

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, JANUARY 24, 2013**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Susan Heimbach, Chair  
Dan Dunmire, Vice Chair  
Mario Andrie  
Michele Bair  
Tom Lake  
Brent Miller  
Neal Shawver  
Jim Spendiff  
Kent Spicher

Other

Dain Davis, EADS Group

Staff

Bill Gomes, Director  
Jim Lettiere, Community Dev Administrator  
Assistant Director  
Kim Napier, Office/Grants Manager

**Call to Order**

Susan Heimbach, Chair called the meeting to order at 3:33 p.m.

**Record of Public Attendance**

Susan reminded everyone to sign the attendance sheet.

**Election of Officers**

As provided for in the Mifflin County Planning Commission Bylaws, Bill Gomes opened the floor for nominations of 2013 officers, beginning with Commission Chair. Dan Dunmire made the motion for Susan Heimbach to continue serving as Chair, which was seconded by Brent Miller and unanimously approved by the members. Brent Miller then made the motion for Dan Dunmire to continue as Vice Chair, which was seconded by Neal Shawver, with all voting in favor. John Pannizzo's recent resignation necessitated the appointment of a new Secretary. Jim Spendiff nominated Neal Shawver to serve in this capacity, Kent Spicher seconded the motion, 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: December 20, 2012**

Susan asked for a motion to approve the minutes. Neal Shawver made a motion to accept the December minutes as written. The motion was seconded by Dan Dunmire and all voted aye.

Bill Gomes introduced newest board member Mario Andrie, an electrical engineer at Penelec/First Energy and first recipient of the Planning Achievement Award. Mario previously served on the Planning Commission from February 14, 2000 to December 12, 2002 and we welcome his return.

**Community Development Block Grant (CDBG) Update**

Jim discussed some of the CDBG projects for FFY 2010 through FFY 2012, the HOME Program, and current funds available. A corresponding Program Status Report handout with

in-depth project information was provided to the Board. Jim indicated the County's deadline for 2013 applications is February 15, 2013 and that DCED has advised us to hold off on conducting the first public hearing until the second quarter of this year. We are awaiting notification of funds, which must be used within three years. Derry and Granville Townships have separate entitlements. Mifflin County applied for 2012 funds from Lewistown Borough in the amount of \$35,000 and the County was awarded \$25,000, but we may not accept the funds because the Borough Council did not take action on the County's request to allow for delivery costs. Bill emphasized the highest demand for housing rehabilitation lies within Lewistown Borough, but if we don't charge for services, we would likely end up subsidizing them, which the County cannot afford to do.

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

Jim Lettiere reported the Subdivision and Land Development Review Committee reviewed twelve plans. There were 11 plans under Municipal Ordinances for which the Planning Commission provides recommendations to the municipalities: Sheetz Inc./Unique Inc.; William J. & Vicki Rupp; Edgewood Estates; and Uria S. & Lena B. Zook in Brown Township; Merrill E. Sherwood in Decatur Township; Noah D. Peachey; Stephen I. and Annie M. Wengerd; and Elsie E. Detweiler in Menno Township; Dream Retreats, LLC – Storage Units and Kenneth J., Dorothy A and Randy J. Casner in Oliver Township; and Paul J. Zook in Union Township. There was one plan under the County Ordinance: Connie S. Peachey in Bratton Township.

The first plan discussed was Sheetz Inc./Unique Inc. in Brown Township at Carriage House Lane and Sheetz Drive across from Dairyland. Four lots will be consolidated into 2 lots. A Sheetz store with 2-lane food & drink drive-thru, regular and diesel gas pumps, and commercial paved parking are proposed. The diesel gas pumps will be located to the rear of the building. A car wash originally planned was removed. Zoning is "Split". Bill referred to the PennTerra Traffic Impact Study and noted the intersections are not perpendicular. He felt at some point there would probably be a traffic light at Carriage House Lane. Bill also mentioned PennDOT is now involved with possibly relocating their garage. Jim Lettiere brought up potential problems with Wednesday's Flea Market traffic.

As a follow-up to property access, members discussed the new McDonalds Restaurant traffic flow onto Electric Avenue. In a short time, drivers have quickly found ways to circumvent the approved ingress and egress and have been observed making dangerous maneuvers such as driving around the building, going the wrong way and backing onto Electric Avenue.

The next plan discussed was a preliminary plan for Dream Retreats, LLC in Oliver Township off US Hwy 522 South shortly past Yetter's Restaurant on the opposite side of the road. A 2-story block building, 4,620 sq ft., is proposed for individual storage rental units. Although not in the 100-year flood plain, the property runs parallel to the Juniata River. An existing A-frame structure on the adjoining property utilizes a shared driveway with the proposed rental unit building.

Following a brief review of the other nine plans by Jim Lettiere, Dan Dunmire made a blanket motion to approve the eleven plans falling under Municipal Ordinances. Dan's motion was seconded by Jim Spendiff. All voted in favor, with the exception of Susan Heimbach and Neal Shawver who both abstained from voting on the Dream Retreats, LLC plan.

The one plan under County jurisdiction for Connie S. Peachey in Bratton Township was also reviewed. Dan Dunmire made a motion to conditionally approve the plan based on comments provided. The motion was seconded by Jim Spendiff and all voted aye.

