

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 22, 2015
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Tyler Gum
Tom Lake
Kay Semler
Neal Shawver
Jim Spendiff
Kent Spicher

Staff

Bill Gomes, Director
Jim Lettiere, CD Administrator / Assistant Director
Nicole Singer, Grant / Office Manager

Others

Lucas Parkes, The EADS Group
Jacob Perryman, Sentinel
Katy DiVirgilius, Sentinel

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:32.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Reorganization – Election of Officers

As provided for in the Mifflin County Planning Commission Bylaws, Bill Gomes opened the floor for nominations of 2015 officers, beginning with Commission Chair. Neal Shawver made the motion for Dan Dunmire to continue serving as Chair, which was seconded by Jim Spendiff. Those present voted unanimously for this motion. James Spendiff then made the motion for Neal Shawver to continue as Vice Chair, which was seconded by Kent Spicher, with all voting in favor. A final motion was made by Tyler Gum for Jim Spendiff to assume the role of secretary and seconded by Dan Dunmire with all voting in favor. Following the election of officers, the meeting was turned back over to the Planning Commission Chair.

Approval of Meeting Minutes

Kay Semler made a motion to accept the minutes from December's meeting. The motion was seconded by Jim Spendiff. All members voted aye.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed eight (8) applications on January 15, 2015. Seven of the applications were under Municipal Ordinance and one was under County Ordinance. Municipal ordinance included Rachel Stroup (*Armagh Township*), Patricia Waddell (*Brown Township*), Betty Kline (*Brown Township*), Fred Adams (*Derry Township*), Larry A and Tabitha H. Alexander (*Granville Township*), Karl Yohn (*Menno Township*), and Rufus Peachey (*Menno Township*). The one under County Ordinance was James Foust (*Wayne Township*). Jim reviewed two plans with the Planning Commission.

The first plan reviewed was Rachel Stroup in Armagh Township. This project involves the subdivision of one lot from the lands of Christopher L. and Rachel D. Stroup containing 10.8206 to be a stand-alone lot that will be served with an on-lot water source, as well as an on-lot sewage disposal system. Access to parcel A will be via Havice Treaster Cross Road.

The subdivision plan shows a total acreage of 45.05 acres with Parcel A to contain 10.8206 acres while the residual contains 34.2251 acres. The County's Assessment Office and GIS Department have this parcel listed at 65.87 acres, a difference of 20.83 acres in comparison to this subdivision plan. There appears to have been a subdivision in 2012 that created three lots, which could account for the 20 acre discrepancy. However, former

lot 1 is shown on the plan with 10.136 acres and still maintains the same tax map number of 12-08-11. Tax parcel records now show three lots with the same parcel number and they are no longer connected. Mr. Taptich provided a response on the discrepancy and Jim asked for it in writing, which he did not receive.

Bill commented that a universal parcel identification number system would help eliminate some of the issues created with this subdivision. Lucas Parkes commented that the township should require that they show the new deed with the plans before approval. Jim mentioned that should be written into their SALDO so it can be enforced.

The second subdivision reviewed was Fred Adams in Derry. The plan proposes three lot additions and four stand-alone lots.

On sheet 2, lot 5 is mislabeled and is listed twice and caused confusion. Taptich Engineering and Surveying representative stated there were no deed restrictions or easements that he is aware of but later determined there is a deed restriction. One of the problems discovered was with lot 7 and access to the lot. There was also a problem with non-connecting features with the same tax parcel number.

Jim mentioned a third plan in Granville Township of Larry and Tabitha Alexander. A new handout was given to the Planning Commission members because Sarge Engineering and Surveying was unable to make the Subdivision Review meeting however had since then spoken to Jim. Jim presented updated comments on the shared driveway and cartway widths after speaking to a representative on the phone.

Dan entertained a motion for the approval of the seven municipal plans. A motion was made by Tyler Gum and seconded by Kay Semler and unanimously passed.

Dan then entertained a motion for the conditional approval of the one county ordinance plan in Wayne Township upon the receipt of the waiver request from Wright Surveying. A motion was made by Neal Shawver and seconded by Jim Spendiff and unanimously passed.

