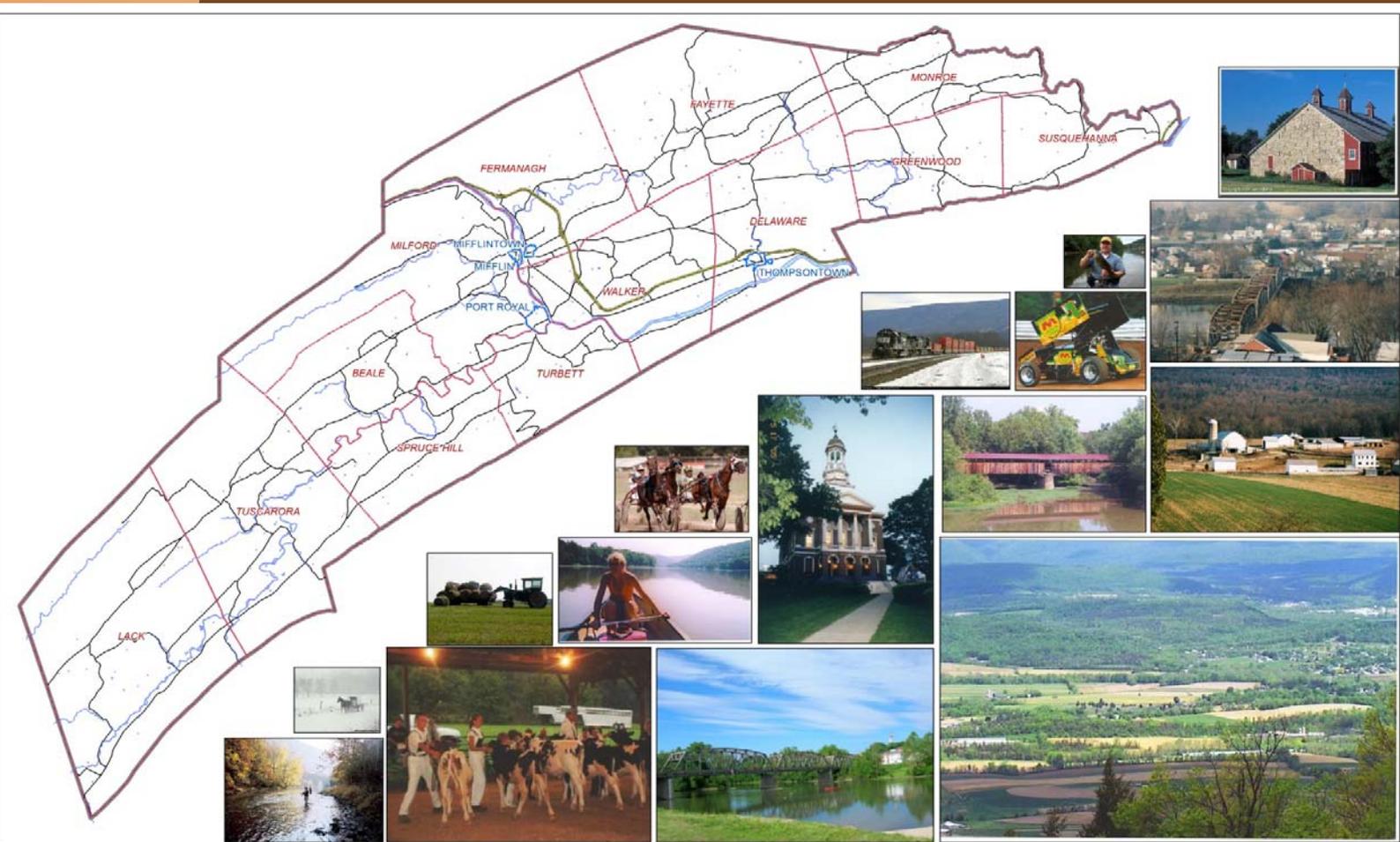
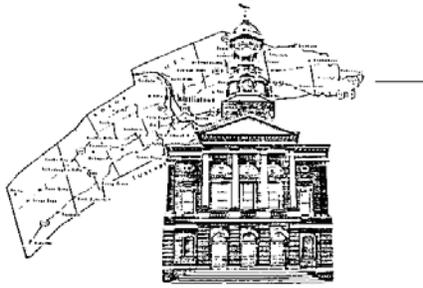


JUNIATA COUNTY PLANNING COMMISSION

2012 ANNUAL REPORT





JUNATA COUNTY PLANNING COMMISSION

Donald Bashore, Chairman
George L. Hackenberger, Vice Chairman
Harry F. Leach, Secretary

March 14, 2013

Juniata County Board of Commissioners
1 N Main Street
P.O. Box 68
Mifflintown, PA 17059

Dear County Commissioners:

We are pleased to submit to you and the citizens of Juniata County, the Juniata County Planning Commission's 2012 Annual Report. For more than 32 years the Juniata County Planning Commission has been active in planning and community development activities throughout Juniata County and the surrounding region, and 2012 was a very busy year for new and continuing projects.

During the past year, we have partnered with diverse groups to advocate sound land use, sustainable economic development, responsible environmental stewardship, and a better quality of life for the residents of Juniata County.

As always, our accomplishments would not be possible if it were not for the continued support and assistance of the County Board of Commissioners. In consideration of this, and in fulfilling our obligation under the Pennsylvania Municipalities Planning Code, Act 247, as amended, it is with great pleasure that we present to you the 2012 Annual Report.

Thank you again for your invaluable help throughout the year.

Sincerely,

A handwritten signature in black ink that reads "Donald Bashore".

Donald Bashore
Chairman

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SECTION 1: INTRODUCTION

1.1 Mission Statement

The mission of the Juniata County Planning Commission is to provide strategic, coordinated, and objective guidance and oversight to the growth, planning, and development activities of Juniata County. In doing so, it is the goal of the Commission to ensure Juniata County's future is characterized by a healthy environment, economy, and society achieved through proactive planning, citizen representation, effective communication, and the provision of professional services from the Juniata County Planning Department.