## **Subdivision Review Committee Report:**

### **Review Comments for Dates Between: 1/2/2013 and 1/11/2013**

#### **Bratton Township (County Ordinance)**

Name of Plan: Peachey, Connie S.  
File Number: 2013-01-003  
Tax Map #: 13-006-104  
Municipality: Bratton Township (County Ordinance)  
Applicant Name: Peachey, Connie S.  
Land Owner Name: Peachey, Connie S.  
Plan Preparer: Tuscarora Land Surveying

#### **Plan Summary**

This plan proposes a single-lot subdivision (Lot 2) from Lot 1- Residue, lands of Connie S. Peachey. This area is presently served with public sewer and individual wells.

#### **Action Taken**

The County approved the plan conditionally based on meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days.

Review Comments (List from Review Committee):

#### **Topographic information**

Topographical contours at vertical intervals should be displayed on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A23.).

- The representative from Tuscarora Land Surveying stated he will show contours on the plan.

#### **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. (Mifflin County Subdivision Ordinance, Section 7.302. A10)

\*The representative from Tuscarora Land Surveying stated he will label the hydric soils on the plan.

#### **PennDOT HOP / Municipal Driveway Permit**

It appears there is a 20' driveway shared by lots 1 or 2. However, if a new driveway is proposed, a Highway Occupancy Permit (HOP) will be required.

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

#### **Private Street / Shared Driveway**

All private drives that are used by more than one party (between Lots 1 and 2) shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "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." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

- The representative from Tuscarora Land Surveying stated he will place this 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**

If the project is to utilize public sewer, A DEP Component 3, or Exemption from Sewage Planning Mailer should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

#### **Signature Blocks on Plan**

Wrong signature block. It should be the one showing approved by the County Planning Commission as well as a signature line for the Chairman or designated representative and plan tracking number.

- The representative from Tuscarora Land Surveying stated he will place the correct signature block on the plan.

### **Brown Township (Municipal Ordinance)**

Name of Plan: Zook, Uria S. & Lena B.

File Number: 2013-01-002

Tax Map #: 14-06-0128

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: Zook, Uria S. Zook

Land Owner Name: Zook, Uria S. Zook

Plan Preparer: Young's Surveying Inc.

#### **Plan Summary**

The number of Tracts being created is 2. Tract 2 contains 12.03 acres and has thereon an existing farm house with no water supply and other out buildings. A privy is located near the house. There are no plans to change current sewage facilities for Tract 2. A waiver from sewage facilities planning is being requested for Tract 2 under Section G, number 2, request for residual tract planning waiver. Tract 1 was tested by Brown Township SEO, William Dan Page and found to be suitable for on-lot sewage. Tract 1 is being proposed for an individual residence and will produce 400 gallons per day sewage flow. The total area of Tract 1 is 21.79 acres. The total project area is 33.90 acres. The adjacent properties are mostly farm fields (agricultural) and wood lands, with few residential homes using on-lot sewage systems along with privies. Brown Township does have a "Holding Tank and Privy Ordinance number 1998-1. It is understood that stipulations or regulations imposed by this Ordinance must be enforced and handled by Brown Township and their Sewage Enforcement Officer.

#### **Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

#### **Basic Plan Information**

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. (Article 7 of the Brown Township Subdivision and Land Development Ordinance, Section 7.301 A.1.)

#### **Topographic information**

Suitability considerations should be made for this plan. It appears, according to County GIS information, there are steep slopes (grades over 15%) on this site and development in these should be discouraged. The majority of tract 1 has slopes greater than twenty-five (25) percent. Tracts 1 and 2 have portions of land that is sloped from fifteen (15) percent to twenty-five (25) percent.

#### **Setback Lines**

The setback lines should be shown on the plan as prescribed in Article 7 of the Brown Township Subdivision and Land Development Ordinance (Section 7.302 11.). The building setback requirements for a Residential use in an A-Agricultural District, are incorrectly identified on the narrative information of the plan. The Brown Township Zoning Ordinance Article IV. Section 406 requires a front setback of twenty-five (25) feet, and a side yard of twenty-five (25) feet.

#### **Right-of Way Widths**

The right-of-way of Stucky Lane does not meet the road provisions of Brown Township's Road Ordinance Section 41 A. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if

there is future development along this road.

**Cartway Widths**

The cartway width of Stucky Lane does not meet the road provisions of the Brown Township Road Ordinance (Section 41.B ). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

**Private Street / Shared Driveway**

The detailed information regarding Stuckey Lane should be provided as part of this subdivision, not as a reference to a previous subdivision. The eight (8) foot portion of Stuckey Lane does not meet the minimum shared driveway width of sixteen (16) feet in accordance with Section 4.205 4.C. of the Brown Township Subdivision and Land Development Ordinance. 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." See Section 4.204 B. 1c of the Brown Township Subdivision and Land Development Ordinance. Does Stuckey Lane include the existing 16 foot wide shale drive? The plan shows an approximate 8 foot Stuckey Lane connecting the East Back Mountain Road and linking to "proposed" fifty-foot right-of-way and a 16' shale drive. If this is existing, why is the access to tract 2 only an 8' cartway. This is inadequate to serve two-way traffic or emergency vehicles. Stuckey Lane needs to be widened before additional development should be encouraged.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 7.302 B. 7. of the Brown Township Subdivision and Land Development Ordinance. There is no non-building waiver on the plan.

