

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
March 27, 2025
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Kent Spicher, Chair
Dan Dunmire, Vice Chair
Joshua Yetter Clark
Kay Semler
Thomas Lake
William Campbell
Michele Bair, Secretary (via zoom)

Other

Sierra Bolger, Lewistown Sentinel (via zoom)
Lucas Parkes, EADS Group

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

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

Record of Public Attendance

Spicher confirmed all present signed the record of attendance.

Approval of Meeting Minutes

Spicher requested a motion to approve the minutes from the February 27, 2024 meeting. Semler made a motion to approve the minutes. Clark seconded the motion. All members voted aye.

Public Comment

No public comment was given.

Subdivision and Land Development Review Committee Report

There are a total of seven (7) plans submitted for March.
Of those plans submitted:

- One (1) Sarge Surveying, three (3) Wright Land Surveying, two (2) Taptich Engineering, one (1) EADS Group
- Six (6) plans are under Municipal Ordinance and one (1) plan is under County Ordinance
- Four (4) Lot Additions, one (1) Lot Line Adjustment, one (1) Minor Subdivision, one (1) Non-Residential Land Development

The plans are for Gerald Moist (Bratton Township – County), Menno Yoder (Brown Township), Chris Fisher (Burnham Borough), Darvin & Shana Yoder (Menno Township), MCS Bank (Menno Township), John & Josiah Lapp (Oliver Township), Alan & Ruth Zook (Oliver Township).

Municipal Subdivision Plans

The committee members reviewed the seven submitted plans prior to the meeting. Director Lettiere stated the plans were straight forward and requested any suggestions or comments be made. Lettiere stated since Mr. Parkes from EADS was present, he would review the MCS Bank plan first and allow Parkes to make any additional comments. Lettiere presented the plan and Parkes stated more of the details regarding the drive-thru, slopes, stormwater, parking areas, permits, etc. They are waiting for final approvals from PENNDOT and Menno Township. The projected timeline for starting construction is early fall.

Lettiere presented the details of the Gerald Moist plan stating there are two waivers that need consideration. The one is for the map scale and the other is for the cartway width of Miller Lane to the property. The details of the waivers were discussed. Spicher requested a motion to accept the waivers. Dunmire made a motion to accept. Lake seconded the motion. All voted aye. Spicher requested for a motion to accept the county plan (Moist). Dunmire made a motion to accept. Lake seconded the motion. All voted aye. Spicher made a motion request to approve the municipal comments. Dunmire made a motion to accept. Campbell seconded the motion. All voted aye.

Project Updates

The Juniata River Trail (Phase III) project is being considered to extend $\frac{1}{4}$ to $\frac{3}{4}$ of a mile along the Smith property and the right-of-way of Blue Juniata Drive. There may be some constraints regarding private property allowances, crossing the road, and establishing a parking area. The EADS Group and the planning department will work together to create a conceptual plan to resolve these potential limitations.

The commissioners and several appointees are looking into creating a county redevelopment authority. There is a preliminary meeting scheduled with the MCIDC, Downtown Lewistown, housing authority, and the planning office. They will be looking into creating an ordinance, resolution, and a need for the authority. This will be followed by the creation of a redevelopment plan. The MCPC will have an integral part in order to give comment and feedback on the redevelopment plan.

Next month there will be a presentation on the Comprehensive Plan with the consultants from Michael Baker International.

A planning advisory committee meeting is scheduled for May 7th. There will be a public open house with the consultants at the Mifflin County Middle School on June 7th, 5-7 pm.

Madison Price is scheduled to begin on April 7, 2025.

Joshua Clark will give a presentation in May regarding the Mifflin County Action plan.

Other Business

Next MCPC meeting will be April 24, 2025.

Adjournment

Spicher announced the meeting adjourned at 3:55 pm.

Minutes Approved

Signature

Date