Subdivision and Land Development Municipal Reports

Armagh Township

Name of Plan: Stroup, Rachel.

File Number: 2015-01-003

Tax Map #: 12-09-0111

Municipality: Armagh Township (Municipal Ordinance)

Applicant Name: Stroup, Rachel

Land Owner Name: Stroup, Rachel

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

The project involves the subdivision of one (1) lot from the lands of Christopher L. and Rachel D. Stroup, Parcel A, containing 10.8206 acres, is intended to be a stand lot that will be served with an on-lot water source, as well as an on-lot sewage disposal system. Access to parcel A will be via Havice Treaster Cross Road.

The residue, containing 34.2251 acres, is presently vacant and shall become a stand alone lot that will be served with an on-lot water source, as well as an on-lot sewage disposal system. A single-family detached dwelling is proposed on each lot.

Subdivision Information

The subdivision plan shows a total acreage of 45.04+/- acres Parcel A is to contain 10.8206 acres while the residual contains 34.2251 acres. The County's Assessment Office and GIS Department have this parcel listed at 65.87 acres a difference of 20.83 acres in comparison to this subdivision plan. This must be addressed.

There appears to have been a subdivision in 2012 which created three (3) lots which could account for the 20 acre discrepancy. However, former lot 1 is shown on the plan with 10.136 acres and still maintain the same tax map number of 12-08-011 which may account for part of the discrepancy. Since it has not been deeded off separately it should be accounted for.

Clean & Green / Agriculture

The parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. A notation that there are prime farm land soils should be noted on the plan.

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.302.a.10.).

Right-of Way Widths

As noted on the plan, Havice Treaster Cross Road is not named in the County GIS files it is named Treaster Havice Valley Road.

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of Treaster Valley Road and Treaster Havice Valley Road are substandard (Table 1).

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Treaster Valley and Treaster Havice Valley Roads are substandard (Table 1).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 6 Section 6.202 a.15.) of the Armagh Township Subdivision and Land Development Ordinance.

*The Tapitch Engineering and Surveying representative indicated there are no deed restrictions or easements that he is aware of.

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Armagh Township Board of Supervisors.

Brown Township

Name of Plan: Waddell, Patricia

File Number: 2015-01-002

Tax Map #: 14-03-0109E

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: Waddell, Patricia

Land Owner Name: Wadell, Patricia

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of John A. and Patricia A. Waddell (TM 14-03-0109E). Lot #1 is intended to be a non-building lot addition to the adjacent lands of Michael J. and Kathy J. Macchiaverna (TM 14-03-0222).

The residue is presently vacant and is being used for agricultural purposes. Various lots and undeveloped roads of record exist on the residue. Taptich Engineering & Surveying, Inc. has attempted to depict these lots for information purposes only. No claims are made as to the status of these record features.

Subdivision Information

The configuration of Lots 31-46 (inclusive) and the cul-de-sacs on Audrey Street and Charles Street have not been developed as of 2010. Is this lot and road configuration recorded as a subdivision? If it was recorded, then the deeds were never prepared and provided to the County Assessment Office in order to create the lots.

*The Taptich Surveying and Engineering representative, said this is how the plan of record is from 1970. Property boundary information should be shown for the entire property, including the residual property. Boundary information is missing along Audrey Street along the eastern side of the property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset

map. Brown
Township Subdivision and Land Development Ordinance (Article 7 Section 7.302. A.5.).

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302 A.26.).

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils.

Cartway Widths

The cartway width of Sparkle Drive should be shown on the plan Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.202 A.11.). It is not undeveloped as noted on the plan.

*The Taptich Surveying and Engineering representative, said part of Sparkle Drive is undeveloped.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 7 Sections 7.202 A.13. and 7.302 B.7.) of the Brown Township Subdivision and Land Development Ordinance.

*The Taptich Surveying and Engineering representative, said there are no deed restrictions or easements that he is aware of.

