

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
July 23, 2026
MIFFLIN COUNTY COURTHOUSE – ROOM B

ATTENDANCE

Members

Dan Dunmire, Vice Chair
Dan Firth
Ed Mann
Joshua Yetter Clark
Kay Semler
Michele Bair, Secretary
Tom Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel
Joseph Burget, Burget & Associates (via zoom)

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Vice Chair Dunmire called the meeting to order at 3:30.

Record of Public Attendance

Dunmire requested all present sign the record of attendance. The record of attendance is included with the monthly meeting minutes.

Approval of Meeting Minutes

Dunmire requested a motion to approve the minutes from the June 25, 2026 meeting. Campbell made a motion to approve the minutes. Firth seconded the motion. All members voted aye.

Public Comment

Mr. Civitts (Bratton Township) asked since Bratton Township does not have a planning committee, would they fall under Mifflin County ordinances and if there would be a data center plan submitted, would the planning commission make the decision about it? This was answered in the affirmative and the planning commission would have the final authority on the plan.

Mr. Leeper questioned when the Mifflin County Data Center Ordinance would be put before the commissioners. The ordinance will go to public forum and before the commissioners on August 6, 2026.

Subdivision and Land Development Review Committee Report

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

Of those plans submitted there are:

- Five (5) Wright Land Surveying, one (1) Sarge Surveying, one (1) Red Barn Consulting, one (1) Burget and Associates, three (3) Taptich Engineering & Surveying
- Eight (8) plans are under municipal ordinance and three (3) under county ordinance
- One (1) lot addition/line adjustment, eight (8) minor subdivisions, one (1) non-residential land developments, one (1) minor residential land development

The plans are for Eli & Lydia Zook (Brown Township), George Wagner Estate (Decatur Township), Samuel Byler Poultry Operation (Decatur Township), Edward & Pamela Stimely (Derry Township), James Hurlburt (Derry Township), Jennifer Knode, et al. (Derry Township), Aquillas Peachey (Derry Township), Patricia Crosson, Roy & Marjorie Groff (Oliver Township), Edward & Kathy Craig (Wayne Township – County Ordinance), Joseph & Bridgette Imperioli (Wayne Township – County Ordinance), M&J Land Acquisitions (Wayne Township – County Ordinance)

Municipal Subdivision Plans

The subdivision and land development review committee members reviewed the eleven (11) plans on July 16, 2026. Lettiere reviewed the M&J Land Acquisitions plan stating a date correction is needed in the comments letter. The conditions of approval need to include:

- 1.The applicant must provide evidence in writing from the Engineer of Record Lucas A. Parkes, P.E. that the plan satisfies the 10 comments identified in a letter from Mr. Parkes dated May 29, 2026 which was forwarded to the applicant via e-mail June 8, 2026.
- 2.The applicant is required to schedule a time with the Engineer of record to complete a site inspection after the drive improvements are complete to ensure compliance.
- 3.The County GIS Department requires the gravel drive be named and the solar array site be addressed. The purpose of both requirements is for establishing the location of the facility in the event of an emergency. There are fees associated with these processes.
- 4.These conditions must be satisfied by February 24, 2027 in accordance with the Settlement Agreement terms dated March 10, 2026 and April 23, 2026. In the event the applicant is unable to satisfy the plan conditions by February 24, 2027 the plan will be automatically denied.

Mr. Burget stated DEP amended their solar panel project policies. The project was redesigned and will now have three stormwater basins on the site. The project engineer is reviewing the plan and will be providing statements directly. The NPDES documents are ready to submit to the conservation district and contingent on the engineers' comments, these will be submitted the first week of August.

No further discussion for any plans was made. Dunmire requested a motion to approve the comments for the eight (8) municipal plans. Firth made a motion to accept and Clark seconded it. All voted aye. Dunmire requested a motion to conditionally approve the three (3) county plans. Campbell made a motion to accept and Mann seconded it. All voted aye.

Project Updates

Union Township submitted a proposal to the planning commission for rezoning 28 parcels identified by tax parcel, from R- Residential District to V-Village Central District, and 3 parcels also identified by tax parcel, from C-Commercial District to V-Village Commercial. Rezoning these parcels from R-Residential District to V-Village Central appears consistent with the purpose intent of the district, existing development in the area, and the adjacent land south of Second Street which is also currently zoned V-Village Central. The 3 parcels currently zoned C-Commercial District which are to be rezoned to V-Village Central, appear consistent with the purpose and intent of the district and the adjacent land currently zoned V-Village Central. Dunmire requested a motion to approve the zoning amendment. Firth made a motion and Bair seconded it. All voted aye.

