

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 21, 2008
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire
Christian Aumiller
Neal Shawver
Susan Heimbach

Others

Craig Meddows, Hayes Large Architects
Brent Cartwright, EADS
Robert Reck, Mifflin County Commissioner
Mark Sunderland, Mifflin County Commissioner
Ron Seybert, Trans Associates
Kim Wheeler, DCED

Staff

Bill Gomes, Director
Melody Bratton, Community Development Administrator
Mark Colussy, Associate Planner
Millie Sunderland, Office Manager/Grants Manager

Item #1 – Call to Order

Jim Spendiff, Chairman, called the meeting to order at 3:30 p.m.

Item #2 – Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Item #3 – Overview of Local Government Programs

Kim Wheeler, Local Government Policy Specialist at the North Central Regional Office of the Governor's Center for Local Government Services, Pennsylvania Department of Community and Economic Development (DCED), attended the meeting to discuss local government programs. Kim introduced herself. She briefly discussed the Land Use Planning and Technical Assistance Program (LUPTAP), the Shared Municipal Services Program (SMSP), the Early Intervention Program, and loan programs offered by DCED, and indicated she provides assistance where needed. Kim mentioned that the state agencies have been collaborating on projects and programs, and publications are available online. She also said that training is available through DCED and can be tailored for the needs of the group.

Bill Gomes gave a brief overview of programs that Mifflin County has utilized for projects in the past, as well as ongoing and potential future projects.

Item #4 – Approval of Meeting Minutes

Changes to the December 20, 2007 and January 24, 2008 minutes were noted. The December 20, 2007 minutes should be corrected to reflect that Dan Dunmire attended the meeting. The January 24, 2008 minutes should be revised to reflect that a letter was to be sent to Lewistown Borough regarding the Special Needs Center. Susan Heimbach made a motion to approve the minutes of the meetings of December 20, 2007 and January 24, 2008 with the noted changes. Neal Shawver seconded the motion. All members voted aye.

Item #5 – Committee Reports

- A. CDBG Update: Melody Bratton reported that the Board of Commissioners approved the recommended projects for the 2008 CDBG grant application, which is due March 28, 2008. Melody provided a report and discussed the progress on projects from past funding years.
- B. Subdivision and Land Development Committee Plan Reviews: Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed eight plans, which were all under municipal ordinances for which the Planning Commission provides recommendations only. The

Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: Rachel L. Hostetler subdivision in Armagh Township, Samuel J.S. & Rufus M. Yoder subdivision in Decatur Township, New Indian Valley High School land development in Derry Township, Betty Crider subdivision in Derry Township (final review), Paul R. & Linda J. Spigelmyer in Granville and Union Townships, Joshua Peachey subdivision in Menno Township, David Peachey subdivision in Menno Township, Kore E. & Susanna Yoder subdivision in Menno Township and Case New Holland subdivision in Union Township.

Mark Colussy began the discussion of the New Indian Valley High School preliminary land development plan in Derry Township. Craig Meddows of Hayes Large Architects, Brent Cartwright of EADS and Ron Seybert of Trans Associates attended the meeting to answer the Planning Commission's questions. Most of the comments had been addressed. There was some discussion about traffic flow for bus, student and faculty traffic and parent drop off. It was noted that the Mifflin County School District intends to enforce the student traffic. There was also some discussion about improvements to Cedar Street and the traffic signal. Some of the Planning Commission members expressed their concern over potential stacking issues on Cedar Street. It was mentioned that Derry Township had not yet approved the traffic study. A comment was added to request clarification on the calculation of the number of parking spaces to be provided. There was also discussion about interest in a sidewalk along Cedar Street, which was not in the plans. It was also noted that the School District would not be permitting walkers to and from school on this route since it was deemed not safe. There was some discussion about the height and elevation of the building and the need for changes to Derry Township's Zoning Ordinance to allow for a height of 60 feet for educational facilities. Stormwater management and building exits were also briefly discussed.

Mark discussed the Rachel L. Hostetler subdivision in Armagh Township in relation to the original subdivision. There was a Clean and Green issue with this plan, and the surveyor was going to discuss it with the property owner.