**DEP Sewage Planning Module**

Although the County received a Sewage Facilities Planning Module, it was not signed by the Township's Sewage Enforcement Officer. Please submit the portion of the form signed by the Sewage Enforcement Officer. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Water Service**

The water supply location should be noted on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Section 7.302 A. 23.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

**Other Comments**

1. Where on Tract 1 will the residential structure be located?
2. According to the County GIS Files, the property is not enrolled in the Clean and Green Program. The application states it is enrolled in the program.
3. This proposal will mean that tract 1 will not have road frontage or direct access to a public or private road. Will tract 1 meet Township frontage regulations?
4. The insert map shows Stuckey Lane ending between the house and shed and does not show the existing sixteen (16) foot shale drive on the insert map. Does the sixteen (16) foot shale drive currently exist?

Name of Plan:	Rupp, Jr., William J. & Vicki D.
Municipality:	Brown Township (Municipal Ordinance)
File Number:	2013-01-005
Tax Map #:	14-03-421
Applicant Name:	Rupp, William J., Jr. & Vicki D.
Land Owner Name:	Rupp, William J., Jr. & Vicki D.
Plan Preparer:	Wright Land Surveying

**Action Taken:**

The County provides comments only.

Plan Summary:

This plan proposes to subdivide Lot 121 into two parcels along the common boundary wall of the duplex. This property was previously approved for such use as recorded in Map Book 22, page 204.

Review Comments (List from Review Committee):

**Topographic information**

Topographical contours at vertical intervals should be displayed on the plan (Brown Township Subdivision and Land Development Ordinance, Article 7.302.26.).

**Deed Restrictions and Easements**

What are the protective covenants and restrictions as referred in Note: 5. of the plan?

**DEP Sewage Planning Module**

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Other Comments**

1. Will each unit be sold or used as separate single-family dwelling units?
2. What is the height of the dwelling units?
3. Will two (2) separate deeds be prepared and recorded?

Name of Plan: Edgewood Estates Inc.-Michael Watson  
 Municipality: Brown Township (Municipal Ordinance)  
 File Number: 2013-01-010  
 Tax Map #: 14-01-106BB/14-01-104  
 Applicant Name: Edgewood Estates Inc.-Michael Watson  
 Land Owner Name: Edgewood Estates Inc.-Michael Watson  
 Plan Preparer: Taptich Engineering and Surveying

**Plan Summary**

This project involves the subdivision of one (1) lot from the lands of Edgewood Estates Inc. (TM 14-04-106BB). Lot #1 will be a non-building lot addition to the adjacent lands of Edgewood Estates Inc. (TM 14-04-104) and may be used to address the stormwater management requirements associated with the future development of TM 14-01-104. Lot #1 is presently vacant and will become an integral part of TM 14-01-104. Lot #1 will not be developed or maintained separately from TM 14-01-104.

**Action Taken**

The County provides comments only.

The Residue lands of TM 14-01-106BB has not been approved for development at this time. Any future improvements to the Residue will need land development approval prior to proceeding. Access to the Residue will be via a proposed private Ingress, Egress, Regress & Utility Easement across the lands of Unique, Inc. to Carriage House Road. Improving this easement will be the responsibility of the future owner of the Residue of TM 14-10-106BB.

Review Comments (List from Review Committee):

**Basic Plan Information**

The plan shall show all existing buildings, sewers, water mains, culverts, petroleum or petroleum product lines, fire hydrants, dumps and hazardous material sites, septic systems, wells and other man made features on the property and within fifty-feet of the perimeter of the lot (s) being subdivided. (Brown Township Subdivision and Land Development Ordinance Article 7, Section 7.302 A.23.)

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

**Deed Restrictions and Easements**

The application indicates there are no known easements or deed restrictions, while the plan shows a 20' storm drainage easement along the Western boundary of Lot #1. Please clarify.

**DEP Sewage Planning Module**

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Sewage Service**

The plan should show the location, size and invert elevation of all sanitary and storm sewers and location of all manholes, inlets and culverts reference locations for all underground utilities. (Brown Township Subdivision and Land Development Ordinance, Article 7, Section 7.302 A. 11.)

**Signature Blocks on Plan**

The Mifflin County Review Certificate should have the Plan File Number in place of the Secretary. Also the Designated Representative must be listed after Chairman.

**Lot Addition**

Plans need to have the following lot addition statement that calls for dimensional information for recipient tract of 78 acres (Section 7.302 A5, A7, and A9 of the Brown Township Subdivision and Land Development Ordinance). For a lot addition subdivision the following note shall be placed on the plan: Lot #( ) consisting of ( ) acres is to be added onto land owned by ( ). Lot#( ) is a lot addition and shall become an integral part of the property owned by ( ). Lot # ( ) is not a building lot and cannot be maintained or developed as a separate individual lot.

**Other**

The word States should read Estates on the map located to the left of the signature blocks.

Name of Plan: Sheetz, Inc./Unique, Inc.  
Municipality: Brown Township (Municipal Ordinance)  
File Number: 2013-01-011  
Tax Map #: 14-01-0132/14-01-0573/14-01-0109A/14-01-106  
Applicant Name: Sheetz, Inc.  
Land Owner Name: Unique, Inc.  
Plan Preparer: PennTerra Engineering, Inc.

