

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
October 23, 2025
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

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

Other

Sierra Bolger, Lewistown Sentinel
Robert Postal, Commissioner
Steve Thomas, Michael Baker Int. (via zoom)

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 3:34.

Record of Public Attendance

Spicher confirmed all present signed the record of attendance.

Approval of Meeting Minutes

Spicher stated the attendance record needed corrected and requested a motion to approve the minutes from the September 25, 2025 meeting. Campbell made a motion to approve the minutes along with the attendance corrections. Clark seconded the motion. All members voted aye.

Update on MC Comprehensive Plan 2035

Steve Thomas, AICP, Project Manager, Michael Baker Int. joined the meeting virtually and presented an update for the MC Comprehensive Plan. Thomas shared an executive summary which describes and illustrates the steps in developing the comprehensive plan. The plan is in compliance with the PA Municipalities Planning Code and is updated every 10 years. It provides the public with the unique opportunity to have a direct impact in the future of their community. The creation of this plan is broken into four phases and eight tasks. The public survey revealed critical issues and concerns and then action strategies to support the identified issues and plan goals were developed. A copy of the executive summary is included with the MCPC meeting minutes.

Public Comment

No public comment was given.

Subdivision and Land Development Review Committee Report

There are a total of nine (9) plans submitted for October.

Of those plans submitted:

- Five (5) Wright Land Surveying, two (2) Sarge Engineering, one (1) CES Engineering, one (1) Hanover Engineering
- Eight (8) plans are under municipal ordinance and one (1) plan is under county ordinance
- Three (3) Lot Additions, two (2) Non-Residential land Development, one (1) Lot Line Adjustment, three (3) Minor Subdivisions

The plans are for Paul B. Belleville (Union Township), East Kish Presbyterian Church of Reedsville (Brown Township), Steven & Karen Stimely (Oliver Township), Simon Peachey Chicken Barn (Union Township), Joel & Frona Yoder (Armagh Township), Benjamin & Brandy Maines (Bratton Township), The Hostetler Family Living Trust (Brown Township), David & Jamie Humphrey (Decatur Township), John & Luann Short (Derry Township)

Municipal Subdivision Plans

The subdivision and land development review committee members reviewed the plans on October 21, 2025. Lettiere stated there were no major issues with the plans submitted under municipal ordinance. The Maines plan under county ordinance was reviewed. There were no issues or changes made to the preliminary comments.

Spicher made a request to conditionally approve the comments for the county plan and to accept the comments for the municipal plans. Dunmire made a motion to accept and Campbell seconded it. All voted aye.

Project Updates

Lettiere explained about the process for the county to select a county engineer. This process is done through ECMS (Electronic Construction Management System) with PennDOT. There is a voluntary review committee who look over the proposals and make recommendations to the county commissioners. The committee members are Kay Semler, Will Campbell, Kristen Price and James Lettiere. The deadline for submission is November 3, 2025.

The DCED multi-modal for the Allensville project has been submitted. Lettiere is hopeful to receive the funding needed for this streetscape project.

There have been letters of support received from Geisinger, MC School District, Burnham Borough, and Derry Township regarding the Electric Avenue to Logan Boulevard Safe Routes to School project. Lettiere attended the Derry Township meeting and ask for a letter of support. One of the biggest issues to be addressed is the requirements for sidewalk maintenance. Derry Township currently has an ordinance which requires the homeowner to remove snow from the sidewalk but not one for cracks, etc. The Derry supervisors will entertain creating an ordinance

to require homeowners to maintain the sidewalks. They are expecting some pushback if this decision is made. In the SEDA-COG region, this project is on the list for funding consideration. This will be a phased project. It is also possible the county will receive federal funding to help with this non-motorized safety project.

Executive Session

The Mifflin County Planning Commission, the Mifflin County Planning and Development Department, the Mifflin County Commissioners and the Wayne Township Supervisors, were served with a land use appeal filed with the Pennsylvania Court of Common Pleas on October 20, 2025.

The appeal is in response to a letter of denial from the County Planning Director dated September 22, 2025 for a land use application filed by M and J Land Acquisitions for the construction of a solar array project in Wayne Township, Mifflin County, PA. The Solicitor on behalf of M and J Land Acquisitions i.e., the Appellant, believes the county cannot deny the application, but can rescind the conditional approval granted by the Mifflin County Planning Commission on August 28, 2025.

The Planning Commission's Attorney, Linus Fenicle, has discussed the County Planning Commissions action regarding the appeal which occurred at the October 23, 2025 Planning Commission meeting. The Planning Commission approved a tentative settlement agreement that includes the following conditions:

1. Prepare another letter to the Appellant noting the denial has been withdrawn and an extension to satisfy the conditional approval has been amended from 90 to 180 days from August 28, 2025. Therefore, the conditional approval has been granted until February 24, 2026.
2. The Appellant agrees to satisfy all conditions contained in the final review comments dated August 28, 2025 and accepts to withdraw the land use appeal with the Commonwealth Court of Common Pleas.
3. The engineering invoice in the amount of \$1,077.30 from the EADS Group, which was provided to the Appellant, must be paid in full. The letter was dated September 15, 2025 from the Planning Director.

The Appellant's Attorney provided a draft settlement agreement to our office and our Solicitor November 5, 2026. At this time the agreement is under review by our Solicitor and the Planning Director.

Other Business

The next MCPC meeting will be November 20, 2025.

Adjournment

Spicher announced the meeting adjourned at 16:43 pm.

Minutes Approved

Signature

Date