The Joshua Peachey subdivision in Menno Township was discussed. Mark read the plan narrative and went over some of the comments.

The Kore E. & Susanna Yoder subdivision in Menno Township was also discussed. There was some discussion about the unknown property owners and a missing tax parcel number, which has now been assigned to the property.

A waiver request was received for the Christ R. J. Yoder subdivision in Brown Township, which was reviewed in December 2006. The waiver was for the dimensional information. Christian Aumiller made a motion to deny the waiver request as presented due to an invalid reason. Susan Heimbach seconded the motion. All members voted aye.

A revised plan was received for the Betty Crider subdivision in Derry Township. Some of the comments were reviewed.

Christian Aumiller made a motion to approve the comments and recommendations as presented and discussed, including the added comment regarding parking spaces for the New Indian Valley High School, for the plans under municipal ordinances. Neal Shawver seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Hostetler, Rachel L.

Tax Map #: 12-05-108

Applicant Name: Hostetler, Rachel L.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to revise Lot 3 which was approved in 2007 and recorded in Map Book 24 page

File Number: 2008-02-003

Municipality: Armagh Township (Municipal Ordinance)

Land Owner Name: Hostetler, Rachel L.

139. Lot 3 has been changed to make it 2.00 acres to be transferred in 2008 and a 1.902 acre Lot Addition to be transferred in 2009. No new construction is proposed. The Lot Addition must be combined with Lot 3 and cannot then be conveyed separately thereof.

Review Comments (List from Review Committee):

Clean and Green Program - 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.

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 6.202.a.7).

Soils - The plan does not provide soil information. 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 for Salem Road does not meet the road provisions of the Armagh Township Subdivision and Land Development Ordinance. (See 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 for Salem Road does not meet the road provisions of the Armagh Township Subdivision Ordinance (See 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.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Armagh Township Subdivision and Land Development Ordinance.

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. The plan shows location of an existing privy.

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Armagh Township Subdivision Ordinance, Section 3.213.a)

Other Comments:

1. This plan proposes to create a new lot 3 from what was created in 2007. However, the plan does not show the property lines for the previously approved lot 3 (size and dimensions) connecting by a "z" symbol the area being added to. The plan does show a lot addition to be created in 2009. The first lot addition should be approved and recorded and this followed by the second lot addition. Otherwise, lot addition 1 with 1.902 acres could be included in the total configuration. This appears a means to avoid Clean and Green rollback provisions. As submitted the plan may result in a rollback on the entire tract, and the Mifflin County Planning Commission would recommend that the applicant contact the Mifflin County Tax Assessment Office for guidance.

2. A lot addition is considered a consolidation and results in the creation of a new lot configuration. Dimensional information for the residual should be shown at a minimum on the property plan so there is information on the parent and recipient tracts. If a full survey is not available, residual information can be secured from deed descriptions with a disclaimer statement. (See Section 6.302.a.5, 6.302.a.9 and 6.302.a.12 of the Armagh Township Subdivision Ordinance)

3. This property was subdivided twice in 2007.

Name of Plan: Hostetler, Samuel J.S. & Rufus M. Yoder File Number: 2008-02-002

Tax Map #: 15-12-118 +118A & 15-12-113 + 113A Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Hostetler, Samuel J.S. & Rufus M. Yoder Land Owner Name: Hostetler, Samuel J.S. & Rufus M. Yoder

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create three lot additions. Lot Addition 1 is from Rufus M. Yoder to Samuel J.S. Hostetler. Lot Additions 2 & 3 are from Samuel J.S. Hostetler to Rufus M. Yoder. No new dwellings are proposed.

Review Comments (List from Review Committee):

Clean and Green Program - 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.

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

Soils - Soil information should be placed on the plan. According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. There is also evidence from the GIS files of wetlands.

Right-of Way Widths - The right-of-way does not meet the road provisions of the Decatur Township Subdivision and Land Development Ordinance. (See 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 does not meet the road provisions of the Decatur Township Subdivision Ordinance (See 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.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.03.2(6) and 6.03.2B (7) of the Decatur Township Subdivision and Land Development Ordinance.