**Plan Summary**

Sheetz, Inc. proposes the development of a parcel of land located on the northwest corner of the intersection of Route 655 (S.R. 0655) and Carriage House Lane/Gateway Drive in Brown Township, Mifflin County (see Figure 1 for site location). The development is proposed to include a Sheetz with 12 vehicle fueling positions and a 1-stall car wash. Access to the development is proposed via a new full access driveway to Carriage House Lane and two (2) full access driveways to a new roadway (called "New Site Road" for the purposes of this study) that will intersect Route 655 (S.R. 0655) approximately 365 feet west of Carriage House Lane. A copy of the most recent site plan provided by PennTerra Engineering, Inc. has been included as Figure 2.

**Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

Development Ordinance, Article 7, Section 7.302 A.4. Deed Book and Page Number information should be provided on the plan for Tax Parcel Number 14,01-0132.

**Administrative**

The landowner's signature needs to be on the subdivision application form.

**Basic Plan Information**

The Engineer and Land Surveyor's registered professional's seal are not on the plan. The name of the registered Surveyor and/or Engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal, Brown Township Subdivision and Land Brown Township Subdivision and Land Development Ordinance, Article 7. Section 7.302 A.13. A plan narrative should be placed on sheet 4 the record plan, and sheet 3 the subdivision plan, Brown Township Subdivision and Land Development Ordinance, Article 7, (Section, 7.302 A. 1.). Tax parcel number and deed book references should be on parcels since the plan notes do not distinguish

lots, Article 7 (Section 7.302 A. 13.). Brown Township Subdivision and Land Development Ordinance.

#### **Floodplain/Wetlands**

The plan should note whether or not the site lies within the 100 year floodplain or designated wetland on Sheet 3 of the subdivision plan, Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.302 A. 29.).

#### **Soils**

According to the County GIS files, some portion of Tax Parcel 14,01-0106-,000 has soils that are of statewide importance. According to the County GIS files, some portion of this property appears to have prime farmland soils.

#### **Setback Lines**

The setback lines should be shown on sheet 4 of the plan as prescribed in Brown Township's Subdivision and Land Development Ordinance Article 7, (Section 7.302 A.10).

#### **Right-of Way Widths**

Kerstetter Drive is not labeled on the plan. What are the right-of-way widths for Kerstetter and Gateway Drives? These should be shown on sheets 3 and 4 the plan, Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.302A.7. and 8.). The right-of-way widths for SR 655 and Carriage House Lane should be on sheet 3 the subdivision plan, Brown Township Subdivision and Land Development Ordinance Article 7, (Section 7.302A.7. and 8.).

#### **Cartway Widths**

What are the cartway widths of Kerstetter and Gateway Drives? What will the cartway widths be for Brown Industrial Drive and Sheetz Drive? Brown Township Subdivision and Land Development Ordinance, Article 7 Section 7.302 A.7. and 8. The cartway widths of SR 655 and Carriage House Lane should be on sheet 3 the Subdivision Plan, Brown Township Subdivision and Land Development Ordinance, Article 7 Section 7.302 A. 7. and 8.

#### **PennDOT HOP / Municipal Driveway Permit**

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route 655. A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT. A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.302 A.34.). A copy of the permit should be provided to the Brown Township Planning Commission.

#### **Street Names**

Unless Sheetz Drive and Industrial Drive are to remain private streets, a letter of intent from the Township indicating willingness or conditions for acceptance of dedication of streets and other public property must be provided in accordance with Brown Township's Subdivision and Land Development Ordinance Article 7, (Section 7.302 A.18.).

\* The Engineer of record indicated that at this time the Drives will remain private streets and was unsure if the Township would accept their dedication. 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.

#### **DEP Sewage Planning Module**

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

#### **Sewage Service**

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

#### **Water Service**

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Brown Township Planning Commission.

#### **Signature Blocks on Plan**

The Mifflin County Review Certificate should read, Mifflin County Planning Commission Review Certificate including a line for the plan tracking number and a line for the Chairman or Designated Representative.

#### **Lot Addition**

A lot addition statement on the subdivision plan should be noted on sheet 2 of the plan stating the following on the



plan: "Lot # \_\_\_ consisting of \_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot." Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.302 A. 25.).

### **Zoning**

The subject site has split zoning districts. Sheets 2, 3, and 4 under project notes, lists the Zoning as C-H Commercial Highway District and not I Industrial District. Please identify in the additional zoning district on these sheets.

### **Land Development**

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. Do the number of parking spaces meet the Brown Township Zoning Ordinance? The ends of all parking rows shall be separated from the driving lanes by planting islands Article XVII (Section 1707 1.D.). Brown Township Zoning Ordinance. Parking lots shall be separated from the street right-of-way lines with a landscape strip. The width of the landscape strip shall be based on the number of spaces within the lot. Between 1-100 parking spaces on site, a ten (10) foot landscape strip is required. Article XVII (Section 1707 1. B.) Brown Township Zoning Ordinance.

### **Other Comments:**

1. Is the right-of-way dedication along State Route 655 to be dedicated to PennDot?

\* The Engineer of record stated that most likely PennDot, if not maybe to the Township for dedication to PennDot.

2. Has the Township Engineer reviewed the plan for compliance with road standards and stormwater management provisions?

\*The Penn Terra representative stated the Township's Engineer is currently reviewing the project.

3. What is the height of the building and fuel canopy?

4. What is the size and type of the Pylon Sign along State Route 655? All signage must comply with Article XVI of the Brown Township Subdivision and Land Development Ordinance.

