

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, FEBRUARY 26, 2009
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire, Vice Chairman
John Pannizzo, Secretary
Don Kauffman
Neal Shawver
Brent Miller
Kay Hamilton
Susan Heimbach

Other

Rob Postal, MCIDC
Megan Bollinger, The Sentinel
John Shellenberger, Allensville Fire Company

Staff

Bill Gomes, Director
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 – Approval of Meeting Minutes

John Pannizzo made a motion to approve the minutes of the meetings of December 18, 2008 and January 29, 2009. Don Kauffman seconded the motion. All members voted aye.

Item #4 – Economic Development Update for Mifflin County

Rob Postal, President and CEO of the Mifflin County Industrial Development Corporation (MCIDC), attended the meeting to discuss economic development in Mifflin County, as well as to give an update on MCIDC's activities and future economic issues. Rob began by discussing unemployment rates and provided a comparison of the rates for Mifflin County, Pennsylvania and the United States. He indicated that Mifflin County follows the trends of Pennsylvania and the U.S. from January 2007 to December 2008. He also stated that employment is holding steady, and the labor force is increasing as the population increases.

Rob then discussed MCIDC's projects and properties. There was some discussion about First Quality, the facility's capacity and phases of the development of the facility, as well as water and sewer capacity. Rob pointed out that an important component of attracting companies is the quality of life for their employees.

There was also some discussion about the importance of rail to attracting manufacturing companies in the Industrial Park. Rob talked about the importance, as well as the negative aspects in other areas where rail is not available, such as New Holland. MCIDC has been looking into extending rail within the Industrial Park. There was also some discussion about the Maitland line.

Bill Gomes asked what the Planning Commission should do to partner with MCIDC. Rob responded that MCIDC should be kept apprised of major developments in the area in terms of water and sewer infrastructure to sites in the Industrial Park. Jim asked what the Planning Commission should focus on when the Comprehensive Plan is updated. Rob responded that electricity and gas capacity and right-of-way corridors for poles and road widening should be coordinated in terms of issues on getting services to sites.

Rob also discussed the MCIDC Plaza in which demolition was underway to prepare a site for future development. He discussed the importance of redeveloping Brownfields sites and the infrastructure that already exists for these sites. He briefly mentioned an issue with the waterline to the Plaza and sewer

capacity, which is to be addressed. Rob concluded by mentioning opportunities in Belleville, as well as the importance of Lewistown, Burnham and Derry working together in terms of a sewage treatment plant.

Item #5 – Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed six plans. There were two plans under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee recommended conditional approval of the Danny L. Mowry subdivision in Bratton Township and the Paul E. & Barbara J. Whitsel subdivision in Wayne Township.

There were four plans under a municipal ordinance for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: S. Christ Hostetler subdivision in Brown Township, Allensville Fire Company land development in Menno Township, Richard O. Hostetler subdivision in Union Township and Joshua D. Yoder subdivision in Union Township.

John Shellenberger presented the Allensville Fire Company land development plan in Menno Township. The plan is to demolish the existing building to construct a new building and upgrade the existing kitchen on the existing property. The driveway is planned to be in the same location with a new apron extending to the existing monument, which will be removed. There was some discussion about stormwater runoff, and John Shellenberger explained that the existing storm drains are adequate. Mark Colussy went over some of the comments and recommendations from the report. It was decided that Mark should review the revised plan and adjust the comments and recommendations accordingly.

Mark Colussy discussed the Joshua D. Yoder subdivision in Union Township. Mark indicated the tax map does not locate the residue or the property to which the lot addition is being added. He went over the comments and recommendations in the report and pointed out that the Union Township Planning Commission had reviewed the plan in January.

Revised comments and recommendations were provided to the Planning Commission for the S. Christ Hostetler subdivision in Brown Township and the Richard O. Hostetler subdivision in Union Township.

Dan briefly reviewed the plans under the County ordinance for which conditional approval was recommended.

Dan Dunmire made a motion to conditionally approve the plans under the County's ordinance. John Pannizzo seconded the motion. All members voted aye.

Dan Dunmire made a motion to approve the comments and recommendations as presented and discussed for the plans under municipal ordinances. This motion includes a final review of the revised Allensville Fire Company land development in Menno Township for revised comments, as well as correspondence to Union Township regarding their approval of the Joshua D. Yoder subdivision prior to the Planning Commission's review. Kay Hamilton seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Mowry, Danny L.