DEP Sewage Planning Module

A copy of the DEP “Request for Planning Waiver and Non-Building Declaration” form needs to be provided.

Lot Addition

The combined acreage after the lot addition should be noted on the plan, in the Narrative and in Note 12.

Features

Note 7. alludes to the possibility of the presence of sink holes. It is encouraged that a note indicating that no development can occur on this parcel, until after a satisfactory geotechnical report is accepted by Brown Township.

Zoning

The zoning setbacks as noted in Note 6. are incorrect for collector and local roads Brown Township Zoning Ordinance (Article VI Section 604).

Brown Township

Name of Plan: Kline, Betty

File Number: 2015-01-007

Tax Map #: 14-01-0418

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: Kline, Betty

Land Owner Name: Kline, Betty

Plan Preparer: Wright Land Surveying

Plan Summary:

Lot Addition A consisting of 0.611 acres is to be added onto Lot 2. Lot Addition A is a lot addition and shall become an integral part of Lot 2, to become a total of 1.831 acres. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Basic Plan Information

There is a partial plan narrative that is required under (Article 7 Section 7.302. A.1.) of the Brown Township Subdivision and Land Development Ordinance. However, it needs to be clearer and more definitive, since this

*The Wright Surveying representative said he will revise the narrative.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils.

Right-of Way Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way widths of Airport Road and Three Cent Lane are substandard Brown Township Road Ordinance (Section 41.).

Cartway Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the cart-way widths of Airport Road and Three Cent Lane are substandard Brown Township Road Ordinance (Section 41.).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 7 Sections 7.302. A.6. and 7.302. B.7.) of the Brown Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative stated there are no deed restrictions or easements.

DEP Sewage Planning Module

A copy of the "Request for Planning Waiver and Non-Building Declaration should be submitted to the Brown Township Planning Commission.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302. A.23.). There appears to be another building on Lot 2.

Zoning

Side yard information for R-1 without both public water and sewer service is 25 feet not 15 feet.

Other Comments:

1. One abutter Sheena Fry (TM 14-01-0105A) should be Sheena Fay.

*The spelling error is located in note 2. only.

2. Lot 2 appears to be served by a 25 foot easement and I wondered if this should be incorporated into Lot 2.

*The Wright Surveying representative indicated her Attorney is preparing this instrument, however, at this time, the twenty-five (25) foot easement is not merged with lot 2 but eventually will be.

3. Airport Road is a County right-of-way. Staff from the Planning and Development Office met with the Township Roadmaster and a representative from PennDOT District 2 on November 19, 2014 to ascertain whether the proposed location for the driveway intersecting Airport Road, would meet PennDOT' S driveway sight distance requirements (PennDOT publication 70). The minimum safe sight distance from the driveway in a southerly direction is two-hundred sixty (260) feet. The plan demonstrates compliance with this standard.

Derry Township

Name of Plan: Adams, Fred

File Number: 2015-01-004

Tax Map #: 16-03-0102/0101/0102E

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Adams, Fred

Land Owner Name: Adams, Fred

Plan Preparer: Taptich Engineering and Survey

Plan Summary:

This project involves the subdivision of seven (7) lots from the lands of Fred A. and Beverly K. Adams. Lot #1, containing 8.5332 acres, is intended to be a non-building lot addition to the adjacent lands of Joseph P. and Shannon M. Hackenberg.

Lot #2 containing 2.2781 acres, is intended to be a stand alone lot that will be served with and on-lot sewage disposal system, as well as an on-lot water source for the construction of a single-family, detached dwelling unit. Access to Lot #2 will be via the proposed 25' right-of-way off of Old Park Road.

Lot #3, containing 2.2601 acres, is intended to be a non-building lot addition to the adjacent lands of Jack L. and Dana E. Watson.

Lot #4, containing 3.2069 acres, is intended to be a non-building lot addition to the adjacent lands of Rick A. and Lynn M. Barger.

Lot #5, containing 0.2280 acres, is intended to be a non-building lot addition to the adjacent lands of Rick A. and Lynn M. Barger.