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. The plan does not show on-lot sewer service for lots 2 & 3 and this should be identified on the plan.

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system for lots 2 & 3. (Decatur Township Subdivision Ordinance, Section 302.M (1))

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Dimensional information should be provided for lots 1, 2 and 3. This can be shown on the property map based on deed descriptions if full survey data is not available. (See Sections 603.aA (5), 603.2A (9) and 603.2A (12) of the Decatur Township Subdivision Ordinance)

Other Comments:

1. It is not clear from the plan how access is provided to lots 2 and 3. If access is provided by a joint driveway, a shared driveway agreement should be in place defining maintenance and use.
2. A large portion of lot addition 2 and a portion of lot addition 3 are within the 100 year floodplain. Development in this area should be discouraged.
3. The plan does not have a lot addition statement about not developing or conveying lot additions independently.

Name of Plan: Crider, Betty

File Number: 2008-01-002

Tax Map #: 16-01-121

Municipality: Derry Township (Municipal Ordinance)

Plan Preparer: Taptich Engineering and Surveying Land Owner Name: Crider, Betty

Applicant Name: Crider, Betty

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the lands of Betty L. Crider. Proposed Lot #1 (263.4 Ac.) is to be a Lot Addition to the adjacent lands of Doberman Group, Inc. DB: 434 PG: 693. Parcel to be used for recreational purposes. Proposed Lot #1 is presently vacant at this time. The Residue lands (91.8537 Ac.) are likewise vacant and will be used for recreational purposes. Access to both parcels will be via existing means.

Final Review Comments:

Clean and Green Program - 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. T.M. 16-01-125 is in Clean and Green, but T.M. 16-01-121 is not.

Topographic information - Topographical contours at 5' intervals are required by Derry Township Subdivision and Land Development Ordinance. (Section 402.2.G) The applicant has provided 100 foot contours and can request a waiver from this requirement.

Setback Lines - The setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2.K). Minimum setbacks for the Forest Zone is 50' from all property lines. (Section 212.7 of the Derry Township Zoning Ordinance) *This has been addressed.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 403.7 of the Derry Township Subdivision and Land Development Ordinance. *Only deed references are made.

DEP Sewage Planning Module - If no development is intended for this property, 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.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The Planning Commission must also be assured that the parent and recipient lots still meet the Subdivision and Land Development Ordinance requirements. (Derry Township Subdivision Ordinance Sections 403.2.F, H and J).

Dimensional information should be provided for the recipient tract. An inset map could show this information.

*This has not been addressed.

Other Comments:

1. Proposed Lot 1 appears to already be part of T.M. 16-01-125 and the residue property already appears to be a separate stand-alone lot as T.M. 16-01-121, according to tax assessment records. Both of these properties are assessed for tax purposes at 150 acres. From conversations with the surveyor, this plan will settle a property line dispute and now include a boundary line adjustment. However, based on tax parcel information, this proposal involves both t.m. 16-01-125 and 16-01-121, yet only lists tax map No. 16-01-121 as being affected by this plan layout. Please provide clarification.
2. The date on the plan does not list day, only month and year. * This has been addressed.
3. The applicant only provided the County Planning Commission with one copy of both the original and revised plans. *This has been addressed.
4. The flood plain statement, Note #5, on the plan only refers to Lot #1, but should include the residue. *This has been addressed.
5. The project narrative states that "access to both parcels will be via existing means," yet the only "existing means" plotted on the plan is an Earthen Trail. Is this the access to this property, and if so, is there a private right-of-way agreement in place? Section 502.5 of the Derry Township Subdivision and Land Development Ordinance does not allow for subdivision of lands that are land locked. If this is the access, right-of-way and cartway data should be provided (Section 403.2.G). An inset map showing access to the properties would clarify how access is provided to these properties. *This has not been addressed.
6. Note 7 references a private right-of-way (DB 432 Pg 2604) yet is not specific as to whether or not the right-of-way shown on the plan is the proposed 20' right-of-way crossing t.m. 16-01-130 and serving the residue, or if it starts at the property line of Richard, Timothy, Tyler and Barton Brown and leads to a public roadway. Additionally, there is no reference as to access to the proposed Lot #1.
7. In the revised plan of February 18, 2008, the size of the parcels changed from the residual being 99.2 acres to 91.9 acres and the proposed Lot #1 from 256.1 acres to 264.4 acres. The project narrative now reflects the altered numbers.
8. A subdivision plan acknowledgment has been added to the plan. However, this block needs to be signed by the appropriate parties to insure all parties are in agreement.