Tax Map #: 13-04-142

Applicant Name: Mowry, Danny L.

Plan Preparer: Wright Land Surveying

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.*

Plan Summary: *This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well.*

File Number: 2009-02-002

Municipality: Bratton Township (County Ordinance)

Land Owner Name: Mowry, Danny L.

Review Comments (List from Review Committee):

Floodplain - Plan Note 4 appears to be incorrect. The property does lie within the 100-year floodplain, and the floodplain should be delineated on the plan. Future development in this area should be discouraged.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (AbB, No) 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. (AnB, No)

Right-of Way Widths - The right-of-way width for Mountain Lane and Pleasant View Road does not meet the road provisions of the County's Subdivision and Land Development Ordinance (Section 4.204.F.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 Mountain Lane and Pleasant View Road does not meet the road provisions of the County's Subdivision and Land Development Ordinance Section 4.204.F.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.

Driveway - A clear sight triangle should be put on the plan at the driveway opening to ensure that there is enough sight distance for a new driveway.

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Mifflin County Subdivision and Land Development Ordinance. *According to the Surveyor, there are no known deed restrictions or easements.*

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 is contingent upon receiving an approval from DEP following the filing of this form.

Other Comments:

1. *The lot configuration of the subject parcel (T.M. 13-4-142), as well as the location of the Miller property (T.M. 13-4-142A), differs from County Tax Assessment records. Please confirm. *According to the surveyor, the tax assessment records are in err.*

2. *Based upon aerial photography, there is a structure on the Miller property (T.M. 13-4-142A) that could be within 50 feet of the property line. All significant man made features within 50 feet of the property should be shown on the plan. (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance)*

Name of Plan: Hostetler, S. Christ

File Number: 2009-02-003

Tax Map #: 14-02-100

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: Hostetler, S. Christ

Land Owner Name: Hostetler, S. Christ

Plan Preparer: Wright Land Surveying

Action Taken: *The County provides comments only.*

Plan Summary: *This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, is farmland with an existing house and no other development 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.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB)

Right-of Way Widths - The right-of-way width for T-461, Church 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 for T-461, Church Lane, does not meet the road provisions of Brown Township's 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.

*PennDOT HOP/Municipal Driveway Permits - Plan Note 5 mentions the requirement for a driveway permit, yet at this time Brown Township does not require a driveway permit. It is recommended that the driveway be reviewed by the Township Roadmaster. *The note has been revised on the revised plan to state that the plan should be reviewed by the Township Roadmaster.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Brown Township Subdivision and Land Development Ordinance. *According to the surveyor, there are no known deed restrictions or easements. **A note has been added to the revised plan stating that there are no known deed restrictions. Easements should still be addressed.*

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

Other Comments:

1. There is a Zoning District change that traverses the subject parcel. This should be shown on the plan. *The zoning district line has been added to the revised plan.
2. The right-of-way for Rocky Lane should be shown on the plan since it impacts the residue. (See section 7.302.A.6 of the Brown Township Subdivision and Land Development Ordinance)
3. The location of the Enos J. Yoder property (T.M. 14-2-100B) differs from County Tax Assessment records. Please confirm its location. *According to the surveyor, the Yoder property is shown on the plan in the correct location and the tax map is in err.
4. Only two (2) sets of plans were submitted. The Mifflin County Planning Commission requests at least three (3) plans be submitted for review. *One revised plan has been submitted.
5. A property line description of the residue property should be provided. If survey data is not available, this information could be provided on the property plan via a meets and bounds description from the property deed. (See section 7.302.A.7 of the Brown Township Subdivision and Land Development Ordinance) *According to the surveyor, there is an issue with the property description in the deed. If this is the case, this provision should be asked to be waived.
6. All significant man-made features, such as septic systems and wells, should be shown on the plan. (See section 7.202.A10 of the Brown Township Subdivision and Land Development Ordinance)

Name of Plan: Allensville Fire Company

File Number: 2009-02-006

Tax Map #: 18-11-013/14/15/16

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Shellenberger, John D.

Land Owner Name: Allensville Fire Company

Plan Preparer: Thomas H. Metz Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: It is the intention of the officers and members of the Allensville Fire Company to demolish the existing firehouse and construct a new firehouse on or about the location of the existing building and finish the immediate surrounding grounds to service the new facility.