1.2 Juniata County Board of Commissioners

Jeffrey M. Zimmerman, *Chairman*

Robert Reynolds, *Vice-Chairman*

Teresa J. O'Neal, *Secretary*

Jim Bahorik, *Chief Clerk*

1.3 Juniata County Planning Commission

Purpose

Through its activities, the Juniata County Planning Commission's purpose is to:

- Provide the orderly growth, development and redevelopment of Juniata County in accordance with the long-term objectives, principles and standards in the best interest and welfare of its citizens and political subdivisions
- Coordinate and integrate plans for orderly growth, development and redevelopment of Juniata County

Section 3: Members and Staff

- Improve the social and economic climate and well-being of the County
- Encourage appropriate land use and the efficient use of fiscal resources through implementation of the County Comprehensive Plan, which was completed in 2008
- Encourage the maximum utilization of the existing infrastructure and plan for new infrastructure, including housing
- Promote the conservation and effective use of energy, land, water and air in Juniata County, as well as the preservation of unique historic, cultural and natural features and resources
- Promote and assist in achieving improved traffic and transportation flow
- Collect and distribute relevant County and regional data and information
- Ensure that citizens and municipal officials are well informed of their responsibilities regarding effective planning and development in Juniata County
- Ensure consistency, coordination and communication between and among the County's municipal planning entities
- Encourage the continued support of a fully staffed Planning Department
- Encourage effective coordination and communication between all County entities, agencies and organizations whose activities either influence or are influenced by the effective planning and development of Juniata County

Members

<u>Name</u>	<u>Begun Service</u>	<u>Current Term Ends</u>
Donald Bashore, <i>Chair</i>	Feb. 01, 2011	Dec. 31, 2013
George L. Hackenberger, <i>V. Chair.</i>	Jan. 01, 2000	Dec. 31, 2013
Harry F. Leach, <i>Secretary</i>	Jan. 01, 1999	Dec. 31, 2014
Ben Kerstetter	Apr. 10, 2012	Dec. 31, 2015
William D. Fulton	May 18, 1995	Dec. 31, 2013
Barbara Foster	Jan. 01, 1993	Dec. 31, 2015
Christopher Snyder	Jan. 08, 2008	Dec. 31, 2015
James S.G. Thompson	Jan. 01, 1977	Dec. 31, 2012
John F. Shirk	Jan. 01, 2009	Dec. 31, 2012

1.4 Juniata County Planning Department

Responsibilities

The Planning Department is responsible for:

- carrying out the duties set forth in the Pennsylvania Municipalities Planning Code (PA Act 247 of 1968, as amended by PA act 170 of 1988)
- providing staff assistance to the Juniata County Planning Commission
- maintaining the Juniata County Comprehensive Plan
- coordinating with other agencies in the areas of transportation, housing, economic development, solid waste and tourism
- providing design guidance and reviewing subdivision and land development plans
- helping guide public policy and land use decisions related to growth and development
- providing assistance to the Counties' Municipalities on a variety of issues and subjects

Staff

Mark A. Colussy, *Associate Planner*

David C. Bardell, *Planning Director*

1.5 Planning Committees

Hazard Mitigation Plan Update Steering Committee

The Hazard Mitigation Plan Update Steering Committee was formed to provide guidance and assistance throughout the Juniata County Hazard Mitigation Plan update. This committee is comprised of the following members:

Dave Bardell, Juniata County Planning Director

Allen Weaver, Juniata County Emergency Services Director

Chris Snyder, Juniata County Conservation District
Jeff Haines, Juniata County Assessment Director
Dr. Kay Hughes, Juniata County School District
Andy Lenig, Thompsontown Borough & Business Owner
Marty Dreibelbis, Walker Township Supervisor
Jeff Zimmerman, Juniata County Commissioner Chair
Teresa O'Neal, Juniata County Commissioner
Delta Development Group - Consultants

Solid Waste Advisory Committee

The Solid Waste Advisory Committee was formed to advise the County Planning Commission during the development of the Juniata County Solid Waste Plan Update. The committee is comprised of the following members:

Dave Bardell, Juniata County Planning Director
Keith Mingle, Juniata County 911 Services
Rich Fisher, Juniata County Maintenance Supervisor
Chris Snyder, Juniata County Conservation District
Mark Partner, Former Commissioner
Glen Supplee, Walker Township Planning Commission
George Sheaffer, Monroe Township Supervisor
Denise Troyer, Mahantango Enterprises Tire Recycler
Polly Digon, School District & Mifflintown Borough Council
Wendy Elsasser, Cocolamus Creek Disposal

SECTION 2: PLANNING AND DEVELOPMENT PROJECTS

2.1 Planning

Model Subdivision and Land Development Ordinance

In 2011, the Planning Department completed work on the Model Subdivision and Land Development Ordinance that began in 2010. The objective of the ordinance is to formalize uniform standards and processing procedures for subdivision and land development throughout Juniata County. Municipal officials, real estate developers, financial institutions, surveyors, engineers, landscape architects, planners, and property owners will benefit in this effort to guide community development in an orderly manner.