Name of Plan: Spigelmyer, Paul R. & Linda J.

File Number: 2008-02-008

Tax Map #: 17-04-200

Municipality: Granville/Union (Municipal Ordinance)

Applicant Name: Spigelmyer, Paul R. & Linda J.

Land Owner Name: Spigelmyer, Paul R. & Linda J.

Plan Preparer: Tuscarora Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This project submitted for review for proposed lot addition from lands of Paul R. & Linda J. Spigelmyer to lands of Richard A. & Miriam A. Williams. Lot to be incorporated into single deed with existing lands of Richard A. & Miriam A. Williams and cannot be sold separately unless subdivided. This total property represents the residue of the Philip McCrum Warrant as conveyed by Deed Ref. 572 page 410 from Mifflin County Commissioners to Paul R. & Linda J. Spigelmyer.

Review Comments (List from Review Committee):

Clean and Green Program - 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 - The plan should note that the site does not lie within a 100-year floodplain.

Topographic information - Topographical contours at vertical intervals should be displayed on the plan. (Union Subdivision Ordinance Section 402.1.g and Granville Subdivision Ordinance Section 6.202.a.7)

Soils - Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Granville Township Subdivision and Land Development Ordinance and Section 402.1.b of the Union Township Subdivision Ordinance. *According to the surveyor, there are no known deed restrictions.*

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.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The Planning Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. (Granville Subdivision Ordinance Sections 6.302.a.5, a.7 and a.12) This information could be provided by an inset map showing dimensional information for the Williams parcel (t.m. 17-04-109C), and show

the parent and recipient tracts. Dimensional information is available from Mr. Williams from a previous subdivision. *The surveyor will address this.

Other Comments:

1. The plan should indicate where the township line runs since parcel lines within two townships (Union and Granville). *The surveyor will address this.
2. Setback information should be listed for both Union Township (Section 402.2.g) and Granville Township (Section 6.302.a.10) as provided for in the Municipal Subdivision Ordinances.
3. The plan does show how access is provided to the lots impacted. This could be shown on an inset map. If this shown, appropriate right-of-way and cartway information should be shown. (Granville Subdivision Ordinance Section 6.302.a.11 and 6.302.a.6 and Union Township Subdivision Ordinance Section 6.02.2.a). This is particularly important is there is the potential of future subdivision of this tract. *The surveyor will try to address this.
4. According to the Granville Subdivision Ordinance, the scale of the location map at a scale not more than 800 feet to the inch should be provided. (Section 6.202.a.14)
5. If this tract is served by a private road system, the plan should indicate there is a private street agreement noting who is responsible of maintenance, care, improvements and snow removal. This agreement should also state the road is not the responsibility of the township or the County, and to be dedicated to the township the road will have to be improved to township standards at the owner's expense. *The surveyor will address this.
6. If private streets are involved, street names should be provided.
7. If on-lot water and sewer service are provided on the impacted property (t.m. 17-04-109C) they should be noted on the plan (or an inset plan).
8. Tax parcel records appear to be incorrect in terms of the location of adjoining parcel t.m. 17-01-104B.
9. Zoning information should be shown on the plan. *The surveyor will address this.

Name of Plan: Peachey, Joshua

File Number: 2008-02-006

Tax Map #: 18-10-103DA/18-10-103D/18-10-03E

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Peachey, Joshua

Land Owner Name: Peachey, Joshua

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the creation of one (1) lot from the lands of Joshua J. Peachey and Suvilla G. Peachey. Lot #1 will be a non-building lot addition to the adjacent lands of Caleb & Bertha Peachey. Lot #2 currently owned by Joshua Peachey will be consolidated with the other adjacent lands of Joshua Peachey. No new sewage generating facilities are proposed at this time. All means of access are as per existing.