Review Comments (List from Review Committee):

Floodplain - The plan should note the site does not lie within a 100-year floodplain. (See Section 6.202.a.14 of the Menno Township Subdivision and Land Development Ordinance) *This information was added to the revised plan.
Topographic information Topographical contours at vertical intervals should be displayed on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.7). *This information was added to the revised plan.

Soils - Since a new septic system is proposed, soils information should be shown on the plan. (Menno Township Subdivision Ordinance, Section 6.202.a.8) *Separate documents have been submitted regarding septic testing, but soils information is still not on the plan. According to the County GIS files, the majority of this property appears to have prime farmland soils. (BrB) 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. (AnB)

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.a.10). *This information was added to the revised plan.

Cartway Widths - The cartway width should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.11). *This information was added to the revised plan for the site, but not S.R. 655.

PennDOT HOP/Municipal Driveway Permits - It is not clear on the plans if a new driveway is being proposed, nor where site access is to be made. This needs to be clarified on the plans, along with information showing site circulation. Is the existing driveway off of S.R. 655 to be used? If not, PennDOT Highway Occupancy Permit (HOP) may be required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the township. If an existing permit is to be used, please provide HOP information. *According to the applicant, a new HOP will not be required. This should be confirmed.

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. *According to the applicant, there are no known deed restrictions or easements. This should be verified since there is the possibility that a water easement may traverse the property. **The location of the water line has been shown on the plan, but the applicant stated that no easement has been recorded.

DEP Sewage Planning Module - A copy of the DEP "Component 1 Sewage Facilities Planning Module" should be submitted to the township. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. *According to the applicant, new septic is proposed, yet soils testing and test pits are not shown on the plan. This information should be provided. **The septic information was added to the revised plan.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the township. *A note regarding this information was added to the revised plan.

Signature Blocks on Plan - A signature block should be on the plan for the approval of the Menno Township supervisors. The Mifflin County Review Certificate should be on the plan. If a copy of this is needed, a copy can be picked up at the Mifflin County Planning and Development Department office

An Acknowledgement of Owner's Statement of Intent (with notary seal area) should be on the plan.

An area dedicated for the record from the office of the recorder of deeds should be on the plans. *All required signature blocks have been added to the revised plan. It should be reconfirmed by the township if they request a review signature block and an approval signature block to be on the plan.

Required Signatures on Application - Since the owner of the land is the Allensville Volunteer Fire Company, and Glen A. Peachey signed the plan application, his title and affiliation with said owner should be provided. *This information was emailed to the Mifflin County Planning and Development Department as a separate document.

Other Comments:

1. Plan Note 2 mentions parcel information, however, the parcels should be shown on the plan including Tax Map numbers and boundary description information including distances and bearings. (See Menno Township Subdivision and Land Development Ordinance, Sections 6.302.a.5 & 7). If this proposal intends to have a lot consolidation, this should be clearly indicated on the plans. Please verify the intention of the plan. *This information is still pending and should be clarified on the final plan.

2. Utility information, including location of all utilities, as well as utility provider information should be provided on the plan. (See Menno Township Subdivision and Land Development Ordinance, Section 6.302.a.10) *This information was added to the revised plan.

3. A scale bar should be provide as well as the scale for the location map. (See Menno Township Subdivision and Land Development Ordinance, Section 6.302.a.2) *This information was added to the revised plan.

4. An Erosion and Sedimentation (E & S) plan should be prepared. It is up to the Menno Township supervisors whether it will be required that the Mifflin County Conservation District review the plan. *E & S information was added to the revised plan.

5. A project narrative should be provided. *A General Scope of Work has been submitted via email, however, a simple description of the project should be placed on the plan. **A brief description was included with the statement of intent.

6. Owner information should be provided on the plan. (See Menno Township Subdivision and Land Development Ordinance, Section 6.302.a.3) *This information was added to the revised plan.

7. Deed book and page number for all parcels involved should be provided. *This information is still pending and should be included on the final plan.

8. Abutting parcels should list Tax Map numbers. *This information was added to the revised plan.

9. Building dimensions and building height information should be provided. *This information was added to the revised plan.

10. Are there any new parking spaces or handicapped accessible spaces being provided? Due to the small scale of the plan, it is difficult to determine the amount of new spaces being provided. *According to the applicant, no new spaces are being established. The site has 22 existing spaces with one handicap accessible space. However, since there will be events held at this facility that will exceed the need for one handicapped space, a note should be placed on the plan stating that in this event, additional handicapped spaces should be provided based upon ADA guidelines. **The applicant has included a note for the required ADA parking requirements on the revised plan.