The Transportation Advisory Committee (TAC) met Thursday, July 16, 2026 to get oriented with the purpose of the Safe Streets and Roads for All (SS4A) grant, which is to address disproportionate safety concerns for pedestrians and other non-motorized roadway users, to move the county towards 0 deaths as a result of accidents. This includes finding ways to create a balanced transportation system that uses systemic and data driven solutions. It also involves the analysis of crash data; and the use of a community survey to identify problem areas and needs for non-motorized users by the use of Wiki-mapping. Wiki-mapping is a point drop and comment software system, which allows survey participants to show areas of concern and provide written comments on a county wide map. The TAC's role will be to provide input regarding how the plan develops and review data generated from our consultant to identify projects within the county based on the community survey, two stakeholder/public open houses, and a meeting with roadmasters from each of the municipalities.

As part of the (SS4A) project, we will incorporate the 6 pilot projects identified within the County's Active Transportation Plan adopted in 2023. Our consultants will also hold the first open house in early September this year. We anticipate this project being completed in the winter of 2027. The Electric Avenue/ South Logan Boulevard Safe Routes to School Grant kick off meeting with PennDOT, Keller Engineers Inc., the County's Engineering of Record and the Planning Department will be held Tuesday, July 28th to discuss the start of the project, design, timing, a public open house, etc.

The Stone Arch Bridge to Victory Park Phase 1 trail is moving along. Bill Wright P.L.S., is nearing the completion of a survey of three borough owned parcels. The goal is to develop a 10' bituminous walking trail on the three borough owned properties. The use of the public sidewalk system from Stone Arch Bridge to the Waste Water Treatment Facility will also be part of the trail alignment. Once the survey is complete, we will discuss and request the borough grant the county easements to allow the public to traverse areas where the trail will be constructed.

The West Railroad Bridge project is fully underway and is nearing completion. The bridge serves the Lumber City portion of Reedsville. The project is funded by the Federal Highway Administration (FHWA), PennDOT, and Mifflin County and Brown Township funds. The engineer for this project is the EADS Group and the general contractor is Wen-Brooke Construction.

The county's grant consultant, Delta Development, is preparing a grant application to PA-DCED through the PA-DCED, Commonwealth Finance Authority for the Allensville Traffic Calming and Infrastructure Improvement Project-Phase 2. If awarded, the funding will be used to install streetscape features including new sidewalks, concrete curbing, street lights to enhance walkability, ADA compliant accessibility, and stormwater infrastructure conveyance to prevent flooding during heavy rain and snow events. The estimated total costs are \$1,252,261 dollars and Menno Township has requested the 30% grant match requirement be waived. If awarded and everything goes as planned these improvements will be completed by October 2029. Phase 1 of the Allensville Project for traffic calming is to reduce vehicular speeds by constructing gateway medians at the western and eastern approaches to and from Allensville on SR-655. A grant for these improvements was submitted to PA-DCED through their Multi-Modal Transportation Grant Program in February 2026 and the township is awaiting a decision.

The county's amendment to the Mifflin County Subdivision and Land Development Ordinance which includes provisions for data centers, has been advertised in the Sentinel today. The County Commissioners will hold a public hearing Thursday, August 6, 2026 at 9:00AM followed by adoption of the ordinance. At their June 25, 2026 meeting the Mifflin County Planning Commission recommended the ordinance be forwarded to the Planning Commission Solicitor for public advertisement and scheduling the required public hearing for final adoption.

Other Business

Dunmire stated the MC Agricultural Land Preservation Board received their annual applications for conservation easements. The intent of this board is to help preserve the best farm land in Mifflin County. There were eleven farms that submitted applications, nine met the qualifications. Farm applications are ranked according to soil productivity, development potential, farmland potential, and clustering, or proximity to other farms under easement and in Ag. Security Areas. The top-ranked farm, which was in Menno Township, will receive an appraisal to determine the easement value. An easement purchase offer is made based on the easement value and the amount of county, state, and sometimes federal funds available. Upon the landowner's acceptance of the offer, a sales agreement is drawn up and a survey is done to determine the final easement acreage. The application is then forwarded to the state board for approval after which settlement occurs and the easement is recorded. This process can take up to two years and the farm land is required to stay in agriculture forever.

The next MCPC meeting will be August 27, 2026.

Adjournment

Dunmire announced the meeting adjourned at 4:00 pm.

Minutes Approved

Signature

Date