Review Comments (List from Review Committee):

Floodplain - The plan should note whether or not the site lies within a 100-year floodplain.

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (BrA) According to the County GIS files, some portion of this property appears to have prime farmland soils. (HhC). BrB is listed in the soils legend, yet not on the plan or the GIS files. Also, BrA is not listed on the plans, yet the GIS files show this soil on the property.

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

Right-of Way Widths - The right-of-way (20 feet) does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance. (See 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. Also, the plan does not indicate road names. The roads should be listed on the plan including Juliasam Drive, which appears to be the primary access to the Joshua Peachey, Caleb Peachey and Wesley King properties. There is also an unnamed gravel lane without right-of-way information on the plan.

Cartway Widths - The cartway width for the private roads should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.11). The cartway width may be substandard for two-way travel.

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

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.

Other Comments:

1. An inset map showing pre-lot consolidation configuration would clarify what is occurring.
2. General notes are not numbered but referred by number on the plan. Also, there is mention in the notes to a Parcel "A" yet it is not listed on the plan. Is this the Caleb and Bertha Peachey parcel (t.m. 18-10-103DA)? If so,

Parcel A should be noted on the plan as well as abutter name and parcel number. Also, total acreage for Parcel "A" should be noted.

3. The plan shows a private water line serving existing lots. What is the source of the water and is there an easement agreement in place?

4. In 2001 when this property was last subdivided, a recommendation was made that a shared driveway agreement or private road agreement be made between Joshua Peachey, Wesley King and Parcel A (Caleb Peachey). This recommendation was made to clarify responsibility for maintenance and improvements for the shared driveway between the parties. Has this occurred? If not, it should clearly be outlined and included in the deeds of said property owners.

5. The plan does not have a statement that this is a lot addition and that the lot addition cannot be developed or conveyed independently.

Name of Plan: Peachey, David

Tax Map #: 18-06-123/18-06-123F

Applicant Name: Peachey, David

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project proposes the creation of six (6) lots intended for use as single family residential/agricultural. Each proposed lot will house a proposed single family residential dwelling, onlot sewage disposal system and private individual well - all to be developed by the future lot owners. Access will be via private driveways developed from existing adjacent township roads.

Review Comments (List from Review Committee):

Clean and Green Program - 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. (HcB and HaB)

Setback Lines - The setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a10).

Right-of Way Widths - The right-of-way for Long Lane does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance. 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. (See Table 1 of the Menno Township Subdivision Ordinance which calls for 40 feet)

Cartway Widths - The cartway width for Long Lane does not meet the road provisions of the Menno Township Subdivision Ordinance. 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. (See Table 1 of the Menno Township Subdivision Ordinance which calls for 20 feet).

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a6 and 6.302.b7 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 Menno Township. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Menno Township Subdivision Ordinance, Section 3.213)

Other Comments:

1. It is not clear from the project narrative whether or not Lot 6 will be a lot addition onto the lands of David and Linda Peachey (t.m. 18-06-123B). If this is a lot addition, then full dimensional information should be provided for t.m. 18-06-123B as provided for in the Menno Township Subdivision Ordinance in Sections 6.302.a.5, a.9 and a.12.

2. Abutter information for Sheldon and Barbara Peachey has been cut off the plan.

Name of Plan: Yoder, Kore E. & Susanna A.

Tax Map #: 18-09-128

Applicant Name: Yoder, Kore E.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the lands of Kore E. Yoder (DB 572, PG 082). Parcel A is presently vacant and is used for recreational purposes. This Parcel is proposed as a Non-Building Lot. No Sewage

File Number: 2008-02-004

Municipality: Menno Township (Municipal Ordinance)

Land Owner Name: Peachey, David

File Number: 2008-02-005

Municipality: Menno Township (Municipal Ordinance)

Land Owner Name: Yoder, Kore E.