11. Has the Stormwater Plan been reviewed by the Township Engineer? Does the proposal meet the Kish Creek Stormwater provisions? *According to the applicant, the stormwater review is still pending.

Name of Plan: Hostetler, Richard O.

File Number: 2009-02-004

Tax Map #: 20-11-109

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Hostetler, Richard O.

Land Owner Name: Hostetler, Richard O.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for woodland use only. The residual tract, Lot 1, is woodland with no development proposed.

Review Comments (List from Review Committee):

Clean and Green Program - Plan Note 2 appears to be incorrect. According to County Tax Assessment records, this parcel is not enrolled in the Clean and Green program. Contact the Mifflin County Assessment Office for more information. *The revised plan proposes a lot addition to a property in the Clean and Green Program. The landowner should contact the Mifflin County Tax Assessment Office for tax implications and required paperwork.

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. (AoC)

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

Deed Restrictions and Easements - 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.

Other Comments:

*1. All subdivided land must be provided with direct access to a street. The plan shows no access to the proposed parcel. This should be addressed. (See section 504.3 of the Union Township Subdivision and Land Development Ordinance) *The reason for modifying the proposal from a one lot subdivision to a lot addition was to rectify an issue with access to the property. Yet, there does not appear to be clear access to the grantee property, T.M. 20-11-101B. Access to the property should be clearly indicated.*

2. What is listed as an Old KVRR Bed appears to be in the location of the private drive, Railroad Drive. If this private drive exists, it should be shown on the plan with right-of-way and cartway information. Also, Plan Note 5 mentions roads, however, the plan doesn't show any roads. All roads should be shown on the plan. (See section 402.1.c of the Union Township Subdivision and Land Development Ordinance)

*3. Existing trees shall be indicated. (See section 402.2.k of the Union Township Subdivision and Land Development Ordinance) *The narrative states that the entire property is wooded.*

4. Since the proposal has changed as to what is occurring, a revised plan application should be submitted for record keeping purposes.

Name of Plan: Yoder, Joshua D.

Tax Map #: 20-03-137/18-09-113

Applicant Name: Yoder, Joshua D.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the lands of Joshua D. Yoder (DB 157, PG 713, Parcel #2, Tract # 1; TM 20-03-137). Lot #1 is presently vacant and is used for recreational purposes. This Parcel is proposed as a Lot Addition to the other adjacent lands of Joshua D. Yoder (DB 248, PG 77; TM 18-09-113). No sewage facilities testing was performed. The Residue lands are vacant mountain lands. No sewage facilities testing was performed on the Residue. A 50' Private Access and Utility Easement is being created to provide a means of access to the Residue from the East Flat Road.

Review Comments (List from Review Committee):

Topographic information - Plan Note 6 refers to topographical contours. However, this information does not appear to be shown on the plan. Topographical contours at vertical intervals should be displayed on the plan (Union Township Subdivision and Land Development Ordinance, Section 402.1.g).

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 - Though East Flat Road does not have a defined Right-of-way, dedicating 25' from the center line of the Road should be considered along the subject parcel to meet the minimum requirements of the Union Township Subdivision and Land Development Ordinance (Section 501.2).

Cartway Widths - The cartway width does not meet the road provisions of Union Township's Subdivision and Land Development Ordinance (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 cartway 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 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.

Other Comments:

1. According to County Tax Assessment records, the parcel T.M. 18-09-113 does not exist anymore. This parcel was combined with other parcels in 1998 to form T.M. 18-07-125. This information on the plan needs to be updated. Based upon tax assessment records, it appears that Lot 1 is being merged with 18-07-125 instead of 18-09-113.

2. According to County Tax Assessment records, T.M. 20-03-137 is assessed at 28 acres. However, the plan shows the parcel as 16.0112 acres. Please verify the size.

3. Zoning information should be provided.

4. Trees should be shown on the plan. (See section 402.2.k of the Union Township Subdivision and Land Development Ordinance)

5. A Lot Addition statement should be placed on the plan stating that the area of the lot addition will be come an integral part of the parcel it is being added to and cannot be conveyed separately.
6. The plan shows Found Rebar and Found Stones to the East of the grantee property. Are these monuments not connected with any of the property lines involved?
7. There is a proposed 50' access shown on the residue. Was there no access to the residue previously? This could have been a candidate for a flag lot.
8. The plan was reviewed by the Union Township Planning Commission before it was submitted to the Mifflin County Planning Commission. This means that the township planning commission was not able to consider the county's review in finalizing their review of this plan.