The development of this model subdivision and land development ordinance

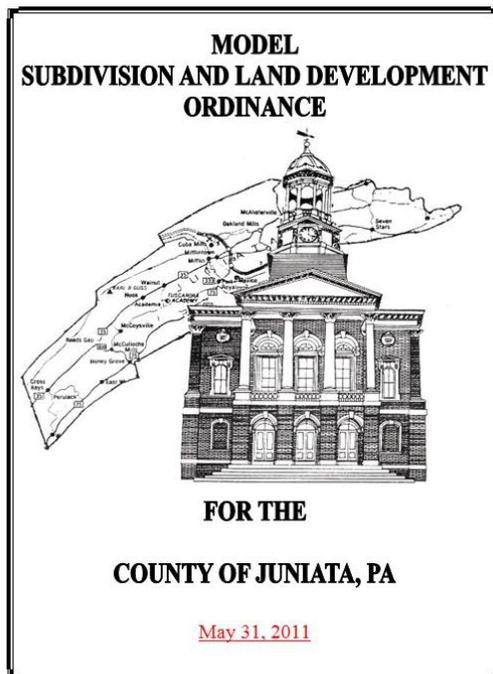


Figure 1 – Juniata County Model Subdivision and Land Development Ordinance

was done to encourage municipal officials within the County to consider adopting this model ordinance as an update to many of the ordinances that were adopted many years ago and do not meet the requirements of today's development standards. Local officials will find this Model Subdivision and Land Development Ordinance most helpful in these efforts. Should a municipality decide to update their ordinance, it is recommended they seek their solicitor's approval and go through the proper procedures for adoption. This should significantly reduce the time and expense of developing an ordinance from scratch and will bring cohesiveness across the county.

The Commission believes that the best way to encourage better subdivision and land development in the County is to encourage the local municipalities to adopt local subdivision and land development ordinances containing

regulations designed to fit the particular needs of the municipality.

Any municipality in Juniata County interested in preparing a new subdivision and land development ordinance, or amending an existing one, and needs assistance, may contact the Juniata County Planning Department. The Department's staff is available to provide such assistance.

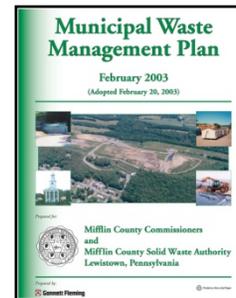
Hazard and Mitigation Plan Update

The existing Tri-County Multi-Jurisdictional Hazard Plan was adopted by the county and all municipalities in July of 2008. The Federal Emergency Management Agency (FEMA) requires this plan to be updated every 5 years. Juniata County was one of seven counties that applied for and received a grant to update this plan. This normally requires a 20% match by the county, but this special grant was funded 75% by FEMA and 25% by the Pennsylvania Emergency Management Agency (PEMA).

Juniata County procured the consulting services of Delta Development Group for the plan update and the steering committee was put together. The project kick-off meeting and the initial planning team meeting was held on December 3rd. Work on this plan will include several public meetings in 2013 and the plan should be finalized by late July – early August. After adoption by the county, the municipalities have 90 days for adoption. This will ensure if disaster funding becomes available for Juniata County, all municipalities will be eligible to receive the funding.

Municipal Waste Management Plan

In 2012, the Planning and Development Department continued to work with the Mifflin County Solid Waste Authority (MCS on updating the Mifflin County Municipal Waste Management Plan that was adopted by the Mifflin County Commissioners in 2003.



The Pennsylvania Department of Environmental Protection (PA DEP) requires the plan to be updated every ten years. The planning process has been slightly different from that of 2003 in that Mifflin County and Juniata County have decided to work together to update their plans. In May 2011, Mifflin and Juniata Counties entered into an agreement to jointly complete the projects. The project is being funded primarily by PA DEP Municipal Waste Planning Grants awarded to both Mifflin and Juniata Counties.

A Solid Waste Advisory Committee (SWAC) for both counties, comprised of representatives of local and county government, businesses, school districts, the solid waste community and the MCSWA, was established to provide feedback and input during plan development. County representatives, along with the plan update consultant, Barton & Loguidice, prepared a pre-final draft of the regional plan chapters from December 2011 through March 2012. This draft plan was reviewed by the SWAC in April 2012. Barton & Loguidice maintains a Mifflin-Juniata Solid Waste Plan project webpage on the “Client Pages” tab of its corporate website (www.bartonandloguidice.com), for people in the community to better understand the process and for SWAC members to keep

apprised of the project. The current version of the draft regional plan can be found on this website.

The new regional plan will coordinate a number of waste management service contract dates with plan commencement. In 2012, the MCSWA renewed hauler delivery contracts with volume waste haulers, to help ensure that the Authority can offer competitive prices at its waste transfer station and recycling depot to residents and businesses in Mifflin and Juniata Counties. In 2013 and 2014, new disposal capacity agreements will be advertised for responses and will become effective January 2015. For this reason, the regional plan will also be finalized as a draft and released for public comment in 2014.

During 2014, the public and the two counties' municipalities will have the opportunity to publicly comment on the draft plan. Once comments have been reviewed and incorporated in the plan, each set of County Commissioners will consider the plan for adoption, after which the plan will go to each municipality for formal ratification, followed by submission to PA DEP for approval. The current target date for final PA DEP approval of the adopted regional plan is January 2015.

Barton & Loguidice, the project consulting firm, developed a project webpage for people in the community to better understand the process. The project webpage is available at:

<http://tinyurl.com/JuniataSolidWaste>

Recycling in Juniata County

Juniata County has worked with the Juniata County Conservation District's Keep Juniata County Beautiful Chapter to host a very successful tire recycling day on September 15, 2012. In competition with several other counties, Juniata County came out on top with the most tires collected. Two and ½ -- 40' trailers full of tires were collected in this one day event. Tires collected were as follows:

- 1,562 car/truck tires
- 150 tractor-trailer tires
- 43 large farm tractor tires

A grand total of 1,755 tires were collected for recycling by Mahantango Industries located in Susquehanna Township. Mahantango has refined the tire recycling process to the point that less than 1% of a tire ends up in a landfill.

A special thanks to Teddi Stark, Juniata County Conservation District and the Juniata Chapter of Keep PA beautiful for her devoted planning for this event. Juniata County recycling and Keep PA Beautiful is working on hosting an electronics recycling event to be held in the future. More information will be posted on the Recycling page on the Juniata County Web site as this is planned.