Lot #6, containing 1.9083 acres, is intended to be a non-building stand alone lot. Access to Lot #6 will be via Old Park Road.

Lot #7, containing 78.4666 acres, is intended to be a non-building stand alone lot. Access to Lot #7 is via the existing 40' right-of-way off of Ewardtown Road.

There are no changes or improvements proposed to the Residue at this time.

Basic Plan Information

The graphic scale is not labeled on Sheet 1.

The tax parcel number 16,-03-0102C is missing the zero digit before the last three numbers on the plan.

Subdivision Information

Why are lots south of tax parcel number 16-03-0102A, Lot #4 and tax parcel number 16-03-012C numbered as Lot #1, Lot #2 and Lot #3? This adds confusion to the subdivision plan, since lots 1-3 (inclusive) are part of the subdivision.

*The Taptich Engineering and Surveying representative stated this is how the lots were subdivided and recorded.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.G.).

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. Note number 6.mentions soil information but there is no soil information on the plan.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of Old Park and Ewardtown Roads are substandard (Part 5 Section 504.2.).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Old Park and Ewardtown Roads are substandard (Part 5 Section 504.2.).

Private Street / Shared Driveway

It appears access to Lot #7 is from Ewardtown Road which traverses the William Goss Parcel. Is there an easement agreement to allow this access? Further, what is the cartway width for this private right-of-way as recorded in DB 295, PG 323?

*The Taptich Engineering and Surveying representative stated the easement agreement is recorded in DB 295, PG 323. Lot 2 appears to be served by a private twenty-five (25) foot right-of-way off Old Park Road, which is the only frontage this lot has. Does this right-of-way also serve lots 1 and 3? If so, is there a shared driveway or maintenance agreement in place?

Street Names

If multiple parties are to use a private drive, the roadway will need to be named. Street names are to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street naming. The areas in question are the twenty-five (25) foot right-of-way to lot 2 and the forty (40) foot right-of-way to lot 7.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Part 4 Section 403.2.L.) of the Derry Township Subdivision and Land Development Ordinance.

*The Taptich Engineering and Surveying representative stated there are no deed restrictions or easements that he is aware of.

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Derry Township Planning Commission.

A copy of the DEP “Request for Planning Waiver and Non-Building Declaration” form needs to be provided to the Derry Township Planning Commission.

Lot Addition

It appears tax parcel number 16,-03-0102C is being added to the existing 40' private right-of-way and utility easement. This needs to be clearer.

*The Taptich Engineering and Surveying representative stated he will add a tag line that the Fred and Beverly Adams parcel consisting of 0.2280, which is the 40 foot private right-of-way, is to be added to the Rick and Lynn Barger property.

Within the general notes, after number 9, there are three number 10's. Also for the lot addition statements, it's not clear what the total combined acreage is after the lot addition. This should be noted on the plan. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.N.)

Zoning

The zoning designations for the subject parcels are Rural and Forest which should be noted on the plan.

Other Comments:

On sheet 2, lot number 5 is mislabeled and is listed twice. Lot 6 is a 1.9083 acre tract that fronts Old Park Road on the western end of the parcel, but is labeled lot 5, lot 5 is a .2280 acre tract that will adjoin the Barger property. However, it is also listed as a forty (40) foot private right-of-way. Please clarify the intent of this track as a lot addition or a right-of-way. Tax parcel 16,-03-0102 appears to be split and not connected with one part fronting Old Park Road and another lying north of Edwardtown Road. Can you clarify if this is correct?

Granville Township

Name of Plan: Alexander, Larry A., Jr. and Tabitha H.

File Number: 2015-01-0014

Tax Map #: 17-38-0343A

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Alexander, Larry A., Jr. and Tabitha H.

Land Owner Name: Alexander, Larry A., Jr. and Tabitha H.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to subdivide the land of Larry A., Jr. and Tabitha H. Alexander into two lots. Lot 1, of 1.000 acre, contains an existing single-family residence. Lot 2, of 1.870 acres, is proposed for a new single-family residence.