5. Will Brown Industrial Drive and Sheetz Drive be constructed simultaneously with the project or at a future time?

\* The Engineer of record indicated the Drives would be constructed at the same time as the project to their current extent as shown on the plans.

6. Where is the location of and what is the square footage and height of the one (1) stall car wash?

\* The Penn Terra representative stated the car wash will not be part of the project at this time.

7. What is the area bordering Sheetz Drive?

\* The Penn Terra representative indicated this area is for made to order food.

8. Will there be outdoor display and sale of merchandise including propane tank sales?

\* The Engineer of record stated yes.

9. Will there be outdoor seating?

\* The Engineer of record stated yes approximately four tables.

10. Has an NPDES permit been submitted and reviewed by the Mifflin County Conservation District?

\* The Engineer of record stated is has been submitted and is under review.

11. Sheet 4 of the plan should specify what a typical parking space is.

12. If the Sheetz is proposing a drive-through why does one lane become two lanes exiting the area?

\*These lanes are to facilitate the made to order traffic according to the Penn Terra representative.

13. The plan should have a full circulation plan including turning movements for tanker trucks that will service the site.

14. There should be a narrative on Sheet 3, Subdivision Plan, Brown Township Subdivision and Land Development Ordinance Article 7 Section 7.302 A. 1.

15. Does Sheetz own the Residual lands?

\*The Engineer of record said no and Sheetz only purchased a portion of these lands for the project.

16. If there is a loading area it should be labeled on Sheet 4 of the plan.

17. Is there a Development Agreement and Financial Security as required in the Brown Township Subdivision and Land Development Ordinance, Article 7 Section 7.302 B.9.?

\*The Penn Terra representative stated there will be one forthcoming.

\*The Penn Terra representative stated in an e-mail dated 1/24/2013 that revised plans will be completed after the Brown Township Board of Supervisors Meeting on 2/4/2013.

### **Traffic Impact Statement Comments**

We have reviewed the Traffic Impact Statement (TIS) for the proposed Sheetz in Brown Township, dated August 2012, minutes from the TIS Scope Meeting of July 2, 2012 and the September 27, 2013 PennDOT review letter

concerning the TIS. We are in agreement with points that were presented and would like to highlight the following:

1. Site improvements are limited to a dedicated right hand lane coming from the direction of Route 322 and construction of a New Site Road and site driveways, but no other improvements.
2. There is some discussion of the Grove Miller Traffic Impact Study of Edgewood Country Estates done about 5 years ago and the decision to only incorporate phase one of the development that had 4 or 5 phases initially with it. The focus of the development is off Three Cent Lane that called for intersection improvements based on the development that is already present as well as the approximate 100 acres of land tied to Edgewood Country Estates. As part of the Mifflin County Comprehensive Plan update process, an analysis of the Three Cent Lane intersection was evaluated in 2012 by Gannett Fleming, which included a traffic count.
3. The Edgewood Country Estates property appears to back up to the proposed Sheetz property, which includes some of the Unique, Inc. property that directly ties into Three Cent Lane. Three Cent Lane is approximately two tenths of a mile from the driveway into the proposed Sheetz along Route 655. Taking only phase I of this development for 2013 if fine, but what about 2018. As part of the Edgewood proposal they designated an area that was to be set aside for business/industrial development, which corresponds to the proposed future land use map for Mifflin County under review. There is also another proposed development approximately one half mile beyond Edgewood Country Estates, Quillas Creek, which proposed the development of some 400 lots when it is maximized. A traffic impact study was done for the Quillas site some three years ago by David Wooster and Associates and would have thought this would have been incorporated into the Sheetz TIS narrative. This development was mentioned in the PennDOT review.
4. Under the "Anticipate Trip Distribution" of the TIS it talks about both a convenience store/gas station as well as a car wash as part of the proposal. The narrative also talks about a ten minute travel time radius, yet the existing development and proposed development less than a half mile away did not seem to make any difference. Although the TIS states that trip distribution was 60% from pass by trips on Route 322 and 40% from pass by trips on Route 655, the focus of the TIS was on traffic coming from the east off Route 322. The question remains as to whether traffic from the west was fully evaluated.
5. Currently there is a limited left hand turn lane coming from Carriage House Lane approximately 240 feet and then it tapers down. Was there any consideration of expanding the left hand turning lane to better serve the facility and minimize potential stacking concerns?
6. Has there been a gap analysis at New Site Drive and Route 655 to see if there are enough gaps in current traffic to accommodate left turns in? Has there been an evaluation of the intersection alignment between the Dairyland driveway (south side of Route 655) and the proposed New Site Drive (north side of Route 655), which are less than 100 feet apart? Has there been any consideration to better align New Site Drive with the Dairyland driveway? Under the 2013 "Capacity Analyses" the Southbound Carriage House Lane is showing a level of service going from "C" to a "D" and by 2018 the level of service further declining to a level "E". This drop in the level of service is normally not considered acceptable for a rural area. The TIS calls for "no practical mitigation strategy."
7. Under the new TIS guidelines there are provisions for an Alternative Transportation Plan if the level of service requirements can not be met. Was there an investigation of changes to the site access, such as a right in/right out access on SR 655? This could result in sufficient trips using the Carriage House Lane intersection that a signal warrant is met. Some mitigation effort should be made to minimize the impact on the area.
8. As mentioned in the PennDOT review, have there been improvements considered to accommodate pedestrians and non motorized vehicles?
9. The Dairyland property is up for sale and the impact of potential uses for the property including a fast food restaurant should be considered.
10. There is nothing in the TIS about the impact of the proposed new PennDOT garage that will be situated behind the proposed development and the impact of truck traffic from the PennDOT operation here.