Facilities Testing was performed. The Residue lands are vacant mountain lands. No Sewage Facilities Testing was performed on the Residue.

Review Comments (List from Review Committee):

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a7).

Soils - Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

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

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.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The township must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. (Menno Township Subdivision Ordinance Sections 6.302.a.5, a.7 and a.9). There is no information on the recipient parcel (Fultz) which could be provided by deed descriptions.

Other Comments:

1. The tax map number should be provided for the Residue. The tax parcel number is 18-09-128.

2. Access to the residual should be shown.

3. The plan note and plan indicate Parcel A will be a lot addition, yet the narrative lists Parcel A as a "Non-Building Lot." This needs to be consistent.

4. An inset map would be helpful in better showing the geographic location of the proposed lot addition and access to the residue tract.

5. East Flat Road only has a 9 foot cartway which is inadequate for two-way travel. There is also no information on the right-of-way. Future development along this road should be discouraged unless the road's cartway is improved and the right-of-way clearly defined.

6. If there are any buildings, on-lot sewage, or water facilities associated with the parcels impacted, they should be noted on the plan.

7. Complete abutter information (tax parcel data) was not provided for this plan.

Name of Plan: Case New Holland

File Number: 2008-02-007

Tax Map #: 20-07-120

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Case New Holland

Land Owner Name: Case New Holland

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of one lot from the lands of Case New Holland. Parcel 1 (8.7625 Acres) is proposed as a separate stand alone parcel. Parcel 1 presently houses existing Industrial and Office buildings. The site is served with public water and public sewer service. Access to Parcel 1 will be via the existing public road adjacent to the site. The Residue (60.6249) is likewise used for Industrial/Office purposes. The utilities and access to the Residue will remain unchanged.

Review Comments (List from Review Committee):

Floodplain - The property lies within the 100-year floodplain, and the flood plan should be delineated on the plan. Future development in this area should be discouraged. The southern boundary of parcel 1 follows along Kish Creek.

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Union Township Subdivision and Land Development Ordinance, Section 402.1.g).

Soils - Soils information should be shown on the plan.

Setback Lines - The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Section 402.2.g).

Right-of Way Widths - Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width should be shown on the plan for New Holland Drive. (Section 402.1.c).

Cartway Widths - The cartway width should be shown on the plan (Union Township Subdivision and Land Development Ordinance, Section 402.1.c). Cartway widths for Maple Avenue and New Holland Drive are not shown.

Deed Restrictions and Easements - The plan notes listed various easements by deed book without specifying what restrictions there are. Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.2.b of the Union Township Subdivision and Land Development Ordinance.

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 does not state the property is served by public sewer service. The plan should show the location of public sewer lines (See Section 402.2.c of the Union Township Subdivision Ordinance).

Water Service - The plan does not state property is served by public water service. The plan should show the location of public water lines. (See Section 402.2.c of the Union Township Subdivision Ordinance)

Other Comments:

1. *There are spelling errors on the plan, i.e. Note 5.*
2. *A narrative was not provided with the original plan but was provided in an e-mailed version of the updated plan.*
3. *Is there a separate driveway opening for Parcel 1? If so, it should be noted on the plan. Otherwise, the applicant should be aware that the township requires driveway permits.*
4. *Are there fire hydrants associated with Parcel 1 or the Residue?*
5. *Are there street lights associated with Parcel 1 or the Residue?*

A six-month extension was requested for the Edgewood Country Estates Phase IV Residential and Business Park in Brown Township. Christian Aumiller made a motion to grant the six-month extension. Neal Shawver seconded the motion. All members voted aye.

Item #6 – Public Comment

There was no public comment.

Item #7 – Other Business or Comments

- Bill reminded everyone of the Annual Dinner Meeting to be held on Wednesday, March 19 at 6:00 p.m. at the Lewistown Country Club.
- Dan reminded everyone to submit their Statement of Financial Interests before May 1, 2008.

The meeting adjourned at 5:40 p.m. upon a motion by Christian Aumiller that was seconded by Neal Shawver.

mjs