Park and Ride Program

The Juniata County Planning Department and SEDA-COG identified need in Juniata County for Park and Ride lot in Juniata County. The Park and Ride Program is a program established by PennDOT to help commuters find other commuters to carpool. This is done by establishing a Park and Ride lot, which people can use to leave their vehicles to participate in car or vanpools. The lots are typically located in convenient locations throughout most of the state. These lots help facilitate the reduction of parking and traffic congestion. Lot users make their own arrangements for transportation to and from the lots.

Once this need was identified in Juniata County, specific sites throughout the County had to be identified. Once this was done, Mr. Bardell assisted PennDOT with data acquisition to then be used to assess the feasibility of the program. The project is currently in the Engineering stage and waiting funding. Recent drive-bys of the parking lots defined in the study show increased use by commuters. This further reinforces the need for a Park and Ride lot in the county.

This park and ride lot is still on the PENNDOT Transportation Improvement Program (TIP), but funding remains an issue.

2.2 Subdivision and Land Development

Description

An important function of the Juniata County Planning Commission is to review and provide comments for subdivision and land development plans, as authorized by the Pennsylvania Municipalities Planning Code (MPC), Act 247 as amended. In cases where municipalities have a Subdivision and Land

Development Ordinance, plans must be submitted to the Juniata County Planning Commission for review to provide comments to the municipality within 30 days. All municipalities in the county have their own Subdivision and Land Development Ordinance with the exception of Monroe Township, Mifflin Borough, and Mifflintown Borough.

The Planning Commission reviewed 77 plan submissions in 2012. This total is significantly higher than 2011 numbers (44 plans), but still lower than the previous four years where there has been a pattern of decreasing plan submissions. The 2012 total is only 73% of what was seen in 2005 (105 plans) and 79% of the plans in 2008 (97 plans). Hopefully this trend continues to improve. Of the 2012 plans that were reviewed, 36 plans, or 47 percent of the plans, were minor subdivisions (9 lots or less); also, 36 were Lot Additions, which accounted for 47 percent of plan submissions. There were no major subdivision plans, 5 land development plans and two other type plans were submitted in 2012. Refer to Chart 1 for percent of plans reviewed by type.

The plan submissions were not equally geographically spread. Fayette Township had the most plans reviewed with 21 plans (one of those also being half in Fermanagh Township), followed by Fermanagh Township with 16 plans. Milford Township rounded out the top three with 11 plans. Approximately 51% of the County's plan submissions occurred in the aforementioned three townships. The four boroughs combined only had one plan submission (one in Port Royal Borough). There also were no plans submitted in Greenwood or Turbett Township in 2012. Refer to Chart 2 for plans reviewed by Municipality.

