

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**MARCH 25, 2026**  
**MIFFLIN COUNTY COURTHOUSE**

**ATTENDANCE**

Members

Kent Spicher, Chairman  
Dan Firth  
Edward Mann  
Joshua Yetter Clark  
Kay Semler  
William Campbell (on zoom)  
Tom Lake

Other

Sierra Bolger, Lewistown Sentinel  
Carol Kearney-High, SEDA COG  
Madison Price, CDBG  
Mike Worthy, M&J Land Acquisitions  
Kim Franklin

Staff

James Lettiere, Planning Director  
Candace Rager, Planning Secretary

**Call to Order**

Chair Spicher called the meeting to order at 3:32.

**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 26, 2025 meeting. Firth made a motion to approve the minutes. Clark seconded the motion. All members voted aye.

**Public Comment**

No public comment was given.

**CDBG Program Update**

Carol Kearney-High, Project Coordinator, Community Services Division, SEDA-COG presented an update on the CDBG Program in Mifflin County. Kearney reviewed the CDBG program, gave an overview of the CDBG Entitlement Municipalities, and a listing of the current CDBG-funded projects within Mifflin County. The CDBG program has three national objectives that guide the allocation of funds and activities aimed at improving community development. They are benefiting low- and moderate-income individuals, preventing or eliminating slums or blight, and meeting urgent community development needs because of natural disasters such as floods or pandemics. Within Mifflin County there are five municipalities that receive CDBG entitlement program allocations. They are Armagh Township, Brown Township, Derry Township, Granville Township, and Lewistown Borough. Each of these municipalities have funding priorities with

some projects currently in process. Kearney provided a copy of the application used to apply for CDBG funding. A copy of this update and application is included with the MCPC monthly meeting minutes.

### **Subdivision and Land Development Review Committee Report**

There are a total of five (5) plans submitted for March.

Of those plans submitted:

- Four (4) Wright Land Surveying, one (1) EADS Group
- Five (5) plans are under Municipal Ordinance
- Two (2) Lot Additions, one (1) Minor Subdivisions, one (1) Minor Subdivision/Lot Addition, one (1) Sewage Modules

The plans are for Eli Zook et al (Armagh Township), Rhett & Katie Stetchock (Armagh Township), Guy & Marjorie McCardle (Derry Township), Lonnie Griffith (Lewistown Borough), Michael & Stella Robinson (Lewistown Borough)

### **Municipal Subdivision Plans**

The subdivision and land development review committee members reviewed the five (5) plans on March 19, 2026. Lettiere stated there were no significant concerns with any of the plans. No further discussion was made. Spicher requested a motion to approve the comments for the municipal plans. Clark made a motion to accept and Mann seconded it. All voted aye.

### **Project Updates**

Lettiere stated there was a review committee composed of 3 members of the planning commission and himself to review two proposals from consultants regarding the county's safe streets and roads for all (SS4A) grant through the Federal Highway Administration. The consultants considered were Michael Baker, Intl. and AE Comm. The recommendation from the committee was for Michael Baker, Intl. as the consultant to prepare the plan. This recommendation and the proposed contract will be presented to the county commissioners at the April 9<sup>th</sup> meeting. There will be invitations sent to the municipality road masters, PennDOT, and SEDACOG staff to form another review committee. This plan will focus on and identify transportation calming, safety concerns at crosswalks and key intersections, which will enable us to secure federal funding for implementation.

Lettiere presented the Victory Park to Stone Arch Bridge Walking Trail Phase I project to the Lewistown Borough Parks and Recreation Committee on March 24, 2026. In 2020 YSM Landscape Architects completed a feasibility study to develop two trails from Victory Park to the Stone Arch Bridge and from Victory Park to Kish Park. The current focus is the Victory Park to Stone Arch Bridge segment. The study concluded this trail segment is feasible from a physical perspective and the majority of the existing space within the study corridor is of sufficient dimension and slope to accommodate the development of the trail. The total trail distance would be 1.4 miles. Phase 1 will begin at the parking lot of the Stone Arch Bridge northwest along Main Steet, left or south along Wilson Avenue towards The Boroughs fields, west along the bottom section of the

fields, along Clinton Alley west, left or south along Washington Avenue, then to the treatment facility. Crosswalk and sidewalk improvements at 6 intersections, site amenities, way finding trail markers, benches, trash receptacles, bike racks, one boardwalk and drainage crossing at Rotary Fields, stormwater, erosion and sedimentation control. Total estimated costs are projected at \$661,109 dollars. Some significant items are easements from the Borough Council to traverse Rotary Fields and the Borough's Wastewater Treatment Plant trail maintenance. Additionally, the proposal includes an 8-car parking lot on the treatment plant property. PA-DCNR requires this as part of their grant. The approach would be to address developing the trail on the Borough's property to be the least disruptive to the functions of the ball fields and the treatment plant and to protect the integrity of both facilities. Lettiere will present updated details of the project to the Lewistown Borough Council in April.

The planning department completed the 2026 MC Directory, they are currently working on the 2025 Annual Report and will have a draft to present at the MCPC's April monthly meeting.

### **Other Business**

M&J Settlement Agreement – The members were provided with a copy of the settlement agreement. Lettiere reviewed the details of it and gave a recommendation for its approval to be presented to the county commissioners at their next meeting on April 16<sup>th</sup>. During discussion, the members expressed concerns regarding NPDS permit delays, which was required before the February deadline and had not been applied for, federal regulation changes, and lack of communication with the planning commission. Spicher requested a motion for the settlement agreement to be given approval to forward to the county commissioners including concerns based on the merits of the project's navigation of planning approved procedures and upon recommendation of legal counsel. Firth made a motion and Clark seconded it. All voted aye. A copy of the settlement agreement is included with the monthly meeting minutes.

State Ethics Commission Statement of Financial Interest – Each member received a copy with a return deadline of May 1, 2026

Data Center Ordinance Draft – Lettiere gave details stating that data centers are physical facilities that organizations use to store their computing machines and related hardware. This includes information technology (IT) systems infrastructure like servers, data storage drives, and network equipment. They have accompanying accessory uses such as utilities, external mechanical equipment, water towers, and security facilities that may be located on the same site. There are numerous types of data centers which include enterprise data centers, managed data centers, colocation data centers, cloud data centers, edge data centers, and hyperscale data centers. Each one has unique characteristics but the end goal is to properly manage their computing machines and related hardware. Governor Shapiro, earlier in 2025, introduced his "Lightening Plan" which addresses the state's energy and infrastructure needs. Resulting in the Reliable Energy and Electric Transition Board (RESET) to streamline permitting and providing tax incentives for those contributing electricity to the grid. Data centers are also coming to PA due to the availability of