\*The Engineer of record stated that he will provide responses to all traffic concerns at a later time.

## **Decatur Township (Municipal Ordinance)**

Name of Plan:	Sherwood, Merrill E.
Municipality:	Decatur Township (Municipal Ordinance)
File Number:	2013-01-004
Tax Map #:	15-006-108/108B/108A
Applicant Name:	Sherwood, Merrill E.
Land Owner Name:	Sherwood, Merrill E.

Plan Preparer: Tuscarora Land Surveying

**Plan Summary**

This plan proposes a lot addition (LOT ADDITION #1) to the lands of Scott E. Sherwood from the lands of Merrill E. Sherwood (T.M. 15-006-108). It also proposes an additional lease area (LOT ADDITION #2) TO THE LEASE OF THE Decatur Athletic Association from lands of Merrill E. Sherwood (T.M. 15-006-108A).

**Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

**Clean & Green / Agriculture**

The parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware that 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. (The northern most portion). 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.  
BrA

**Right-of Way Widths**

The right-of-way of Dormantown Road and Old Stage Road do not meet the road provisions of the Decatur Township Subdivision and Land Development Ordinance Part 3 ss 22-302D Table 1. Since the parcel has the potential for future development, road improvements should be considered prior to further development.

**Cartway Widths**

The cartway width of Dormantown Road and Old Stage Road do not meet the road provisions of the Decatur Township Subdivision and Land Development Ordinance Part 3 ss 22-3-2 D Table 1. Since the parcel has the potential for future development, road improvements should be considered prior to further development.

**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." For the 25' existing private drive to access Lot Addition #1 and Jeffrey A. Krout's parcel. If more than one party uses the road, naming could be required.

\* The representative from Tuscarora Land Surveying stated that there will not be more than one (1) party.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Signature Blocks on Plan**

The signature block for the Decatur Board of Supervisors has the year 2012. The signature block for Mifflin County's Review Certificate should have a line for Plan File Number not Secretary and Chair line should include a designated representative.

**Lot Addition**

A lot addition statement should be noted on the plan stating the following on the plan: "Lot # \_\_\_\_ consisting of \_\_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot."

**Other**

1. Will new deeds be created and recorded for both Lot 2 and Lot Addition 1?

2. Is there contemplated development on the subject parcels?

\* The representative from Tuscarora Land Surveying stated that no development is proposed.

3. Is a private 25' right-of-way being added for the residue? Does the right-of-way only provide access

to Krout property (TM 15-06-0108D)?

\* The Tuscarora Land Surveyor representative stated that the right-of-way provides access to the Krout property only.

## **Menno Township (Municipal Ordinance)**

Name of Plan: Peachey, Noah D.  
Municipality: Menno Township (Municipal Ordinance)  
File Number: 2013-01-007  
Tax Map #: 18-03-223  
Applicant Name: Peachey, Noah D.  
Land Owner Name: Peachey, Noah 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. The residual tract has an existing residence with no other development proposed.

### **Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

### **Basic Plan Information**

The application does not list the tax parcel numbers, the plan type or type of review.

### **Clean & Green / Agriculture**

The property is in an Agricultural Security Area and should be noted on the plan. Does the development of a single-family residence impact the Agricultural Security designation?

\* A review committee member stated that it does not, unless the property is changed from an Agricultural activity to a different use more than ten (10) percent.

### **Topographic information**

The steep slopes greater than twenty-five (25%) are not situated in the location of the proposed house. 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.

### **Right-of Way Widths**

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Front Mountain Road is substandard (Article 3, Section 3.204 Table 1).

### **Cartway Widths**

Is the existing 50' Right-of-Way improved? What is the cartway width? It should be noted that in accordance with Article 3, Section 3.204 F. the responsibility of the subdivider and the owner of each abutting parcel and the Township or County does not imply any acceptance of responsibility for improvement or maintenance of "Private Streets". Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Front Mountain Road is substandard (Article 3, Section 3.204 Table 1).

### **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**

Do multiple parties use the private fifty (50') Right-of-Way? If multiple parties use the road, it should be named through the Mifflin County GIS Office.

### **Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 6.302 b. 7. of the Menno Township Subdivision and Land Development Ordinance.

### **DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Other Comments:**

1. Although the property plan shows dimensions of Lot 1, what is the total acreage of Lot 1? Also with this new configuration, how will Lot 1 be accessed?
2. Is Lot 1 served with on-lot septic and a well?

Name of Plan: Wengerd, Steven I. & Annie M.  
 Municipality: Menno Township (Municipal Ordinance)  
 File Number: 2013-01-008  
 Tax Map #: 18-07-102  
 Applicant Name: Wengerd, Steven I. & Annie M.  
 Land Owner Name: Wengerd, Steven I. & Annie M.  
 Plan Preparer: Wright Land Surveying

**Plan Summary**

This plan proposes to add a second single-family residence to the Wengerd farm. No subdivision is proposed.

**Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

**Soils**

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

**Right-of Way Widths**

The right-of-way of Linden Lane does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Linden Lane is substandard (Article 3 Section 3,204 F. Table 1).

**Cartway Widths**

The cartway width of Linden Lane does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Linden Lane is substandard (Article 3, Section 3.204 F. Table 1). The cartway width is only fourteen (14) feet wide and before any further development or subdivision it needs to be widened to accommodate two-way traffic.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 6.302 b. 7 of the Menno Township Subdivision and Land Development Ordinance.

**DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Name of Plan: Detweiler, Elsie B.  
 Municipality: Menno Township (Municipal Ordinance)  
 File Number: 2013-01-009  
 Tax Map #: 18-04-107B  
 Applicant Name: Detweiler, Elsie B.  
 Land Owner Name: Detweiler, Elsie B.  
 Plan Preparer: Wright Land Surveying

**Plan Summary**

This plan proposes to place a second single-family residence on the Detweiler property to be served by on-lot sewage disposal and private wells. No subdivision is proposed. This property was approved in 2007.

## **Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

### **Basic Plan Information**

The Narrative Statement has a typographical error; the word proposed should read proposed. Deed Book and Page Number information should be provided on the plan. (Menno Township Subdivision and Land Development Ordinance, Article 6, Section 6.302 a.13. ) All abutters should be shown on the plan, including tax map numbers. ( Menno Township Subdivision and Land Development Ordinance, Article 6, Section 6.302 a.16.17. )

### **Topographic information**

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

### **Right-of Way Widths**

The right-of-way of Barr Road does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance ( Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Barr Road is substandard (Article 3, Section 3.204 F. Table 1).

### **Right-of Way-Widths**

The right-of-way of Allensville Mountain Road which is thirty-three (33) does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance ( Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

### **Cartway Widths**

The cartway width of Allensville Mountain Road which is eighteen (18) feet does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

The cartway width of Barr Road does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3, Section 3.204 F. Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road. It is only ten (10) feet wide which is inadequate for two-way traffic.

### **Private Street / Shared Driveway**

All private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "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 driveway shall be included in the deeds as said lots are sold".

### **Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6, Section 6.302 a. 6 and Section 6.302 b.7 of the Menno Township Subdivision and Land Development Ordinance.

### **DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

### **Other Comments**

1. Why does it appear portions of Barr Road are located on the subject property? The road appears to be incorporated in the lot.
2. What is the shared driveway width? The width should be noted on the plan.

## **Oliver Township (Municipal Ordinance)**

Name of Plan: Dream Retreats L.L.C., - Storage Units  
Municipality: Oliver Township (Municipal Ordinance)  
File Number: 2013-01-001  
Tax Map #: 19-13-138/19-17-0200  
Applicant Name: Colledge, Ronald, C.P.A.  
Land Owner Name: Colledge, Ronald, C.P.A.  
Plan Preparer: Thomas H. Metz Engineering, Inc.

### **Plan Summary**

The Dream Retreats, L.L. C. (Ronald College and Daniel Elsesser, Owners) is desirous to construct a 22 feet by 210 feet, two-story masonry and framed, 42 unit, self-storage facility in Oliver Township, Mifflin County, Pennsylvania. The proposed development is to be greater than the 5,000 square feet proposed impervious surface thereby requiring the preparation of an official Land Development Plan. The facility is to be used for the rental of self-storage units along with site improvements being proposed for safety of vehicular loading & unloading, accessibility and stormwater improvements as mandated by the applicable stormwater management plans.

### **Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

### **Basic Plan Information**

All abutters should be shown on the plan, including tax map numbers. ( Article 6 of the Oliver Township Subdivision and Land Development Ordinance, Section 6.202 16.) The parcel directly Northeast of the subject parcel is not identified. (TM 19-13-0122)

### **Soils**

On drawing S17-2 under General Notes: 3, it incorrectly states "Soils are as indicated on Panel # 48 for the above referenced survey. Panel # 48 is in Juniata County.

### **PennDOT HOP / Municipal Driveway Permit**

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. (Article 3, Section 3.205 C). A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Oliver Township Planning Commission.

### **Private Street / Shared Driveway**

Will the driveway be used by more than one party? If so, 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."

### **Deed Restrictions and Easements**

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

### **DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

### **Sewage Service**

In accordance with Article 3, 3.213 a, all subdivision and Land Developments shall be served with adequate water and sewage systems. Please clarify if there will be on-lot septic and/or a well and if so delineate the locations of these utilities on the plan.

### **Signature Blocks on Plan**

All signature blocks have 2012 and should be 2013. The signature block for the Mifflin County Planning Commission should list the Plan Tracking Number not Secretary.

### **Other Comments**

1. Please clarify what the connection points A-D delineated by a dashed line represent on exhibit G of the Stormwater Management Analysis Plan.