Totals

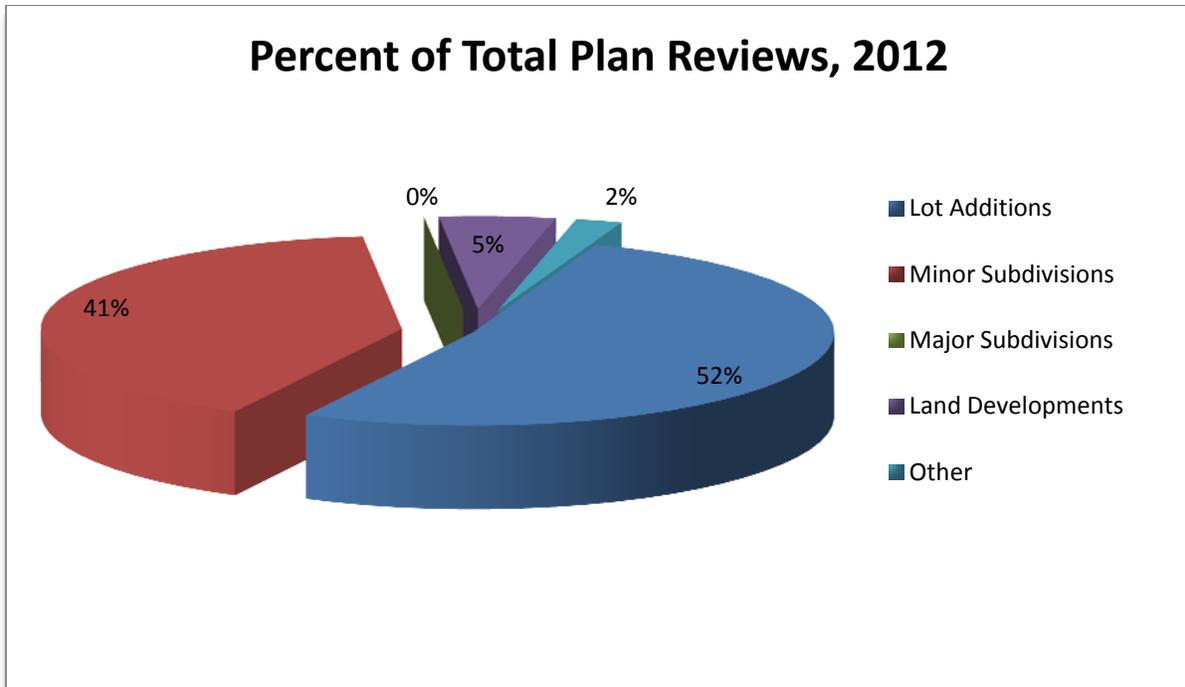


Chart 1 – 2012 Subdivision & Land Development Activity Totals by Type

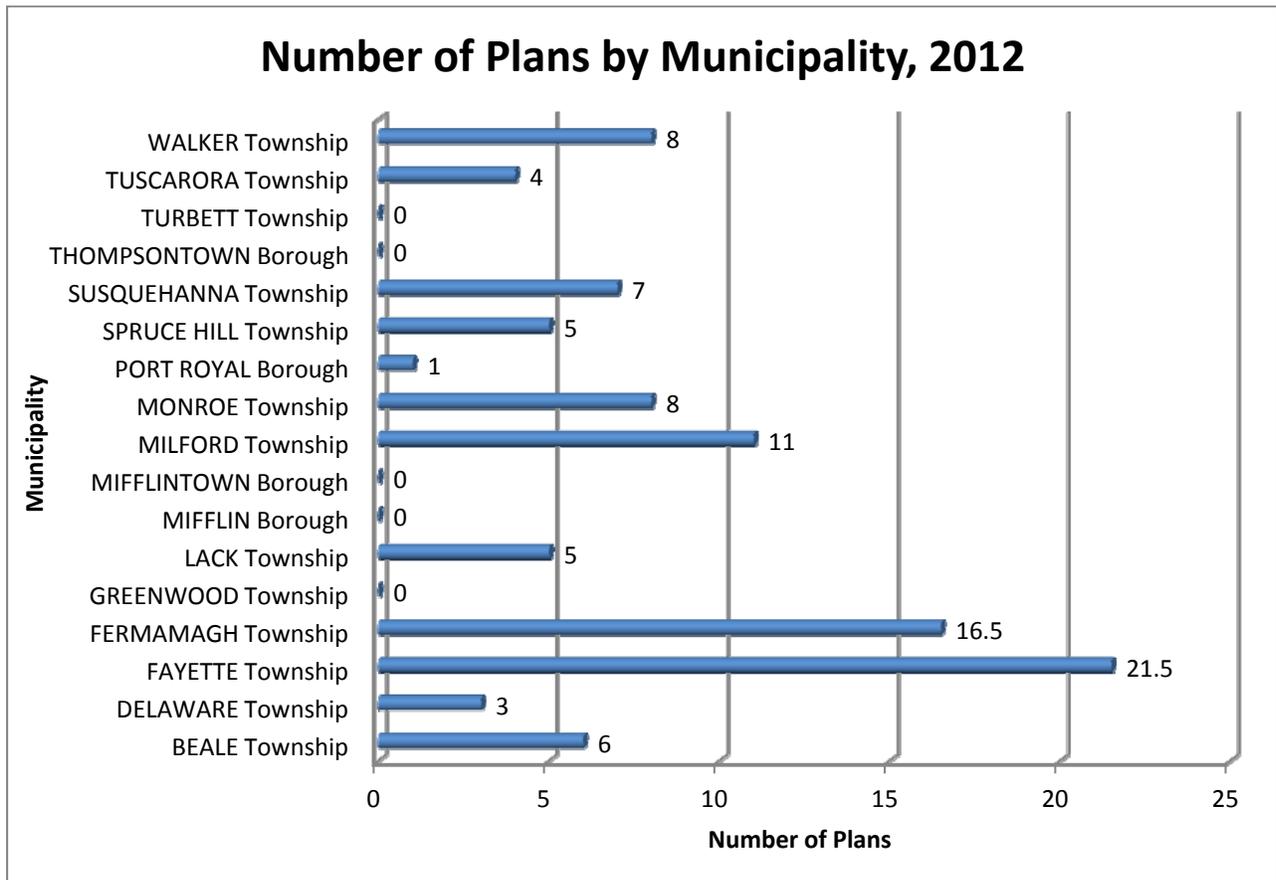


Chart 2 – 2012 Subdivision and Land Development Activity Totals by Municipality

The Planning Commission reviewed a wide range in plan numbers over the past several years. The average over the past seven years is 82 plans. The total plan reviews has been trending downward over the past seven years, as depicted in Chart 3. The 77 plans that were reviewed in 2012 is a bit closer to the average of 82 plan reviews a year.

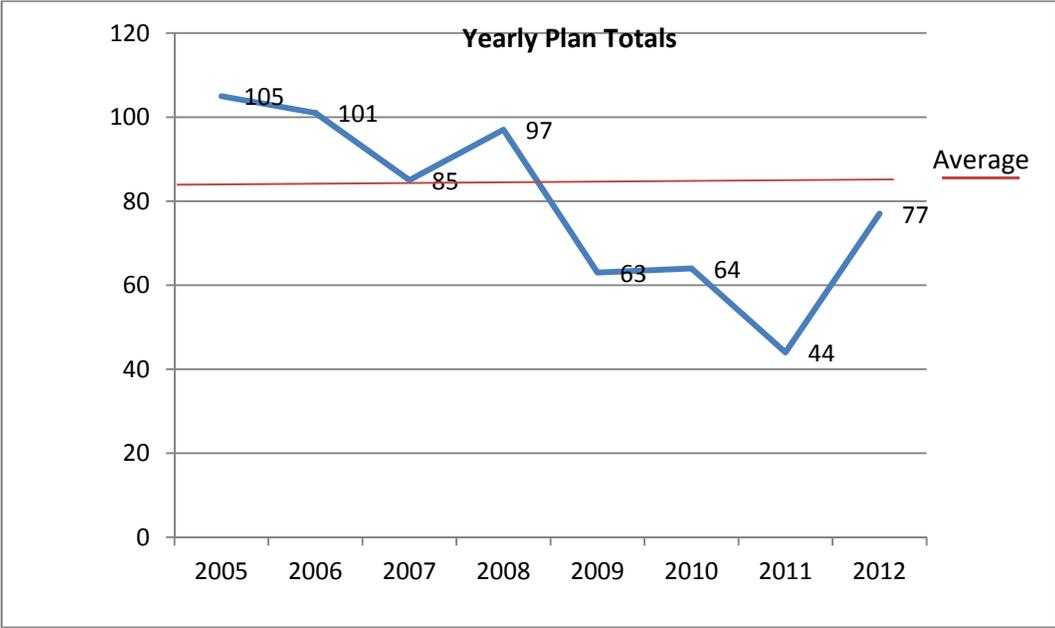


Chart 3 – Subdivision and Land Development Activity Totals by Year

It seems apparent that the assumption can be made that the worldwide recession that still continues to occur has affected plan review totals in Juniata County. Refer to Table 1 for plan review totals over the past 7 years.