Right-of Way Widths

Stanleys Road is almost 1,000 feet long and currently serves 8 residences. The right-of-way is only 22 feet and should be widened before future development is allowed since additional lots could be potentially created on this road.

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Stanleys Road is substandard (Table 1, Appendix A).

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated that Granville Township's position is that they will allow this subdivision without any expansion of the right-of way. It was acknowledged the right-of-way is substandard.

Cartway Widths

Stanleys Road only has a 16 foot cartway which is not adequate for two-way traffic. The cartway should be enhanced before future development is allowed.

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width of Stanleys Road is substandard (Table 1, Appendix A).

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated that Granville Township's position is that they will allow this subdivision without any expansion of the cartway. It was acknowledged the cartway is substandard.

Private Street / Shared Driveway

All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots __, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated that Granville Township's position is that they do not want the shared driveway agreement language on the plan.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

No sewer planning module documentation is required for this subdivision.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Granville Township Planning Commission.

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated he will request this letter from the Township.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.10.). The aerial photo appears to show another building on the parcel with the existing house.

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated this roof top is part of a carport that is used to store firewood.

Other Comments:

1. The existing house on lot 1 intrudes into the front setback.

*On January 21, 2015 the Sarge Engineering and Surveying representative indicated that the house is a pre-existing non-conforming structure.

Menno Township

Name of Plan: Yohn, et.al, Karl S.

File Number: 2015-01-006

Tax Map #: 18-11-030118-11/0300

Municipality: MennoTownship (Municipal Ordinance)

Applicant Name: Yohn, et.al, Karl S.

Land Owner Name: Yohn, et.al, Karl S.

Plan Preparer: Wright Land Surveying

Plan Summary:

Lot Addition A consisting of 0.409 acres is to be added onto land owned by St. Paul's Evangelical Lutheran Church of Allensville. Lot addition A is a lot addition and shall become an integral part of the property owned by the Church to make a total of 2.226 acres. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Administrative

The subdivision application form should be signed by the municipality.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils.

PennDOT HOP / Municipal Driveway Permit

The plan notes that a PennDOT HOP may be required.

*The Wright Surveying representative clarified that if a driveway is proposed in the future then and PennDOT HOP is required.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Menno Township Subdivision and Land Development Ordinance (Article 6, Section 6.302.a.6.).

*The Wright Surveying representative said there are no deed restrictions or easements.

DEP Sewage Planning Module

Where is the on-lot septic system for Lot A?

*The Wright Surveying representative said he will consult with the Township to determine this.

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Water Service

The plan notes the lots are served by public water, but water lines are not shown on the plan Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.10.).

*The Wright Surveying representative said he will show the location of the line which is beneath the sidewalk.

Other Comments:

The plan shows a existing barn on lot 1 is within the side yard setback and a church on lot A is within the front setbacks.

*The Wright Surveying representative said the barn pre-existed prior to the adoption of the Ordinance.

Menno Township

Name of Plan: Peachey, Rufus D.

File Number: 2015-01-008

Tax Map #:

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Peachey, Rufus D.

Land Owner Name: Peachey, Rufus D.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well systems. The residual tract, Lot 1, has an existing residence with no new development proposed.

Administrative

The subdivision application form should be signed by the municipality.

Clean & Green / Agriculture

The plan note states the property is in an Agricultural Security Area. According to County GIS information, this is incorrect.

Right-of Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance (Table 1), the right-of-way widths of West Back Mountain Road and Long Lane are substandard.

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance (Table 1), the cartway widths of West Back Mountain Road and Long Lane are substandard.

PennDOT HOP / Municipal Driveway Permit

Has the proposed driveway opening been viewed by the Township Roadmaster?

*The Wright Surveying representative said yes and there is an existing driveway and they created a fifty (50) foot right-of-way.

Private Street / Shared Driveway

All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots __, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names

If multiple parties are to use a private drive, the roadway will need to be named. Street names are to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street

naming.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property. However, the plan shows a proposed right-of-way.

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Menno Township Planning Commission.