2. Article 3 Section 3.210 requires a thirty (30) foot turning radii for non-residential development. The plan shows a twenty-five (25) foot radii.
3. On drawing Si1-2 under General Notes 6 "Zoning Requirements are as follows" is not applicable, since the Township does not have zoning.
4. Which elevation will the overhead doors be located?
5. Will the facility be gated with keyless entry? If so, where will the gates be located?
6. The application notes that tax parcel #19, 17-0203-000 is part of the project. However, it appears from the plan it will remain in its existing state. Please clarify.
7. The tax parcel number is incorrect as displayed on the Drawing Si1-2 top of the page. It should be 19,17-0203-,000.
8. Will the sign be a freestanding, monument or pole sign or neither? What will be the height of the sign?
9. Is there street lighting proposed and if so what are the specifications for lighting?
10. Need Clean circulation plan.
11. Plans do not show there is access to the second (by stairs and/on elevator). There is no parking provisions shown to access the units.
12. Have stormwater provisions been reviewed by the Township Engineer and do provisions meet the new stormwater ordinance requirements?
13. Are there provisions for a dumpster on site?
14. Have E & S been submitted to the Conservation District?
15. Although the plan shows a 24' travel lane on the Southside, there is also a 10 foot trench shoulder limiting access.

Name of Plan: Casner, Kenneth J., Dorothy A. & Randy J.  
Municipality: Oliver Township (Municipal Ordinance)  
File Number: 2013-01-006  
Tax Map #: 19-15-101  
Applicant Name: Casner, Kenneth J., Dorothy A. & Randy J.  
Land Owner Name: Casner, Kenneth J., Dorothy A. & Randy J.  
Plan Preparer: Wright Land Surveying

**Plan Summary**

This plan proposes to create Lot 8 for a single-family residence to be served by on-lot sewage disposal and private well. Lot 1, the residual tract, is to remain agricultural with no new development proposed.

**Action Taken**

The County provides comments only.

Review Comments (List from Review Committee):

**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.



**Floodplain / Wetlands**

A portion of the residual is within the one-hundred year floodplain.

**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 Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Gro Lane is substandard Article 3, Section 3.204 Table 1).

**Cartway Widths**

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Gro Lane is substandard (Article 3, Section 3.304 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 6.302 b. 7. of the Oliver Township Subdivision and Land Development Ordinance.

**DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Oliver Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**Other Comments:**

1. Dimensional information should be shown on the residual tract. If survey data is not available, this information can be supplied via deed description and shown on the inset maps. (Sections 6.302. a 5, 7, 9 and 12 of Oliver Township's Subdivision and Land Development Ordinance.

**Union Township (Municipal Ordinance)**

Name of Plan:	Zook, Paul J.
Municipality:	Union Township (Municipal Ordinance)
File Number:	2013-01-012
Tax Map #:	20-06-121BA/20-07-108
Applicant Name:	Zook, Paul J.
Land Owner Name:	Zook, Paul J.
Plan Preparer:	Taptich Engineering and Surveying

**Plan Summary**

This project involves the subdivision of one (1) lot from the lands of Paul J. and Miriam J. Zook. Lot #1 is presently vacant and is intended to be a non-building lot addition to the adjacent lands of Valley View Haven (TM 20-06-121BA).

**Action Taken**

The County provides comments only.

The Residue is currently developed with a single-family dwelling and associated outbuildings. The Residue is served with an on-lot septic system as well as an on-lot water source.

Review Comments (List from Review Committee):

**Clean & Green / Agriculture**

The property is in an Agricultural Security Area and should be noted on the plan. 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.

**Floodplain / Wetlands**

Number 4 under General Notes states "As shown on the Mifflin County Planning Department website, no portion of the site lies within a flood hazard area." The County GIS Files shows that a portion of the residual lies within the 100-Year Flood Plain.

**Soils**

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

### **Right-of Way Widths**

The right-of-way of Applehouse Road does not meet the road provisions of the Union Township Subdivision and Land Development Ordinance (Article V, Section 501 2.). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future Based on Union Township's Subdivision and Land Development Ordinance Article IV, Section 403 2.b., the right-of-way width is not depicted on the plan for Meadow Lane. Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Applehouse Road is substandard (Article V, Section 501 2. Rights-of-Way). Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Hartzler Drive is not depicted on the plan, Article IV, Section 403.2.b.

### **Cartway Widths**

The cartway width of Hartzler Lane does not meet the road provisions of the Union Township Subdivision and Land Development Ordinance (Article V, Section 501. 2. Cartway ). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

### **DEP Sewage Planning Module**

A copy of the DEP “Request for Planning Waiver and Non-Building Declaration” form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

### **Signature Blocks on Plan**

The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department.

## **Comprehensive Plan Update**

Bill said developing a Transportation and Land Use Map is next on the Comprehensive Plan timeline. The next Comprehensive Plan Advisory Committee meeting will be scheduled following draft completion.

## **Other**

Cindy Dunn, Deputy Secretary for Conservation and Technical Services, PA Department of Conservation and Natural Resources has been secured as guest speaker for our April 4, 2013 annual meeting.

Lee-Simpson Associates, Inc. representative updating the Mifflin County Airport Master Plan will be our guest speaker at February’s Planning Commission Meeting on February 28, 2013.

Bill provided flyers on an upcoming agricultural presentation sponsored by the Penn State Cooperative Extension Office. The program is entitled, “PA Agriculture: Local Planning, Regulations and Policies” and will be held on March 5, 2013, from 7:00 – 9:00 p.m. at the Regional Business Center, Lewistown. Several State-wide speakers will be present as well as local board members Dan Dunmire and Kent Spicher.

## **Public Comment**

There was no public comment and no media staff present.

## **Adjournment**

A motion was made by Dan Dunmire to adjourn the meeting. Michele Bair seconded the motion and all voted aye. The meeting adjourned at 4:38 p.m.