Year	Lot Addition	Minor Subdivision	Major Subdivision	Land Development	Other	Total
2012	50	39	0	5	2	96
2011	19	25	0	0	0	44
2010	31	26	0	3	4	64
2009	22	34	1	5	1	63
2008	29	49	6	9	4	97
2007*	30	47	4	1	3	85*
2006	19	67	3	9	3	101
2005	30	57	6	11	1	105
Average	25.7	43.6	2.9	5.4	2.3	81.9

*Note that 2007 does not include October totals due to the absence of staff and records

Table 1 – Subdivision and Land Development Activity Totals by Year

Chart 4 shows the total plans by type in Juniata County for 2012. A positive note is the increase in Minor Subdivisions from year 2011 to year 2012. But the economic climate still needs improvement before developers commit to a major subdivision. This means that municipalities have a great opportunity to upgrade their Subdivision and Land Development Ordinances and even consider Zoning ordinances to keep ahead of the development curve and have more control over their municipalities and guide them into the future.

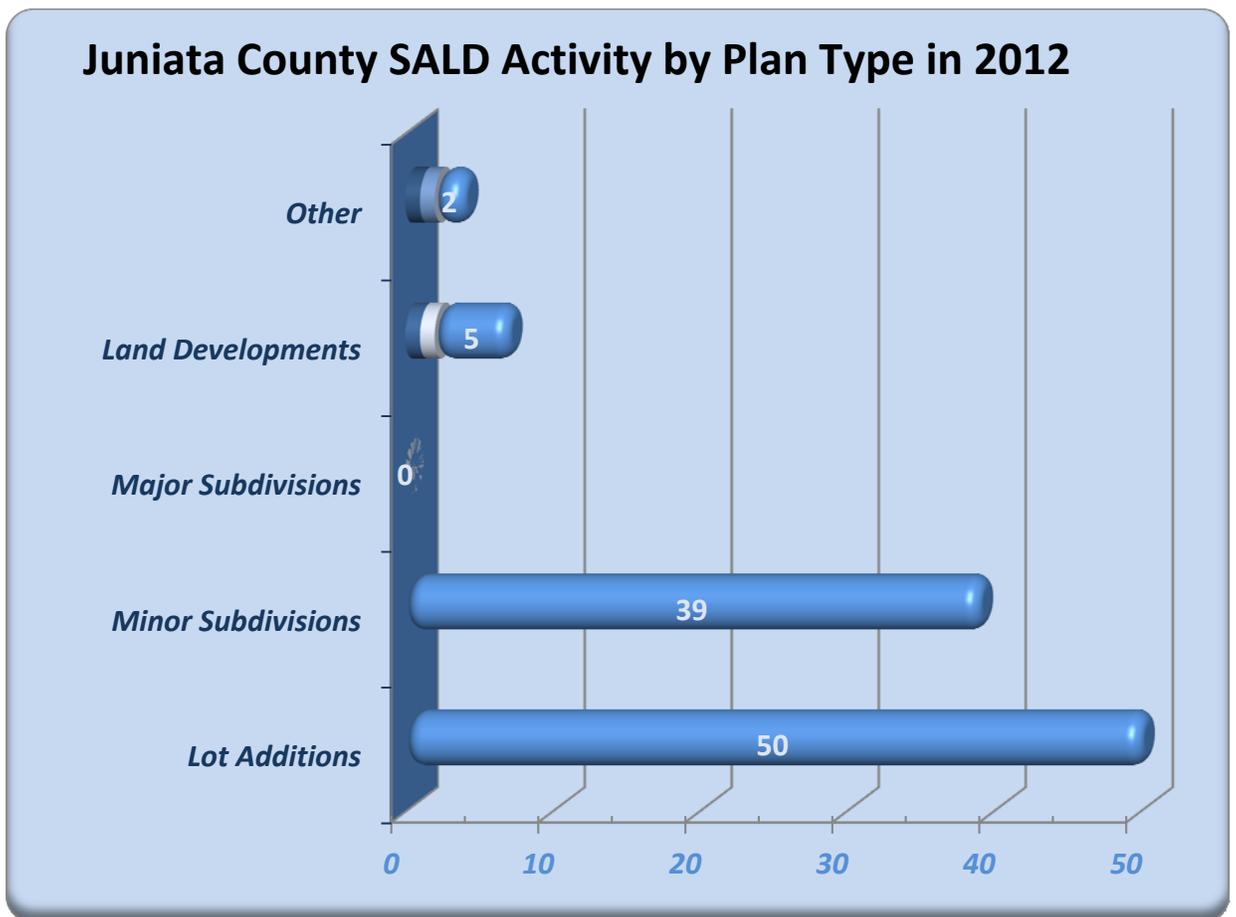


Chart 4 – Subdivision and Land Development Activity Totals by Type

Looking at the following Charts 5 and 6, which shows the increase in plans by municipality and the type of plans received in 2011 compared to the number and type received in 2012 indicates some municipalities are seeing a significant increase in development, although no major subdivisions have yet been proposed.

This is an excellent opportunity for these municipalities to consider updating their Subdivision and Land Development Ordinance. This could be done by using the Model SALD Ordinance that the Juniata County Planning Office developed or by creating their own SALDO. The model was established to make the cost to the municipality as low as possible. To use this, it would need to be approved by their solicitor and then advertised and adopted at their public meeting. For more information, please contact the Juniata County Planning Office.