Name of Plan: Whitsel, Paul E. & Barbara J. **File Number:** 2009-02-001
Tax Map #: 21-23-327 **Municipality:** Wayne Township (County Ordinance)
Applicant Name: Whitsel, Paul E. & Barbara J. **Land Owner Name:** Whitsel, Paul E. & Barbara J.
Plan Preparer: Lockard, Kirby D., PLS

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.

Plan Summary: This plan depicts one previously created lot (Lot 323) and the residue of the "Park Area" as shown on the plan of Juniata Colony Club, recorded in Mifflin County Plat Book 01 at Page 97 and Plat Book 01 at Page 102. These lots are intended to be Non-Building Lot Additions to the referenced adjacent lands of Paul E. & Barbara J. Whitsel. These lots are not intended to be stand-alone parcels. No portion of these lots have been approved for sewage disposal. Although a portion of this property is located within the 100 yr. Floodplain, there is no development proposed at this time that would affect it. According to National Wetland Inventory Mapping there are not wetlands present on the property.

Review Comments (List from Review Committee):

Setback Lines - The setback lines should be shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10); or, at a minimum, a list of the setback requirements should be provided.

Right-of Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width for T-780, County Club Road, is substandard (Section 4.204 F.). At a minimum, additional right-of-way should be provided as a condition if future development is proposed along this road. If Park Road has a right-of-way, it should be listed on the plan.

Cartway Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width for T-780, County Club Road, is substandard (Section 4.204 F). At a minimum, additional cartway should be provided as a condition if future development is proposed along this road.

DEP Sewage Planning Module - A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has been provided. Plan approval will be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - Existing sewage service information for the grantee property should be provided (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance).

Water Service - The water supply location for the grantee property should be noted on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A20).

Other Comments:

1. It appears based upon Aerial photography, that access to the Whitsel house is via a private drive, Trellis Drive. This drive, as well as any other man-made features should be shown on the plan. (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance)
2. Owner contact information should be provided on the plan.
3. Additional information would be helpful on the site location map, such as all existing roads and municipal boundaries. (See section 7.202.A.14 of the Mifflin County Subdivision and Land Development Ordinance)
4. The plan appears to show T.M. 21-23-327 is to have an existing lot line removed and merged with a residue of 0.571 acres that does not have the tax parcel number labeled on the plan. This appears to be T.M. 21-23-0361 and this should be listed on the plan and stated in the narrative.
5. Access to the Whitsel tract, T.M. 21-23-327, is via a 15 foot right-of-way which fronts onto County Club Road. The plan shows an adjoining tract, T.M. 21-03-305, which the county tax assessment office does not show this tract exists. Please confirm if it does exist a merger with T.M. 21-03-327 should be considered at this time.

Item #6 – Public Comment

There was no public comment.

Item #7 – Other Business or Comments

- Bill Gomes gave an update on the Juniata County Comprehensive Plan project. The deadline for completion of the project is June 30, 2009. A subcommittee of the advisory committee has been formed to review the draft to complete the project on time.
- Bill mentioned that a Housing Needs Assessment is being proposed, and a proposal for support or case statement will be completed. DCED Land Use Planning and Technical Assistance Program (LUPTAP) funds will be applied for to complete the project, which will require matching funds. This proposal is being done in coordination with the United Way, the Housing Authority and the Human Services Department.
- Bill mentioned that DCNR Community Conservation Partnerships Program (C2P2) funds may be applied for to complete the Fort Granville Heritage Park, which was discussed and proposed several years ago.
- Bill discussed a SEDA-COG project involving an open space plan with a walking/biking trail, which he is in the process of checking on for coordination with the Juniata-Mifflin Counties Greenway, Open Space and Rural Recreation Plan currently under way. Bill would like to ensure SEDA-COG's project is not a duplication of effort with the Juniata and Mifflin Counties' project.
- Dan briefly mentioned that Emerald Ash Borer beetles, an invasive species that destroy ash trees, were identified in Granville.
- Bill suggested having a transportation program on the 12-year plan at the June meeting.

The meeting adjourned at 5:23 p.m. upon a motion by John Pannizzo that was seconded by Dan Dunmire.

mjs