Other Comments:

1. Access to Lot 2 shows a proposed 50 foot right-of-way with an 18 foot cartway along an existing lane. In order for this to work, there needs to be a recorded easement that allows this proposed right-of-way to cross the property of Daniel Peachey (TM 18-06-0108A). This verification needs to be proposed. Also, Lot 2 will have no direct frontage on a public road to access the lot. Why is the access not coming from Lot 1? What is considered the front of the lot to measure the front setback from? Can this proposal meet the lot width requirements?

*The Wright Surveying representative said he was advised by the County Assessment Office that this property was removed from Clean and Green and it cannot be designated Clean and Green again. He added he will add a signature block for Daniel validating he agrees to the subdivision and Daniel will give the fifty (50) foot right-of-way to Rufus through a recorded easement. He indicated he will note the determination for the front setback.

Wayne Township

Name of Plan: Foust, James R.

File Number: 2015-01-005

Tax Map #: 21-03-0106

Municipality: Wayne Township (County Ordinance)

Applicant Name: Foust, James R.

Land Owner Name: Foust, James R.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing woodland use only. The residual tract, Lot 1, has two existing residences with no new development proposed.

Floodplain / Wetlands

The plan notes that a portion of lot 1 is within the 100 year floodplain.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils.

Soils information should be shown on the plan. Mifflin County Subdivision Ordinance, (Article 7 Section 7.302. A.10.).

*The Wright Surveying representative stated there are around six (6) to eight (8) soils. He indicated he will request a waiver to this provision.

Right-of Way Widths

If there are plans for future development on Lucy Furnace Road then additional right-of-way should be provided. Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204.F), the right-of-way width for Lucy Furnace Road and Old Road 22 are substandard.

Cartway Widths

If there are plans for future development on Lucy Furnace Road then additional cartway should be provided since it is only 18 feet.

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width for Lucy Furnace Road and Old Road 22 are substandard (Article 4 Section 4.204 F.).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Mifflin County Planning Commission.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Water Service

The plan should indicate existing well site locations, or at a minimum the well isolation distance

from the proposed septic system. Mifflin County Subdivision and Land Development Ordinance, (Article 4 Section 4.211).

*The Wright Surveying representative said he will show the existing well site location on the plan.

Other Comments:

1. Since there are two existing residences on Lot 1, are there plans to subdivide Lot 1 to separate the house lots?

*The Wright Surveying representative said there is nothing proposed at this time.

Public Comment

None

Other Business

Bill discussed the updates on the different trail projects. A packet was handed out with a list of different trails that we could pursue in developing. At the previous meeting, there was discussion on the Green Avenue trail. There is still concern about the narrow approach near the bridge and being able to make this trail work. Trails that were on a list of prospects were the Juniata River Walk, Kish River Walk, Juniata River Walk West, and Juniata River Walk to Derry Park. The DCNR grant program application is due in April, which will not be feasible to apply for this year. However, DCED has a grant due in June/July that is much more competitive and we could possibly apply for money from this grant.

Dan spoke about the Juniata River Walk West and that it runs parallel to Fourth Street and that the borough owns a majority of the land along this trail. He wasn't quite sure how far it went. Discussion was held on this trail and a motion was made by Neal Shawver and seconded by Tyler Gum and all agreed to move forward with the Juniata River Walk West.

Bill then informed the Planning Commission on the natural gas study. The study is being conducted in three counties. Mifflin County's portion is being sponsored by the County, Standard Steele and MCIDC. Bill also presented a handout on the Virtual Gas Line. This process is like a portable gas system. Bill explained how this would work and the benefits. The Clean Energy Company is going to be establishing a gas station in the State College area that could be linked to the Virtual Gas System.

Bill updated the Planning Commission on the dog park. A group is being formed, Friends of the Dog Park, to help with maintaining the dog park. The first meeting will be on January 27 at 6 PM at the Danks Building as part of the Parks and Recreational Council Meeting. A speaker will be present from Centre County to speak on their dog park.

Adjournment

The meeting adjourned at 4:35 p.m. upon a motion by Neal Shawver that was seconded by Tyler Gum.