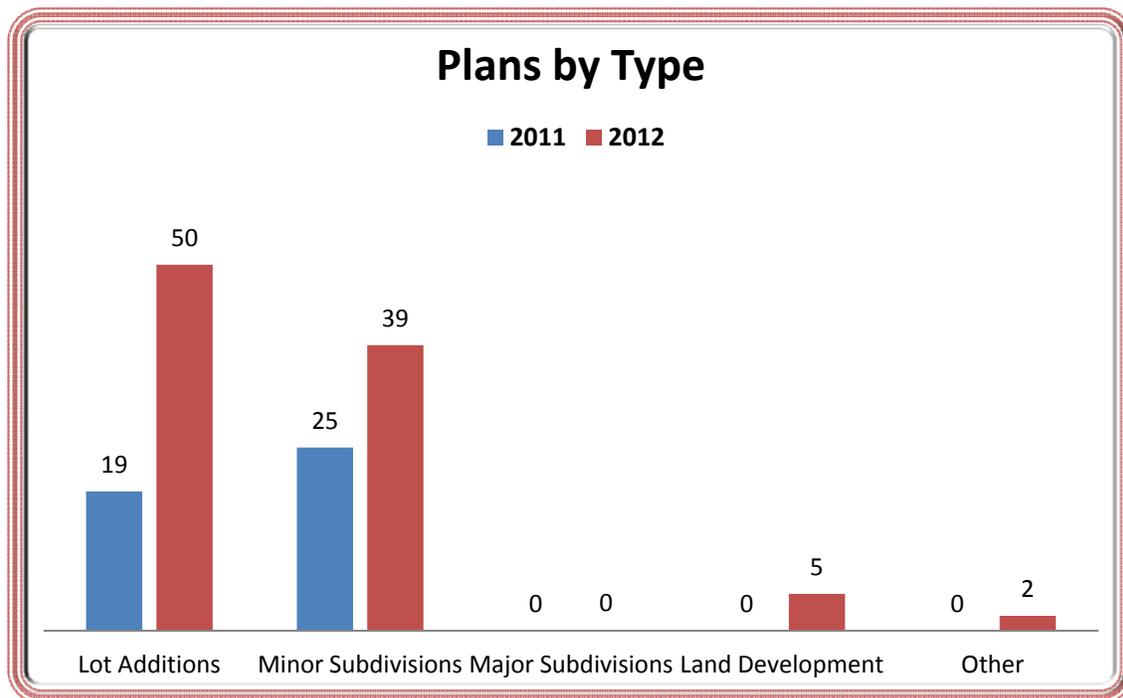


Chart 5 -- Subdivision and Land Development Activity Totals by Type 2011 vs 2012

Both Chart 5 and Chart 6 indicate increased activity and perhaps this would be an ideal time to consider adopting a zoning ordinance or updating the existing zoning ordinance if the municipality has one in effect. If the trend continues, the ordinances that are showing their age may not be sufficient to adapt to increased development and may fail to offer protection to the residents.

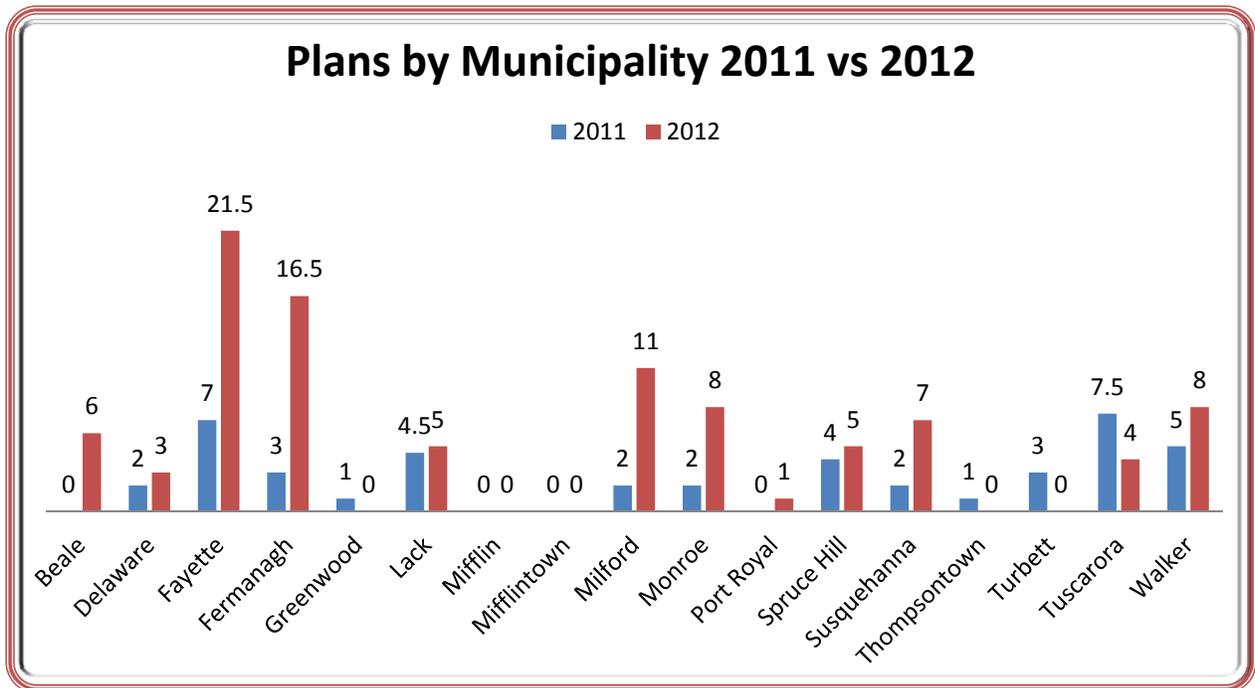


Chart 6 -- Total Plans by Municipality 2011 vs 2012

2.3 Community Development Block Grant Program

Description of CDBG Program

Juniata County utilizes Community Development Block Grant (CDBG) funds to benefit low and moderate income citizens by alleviating serious and immediate threats to the health and welfare of community residents by improving neighborhood infrastructure. Projects typically funded by this program are improvements to water and sewer systems, housing rehabilitation for qualified families, road resurfacing, ADA modifications to public facilities, and playground improvements. In addition, a portion of the funds may be spent on improving or adding new public services. Juniata County received \$259,569 for FY 2010 from the Pennsylvania Department of Community and Economic Development (DCED). These funds are used for County-wide projects or distributed to local municipalities, authorities, and non-profit organizations on a competitive basis.

