bridge; State Route 1002 Dry Creek bridge; State Route 2002 Kish Creek bridge; State Route 2008 Wolf Run bridge; and the State Route 3014 Juniata River Bridge. PennDOT also recently replaced bridges in Brown Township on State Route 1005 over Tea Creek, for which work began in Sept. 2013; and a box culvert on State Route 2004 over the tributary leading to Jacks Creek, for which work began in Feb. 2014.

Ms. Michael said there are a few upcoming projects such as U.S. Route 322 in Armagh Township is expecting a makeover around April 2016. She also said the project is designed to mill and resurface the road over Seven Mountains.

PennDOT is additionally scheduled to replace eight bridges in the next four years. Bridges to be replaced include: a box culvert on State Route 3017 in Wayne Township; a bridge on State Route 1005 over Laurel Run in Milroy; a bridge on State Route 22 over Messer Run; the bridge near Standard Steel on State Route 2002 over Kish Creek; a bridge on State Route 3001 over Kish Creek; a bridge on State Route 2001 over the tributary to Jacks Creek; and a bridge on State Route 2004 over Jacks Creek.

Further, in the spring of 2018, a betterment project is scheduled for the Burnham interchange on U.S. Route 322. Ms. Michael said PennDOT is aiming to lengthen the exit ramp on the eastbound side of U.S. Route 322, as well as conduct general road maintenance and paving. Additionally, contractors will be analyzing landslide issues due to sloping on U.S. Route 322 west in the area of the Burnham exit.

Ms. Michael also provided a timeline of the construction on U.S. Route 322 in Potters Mills Gap. PennDOT has split the project into three sections. The first section is underway and involves constructing a bridge over U.S. Route 322 at the top of Seven Mountains. Materials bidding for sections two and three is scheduled to begin in the spring of 2016 and spring of 2017, respectively. The construction is set to be finished by 2019.

Finally, Ms. Michael mentioned 11 rapid bridge replacement projects in Mifflin and Juniata counties, which are scheduled to begin and be completed in 2017.

Economic Development Update

Rob Postal, President of the Mifflin County Industrial Development Corporation (MCIDC), attended and presented information to the Planning Commission on economic development activities in Mifflin County on August 27, 2015.

He discussed that MCIDC tries to select one or two projects every one or two years that will have the largest impact in the community or at MCIDC. Past projects including Nittany Paper Mill, GE, and First Quality. A future project is the Community Health Center through Primary Health Network in the area of Derry Heights in Derry Township.

An internal project that is planned for 2016 is a project in the Industrial Park to develop a 30-acre parcel to market and sell. MCIDC has submitted an application for a loan to the Pennsylvania Department of Community and Economic Development to grade a 30-acre property at the corner of Expansion Drive and Middle Road. The plan is to make this piece of property shovel-ready, which would include curb cuts and utilities. The approximate cost of this project is \$725,000. The property has been pieced together over time and is currently not marketable. Once the lot is level, it should fit a 200,000 square foot building with parking. With the new GE customer support center, MCIDC wants to capitalize on the expertise and people, coming into the area to attract potential manufacturers.

Rob next provided an update on the Mann Edge Terrace II senior housing project, which involves a cooperative effort between the SEDA-COG Housing Development Corporation, MCIDC, the Borough of Lewistown and Mifflin County. This project will begin construction in 2016. Another example of collaboration is the Ram-Wood Custom Cabinetry project in the MCIDC Plaza that received assistance from the County's Revolving Loan Fund program that resulted in preserving a business and saving jobs.

MCIDC is also reaching out to Juniata, Huntingdon and Centre Counties to collaborate on industrial development activities. Juniata County is looking to develop an industrial park. Huntingdon County has a facility in Riverview Park in Mount Union, which is a nice building. Mifflin County does not have these types of buildings to attract a heavy manufacturer.

Rob discussed how important community programs and institutions are in attracting businesses to our area and noted that the fountain and dog park are nice for the community. Rob feels that we need to get talent to live here and these things help recruiters. He noted that Geisinger recently recruited a few physicians who chose to live in State College rather than Mifflin County. He also suggested that we need to upgrade educational levels of our workforce.

4.2 Planning and Development Department

Staff Update

In July 2015, Nicole Singer resigned as the Office Manager/Grants Manager to work for the PA Department of Corrections. Nicole was replaced between July and August by Chastity Fultz, who had previously worked for almost 17 years for Lewistown Hospital.

