

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
September 25, 2025
MIFFLIN COUNTY COURTHOUSE

ATTENDANCE

Members

Kent Spicher, Chair
Joshua Yetter Clark
Kay Semler
Michele Bair, Secretary
Tom Lake
William Campbell

Other

Sierra Bolger, Lewistown Sentinel

Staff

James Lettiere, Planning Director
Candace Rager, Planning Secretary

Call to Order

Chair Spicher called the meeting to order at 15:31.

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 August 28, 2025 meeting. Campbell made a motion to approve the minutes along with the attendance corrections. 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 nine (9) plans submitted for September.
Of those plans submitted:

- Four (4) Wright Land Surveying, two (2) Sarge Engineering, one (1) CES Engineering, one (1) Stiffler, McGraw & Assoc., one (1) PennTerra Engineering
- Eight (8) plans are under municipal ordinance and one (1) plan is under county ordinance
- Two (2) non-residential land development, two (2) lot additions, one (1) lot line adjustment, three (3) minor subdivisions, one (1) sewage module

The plans are for Rick Grissinger (Wayne Township – County), K&C Realty Development, LLC (Armagh Township), Mark & Robyn Laub (Derry Township), Clayton Homes Laydown Yard

(Granville Township), Trinity Plastics (Granville Township), Emerson & Sandra Peachey (Brown Township), The Dunk Dynasty (Derry Township), Benjamin & Lydia Swarey (Menno Township), Courtney Musser (Granville Township)

Municipal Subdivision Plans

The subdivision and land development review committee members reviewed the plans on September 18, 2025. Director Lettiere stated there were some minor modifications brought up at the review committee meeting. There were a couple of grammatical corrections for the Emerson & Sandra Peachey plan, one correction for Trinity Plastics, and one for Rick Grissinger in Wayne Township (County Ordinance). There were revised plans submitted for the Grissinger plan and the additional comments in the review letter were addressed by the applicant.

Bair requested the Clayton Homes Laydown plan be reviewed. Lettiere indicated this plan does not meet the definition of land development requirements but that is ultimately determined by Granville Township. The plan is for a 1.6-acre laydown area to store the modulars until they are transported. Bair indicated they were demolishing a portion of one of the buildings in order to provide enough space to move the modulars to the laydown area. Lettiere indicated he would need to add a comment regarding the partial demolition to the review letter.

Spicher made a request to conditionally accept the comments for the county plan. Lake made a motion to accept and Campbell seconded. All voted aye. Spicher requested a motion to accept the comments for the eight (8) municipal plans. Clark made a motion to accept the comments. Bair seconded the motion. All voted aye.

Project Updates

Lettiere noted the members received a letter regarding a land acquisition for a solar panel project. The letter stated that the project is denied due to the lack of response from the applicant. The request for a year extension was rejected and a 90-day extension was approved. The 90 days was not met and the plan will now fall under the new solar ordinance regulations once it is re-submitted.

The Comprehensive Plan is nearing its final stages. The planning advisory committee met and discussed numerous details, there were individual reviews given by Lettiere and the county commissioners. Once the revisions are made the plan will be presented to the planning commission members to make recommendations and to take action on October 23, 2025. This will begin a 45-day comment period then the plan will be presented to the commissioners for adoption on December 4, 2025.

There has been correspondence from PennDOT and SEDA-COG regarding the Electric Avenue to Logan Boulevard Safe Route to School project. There is a meeting scheduled to discuss the project in early October. Lettiere is anticipating some favorable feedback to proceed with the project.

Other Business

Lettiere ask for suggestions regarding speakers. Bair stated there were previous lists created and Semler suggested a discussion about the topic of blight in the county.

The next MCPC meeting will be October 23, 2025.

Adjournment

Spicher announced the meeting adjourned at 15:56 pm.

Minutes Approved

Signature

Date