Fundable Activities

All CDBG projects must benefit a majority (over 51%) of low-to-moderate income persons. If a community-wide activity is funded, then over 51% of low-to-moderate income persons. If a community-wide activity is funded, then over 51% of the residents in the community must meet the low to moderate income limits.

In addition to Census data and County-wide survey data, other methods can be used to document the fundability of a particular project:

1. A survey of the households in the service benefit area be conducted that demonstrates that over 51% of the individuals benefiting from the project have low-to-moderate incomes.
2. The project is designed specifically to serve low-to-moderate income individuals. An example of such a project is housing rehabilitation, where assistance is provided only to those families that meet income guidelines.
3. The project is designed to benefit individuals who are presumed to have low-to-moderate incomes, i.e., senior citizens and handicapped individuals.

Eligible Activities

Many types of projects are eligible including:

1. Construction and reconstruction of public facilities. Public facilities can include, but are not limited to: roads, storms and sanitary sewer systems, water, recreation improvements, firefighting equipment.

Section 2: Planning and Development Projects

- 2. Acquisition of land, economic development, housing rehabilitation, removal of architectural barriers that restrict the movement of handicapped persons, historic preservation, conservation and other activities
- 3. Establishment of new, or expansion of existing public services. Examples of this could be child care, health care, job training, education programs, recreation programs, drug abuse counseling and/or treatment, services for homeless persons, etc.

Activities that are NOT generally eligible include the construction or improvement of municipal buildings (except with the removal of architectural barriers), the purchase of municipal equipment (i.e. snow plows), and general operating and maintenance expenses.

The next page will show the projects that were still ongoing (Table 2), as well as the project approved in 2011 (Table 3). The Emergency Communications Tower that was approved in 2011 will stack funds previously approved in 2009 and 2010.

Source	Funds
Juniata County FFY 2003 CDBG Entitlement	\$50,000
Juniata County FFY 2004 CDBG Entitlement	\$285
Juniata County FFY 2007 CDBG Entitlement	\$176,544
Juniata County FFY 2008 CDBG Entitlement	\$176,800
Juniata County FFY 2009 CDBG Entitlement	\$150,018
Juniata County FFY 2006 CDBG Competitive Award	\$465,000
U.S. Army Corps Section 313 Funding	\$500,000
TOTAL	\$1,518,648

Table 2 – Previous Entitlements with Remaining Funds to be Spent

Section 2: Planning and Development Projects

Project	2011 CDBG	Description
Emergency Service Tower	\$191,022	Erect a public safety communications tower, gravel access roads, generator, and electric lines to serve the site to provide increased emergency communication capabilities in the region between Reeds Gap and Black Log. (2011 Entitlement Funds will be added to previous 2009 (\$17,201) and 2010 (\$210,699) Funds .)
SEDA-COG Administration	\$44,020	Grantees are entitled to use 18% of the grant for administration
Juniata County Administration	\$6,300	Grantees are entitled to use 18% of the grant for administration
Total	\$241,342	Total 2011 CDBG Allocation

Table 3 - New Project Selected on Juniata County 2011 CDBG Application

SECTION 3: MEMBERS AND STAFF

3.1 Staff Training

Staff members of the Planning Department have participated in conferences, workshops and other events throughout the year to continue their training and professional development.

PA Chapter of APA Holds Annual Conference

From October 16-18, 2011, Mark Colussy attended the Annual PA Chapter of American Planning Association's (APA) Annual Conference in Scranton. More than 500 planners and planning officials attended the conference.

Sessions available to attend provided diverse information on ethical, procedural, analytical dilemmas faced by many planners in today's communities. Mark attended sessions on Implementing your Comprehensive Plan: The Official Map; Active Design: the Connection between Health, Land Use, Recreation, Transportation, and Technology; Planning for Compatible Economic Development to Initiate Community Sustainability; AICP: Is it for You; Creating an Implementable Comprehensive Plan; and Complete Streets: Transforming Communities. The PA Chapter of the APA always does a good job of providing sessions on hot button topics facing planners in Pennsylvania.

Regional Planning Organization

David Bardell was confirmed by the county commissioners as the Juniata County representative on the SEDA-COG Rural Planning Organization (RPO)

The SEDA-COG Rural Planning Organization (RPO) assists in the coordination of rural transportation planning in the eight counties making up the SEDA-COG RPO. Its members include those representing transportation planning interests in each of the eight counties, as well as representatives of the Union-Snyder Transportation Alliance (USTA), Pennsylvania Department of Transportation, Federal Highway Administration, and Metropolitan Planning Organizations in Harrisburg, State College, and Williamsport.

Penn State Extension – Managing Municipal Stormwater

David attended the class on Managing Municipal Stormwater on May 7, 2012

Dave also attended a presentation on Pipeline Emergency Response and Awareness hosted by Paradigm Liaison Services on September 27, 2012

Penn State Continuing Education and Training

David Bardell attended the following classes hosted by Penn State at Harrisburg Area Community College.

Recycling 110 - Recycling and the Law April 25, 2012

Recycling 115 – Recycling and Public Policy April 26, 2012

Professional Recyclers Of Pennsylvania Annual Conference (PROP)

David Bardell attended this conference held in Lancaster, PA this year. Updates on recycling processes, tire recycling and single stream processes were just a few of the issues covered at the three day conference.

Prior to the conference, PROP members who have met the required training were eligible to take the test to be recognized as a Certified Recycling Professional. Dave did take and pass this test and was recognized at the annual banquet.

Staff Change

2012 saw a big change in the Planning Department as Associate Planner, Mark Colussy, tendered his resignation effective mid December of 2012. Mr. Colussy has accepted the position of Planning Director with Huntingdon County. We wish Mark all the best in his new position and as the proud parent of a new baby boy. Two big changes for Mark and family. Mark's knowledge and experience in planning and GIS systems will be missed by this department.