Staff Development

Staff members of the Planning and Development Department have participated in conferences, workshops and other events through the year to continue their training and professional development.

County Planning Directors Association

Planning Directors from counties throughout the Commonwealth meet several times a year to discuss issues affecting county planning offices and commissions. The 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. Mifflin County is a member of this organization, and William Gomes has been attending these meetings. The association met four times during 2015 and reviewed and discussed land banking, the PA Municipal Education Institute programs, the Uniform Parcel Identification process, integrated water resource management, the Homeowner Flood Insurance Affordability Act of 2014, PennDOT Bicycle Occupancy Permit policy, an overview of county planning department policies, information from the Governor's Pipeline Taskforce, the DCNR Outdoor Recreation Plan and county administrative practices related to subdivision and land developments.

CDBG: CD and H Practitioners Conference

On March 30 and March 31, 2015 James Lettiere, Douglas Marks and Jodie Barger attended the Pennsylvania CD&H Practitioners Annual Conference, at the Nittany Lion Inn, in State College, PA. This annual conference reviews compliance requirements for the effective and efficient use of Community Development Block Grant and HOME funds and provides updates on legislative actions that impact these programs. The Pennsylvania Department of Community and Economic Development (PA-DCED) focused on providing information regarding the Blueprint Communities Initiative, State Housing Trust Funds, Analysis of Impediments to Fair Housing Choice, Comprehensive Monitoring Initiatives, and County administration of entitlement municipalities with populations of less than 10,000 persons and Survey Methodologies.

Pennsylvania Municipalities Planning Education Institute (PMPEI): The Course in Subdivision and Land Development Review

The PMPEI is an educational program of the PA Chapter of the American Planning Association (APA) and PA State Association of Boroughs. The Course in Subdivision and Land Development Review was offered on June 1, 8, 15, 2015 in the Regional Business Center, in downtown Lewistown, PA. The course was co-sponsored by the Mifflin County Planning and Development Department, the Juniata County Planning Department and the APA- PA Central Section.

The course instructors were Stan Lembeck, AICP Chairman of the Board of Directors of PMPEI, and James Lettiere, Mifflin County Planning and Development Department. This three session in-depth course for planning commissioners, local officials, and others involved in the land development process. The course covered 1) the principles of subdivision and land development regulation; 2) ordinance standards and review procedures in the PA Municipalities Planning Code, and; 3) project design techniques including flexible design concepts and options. Participants learned how to manage the review process and relate it to comprehensive plans. Hands-on plan review exercises for designing innovative development options were included. There were 16 participants who completed the course, including two members of the Mifflin County Planning Commission.

The Pennsylvania Chapter of the American Planning Association 2015 Annual Conference

William Gomes and James Lettiere of the Mifflin County Planning and Development Department attended the PA-APA annual conference held October 18-20, 2016 at the Westin Convention Center, in Pittsburgh, PA. Mr. Gomes attended sessions on Planning without Power? You Gotta Have Friends; Assessing Affordable Housing Need: A Practical Toolkit; Addressing the So-Called Agenda 21 Conspiracy; Planning for Healthy Communities: Making the Healthy Choice the Easy Choice; Review of Recent Land Use Decisions of the Commonwealth and Federal Courts and State Agencies, Multi Municipal Planning: Successfully Navigating Competing Interests, Shifting Priorities, and Hidden Agendas; and Shining a Light on Implementing Solar in Your Community.

Mr. Lettiere presented a session entitled the ABC's of the Community Development Block Grant Program along with Mark Colussy, Planning Director for the Huntington County Planning and Development Department and Maureen Safko, Planner/Grant Administrator.

The focus of this session attempted to demonstrate how CDBG funding has enabled both Mifflin and Juniata Counties to implement portions of their three (3) year Community Development Plan and certain sections of each County's Comprehensive Plans goals and objectives. A secondary focus was on the general framework of how the grant program functions and the processes involved for successfully obtaining and administering the grant program.

Mr. Lettiere also attended sessions on Planning without Power? You Gotta Have Friends; Community Resiliency Planning through Floodplain Analysis; Pipeline Infrastructure Task Force, PennDOT's Public-Private Partnerships; and Multi-Municipal Planning: Successfully Navigating Competing Interests, Shifting Priorities, and Hidden Agendas.

