

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
FEBRUARY 23, 2017
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michelle Bair
Jason Cunningham
Thomas Lake
Dave Pennebaker
Kent Spicher
Neal Shawver
Jim Spendiff
Kay Semler
Cyle Vogt

Other

Lauren Kershner, The Sentinel
Lisa Nancollas, Commissioner

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager

Call to Order

Kay Semler, Chair, called the meeting to order at 3:32 p.m.

Record of Public Attendance

Kay reminded everyone to sign the attendance sheet.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since not all members are present.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes from January's meeting. The motion was seconded by Dave Pennebaker. All members voted aye.

Subdivision and Land Development Review Committee Report

Nine plans were submitted to the committee for review, six under Municipal Ordinance and three under County Ordinance. The plans under Municipal Ordinance included Goss Family Farm (*Decatur Township*); Esther McCalips (*Granville Township*); Ivan J. and Elsie J. Kauffman (*Menno Township*); Glen M. and Donna J. Kanagy (*Menno Township*); Geisinger Big Valley Medical Center (*Union Township*); and Mark C. Peachey (*Union Township*). The plans under County Ordinance included Riverside Greenhouse (*Bratton Township*); Stanley and Janet Snyder (*Wayne Township*); and Gail A. Flasher (*Wayne Township*). Jim Lettiere reviewed three of the plans in further detail.

The first plan Jim reviewed was Riverside Greenhouse in Bratton Township. This project has been completed without going through the land development process and an approved stormwater management plan. This project was constructed without an Erosion and Sedimentation Plan, an NPDES Permit and a post construction management plan. Jim has received updated comments from Tom Metz, the engineer of record. However, the revised plans are still incomplete and did not address concerns by the County Engineer

and Conservation District. There are parking issues with the plan in that it does not meet the SALDO parking provisions. The number of current parking spaces is not clear on the plan. The current code requires 181 parking spaces. A waiver request has been submitted by the applicant since a large part of the additional parking requirement is tied to the greenhouse and may not be necessary. Jim suggested tabling the plans because the revised plans have not adequately addressed the engineering comments and the surveyor has not responded to the Conservation District. It was noted that Riverside Greenhouse has been operating as usual during this process. Bill Gomes added that the property owner still has to resolve issues with DEP and may face a fine.

Neal Shawver made a motion to table the plans and the waiver request for Riverside Greenhouse. Dave Pennebaker seconded the motion. All members voted aye.

The second plan Jim Lettiere reviewed was the Goss Family Farm in Decatur Township. The purpose of this project is to construct a swine finishing barn and all related appurtenances such as access drives and stormwater management facilities. Jim indicated that the revised plans and comments would not be received from the engineer until the engineer receives comments from Decatur Township who has jurisdiction. Dave Pennebaker had some concerns over well water testing and water quality. Bill indicated that with new regulations, this should not be an issue. DEP has more specific requirements for a concentrated animal feeding operation (CAFO) plan. There are currently 6,600 hogs in the existing barns and 2,400 additional hogs will be located in the new barn.

The third plan Jim Lettiere reviewed was the Mark Peachey plan in Union Township. This project involves construction of a garage (50' x 100') intended to store masonry materials and associated parking/loading facilities. One of the issues discussed was whether or not the garage is to be designated as commercial or an accessory use to the primary residential use.

It was also noted that the Geisinger Big Valley Medical Center plan was submitted for a parking area. Normally parking areas do not require a land development; however, the township required it in this instance and this plan also called for stormwater provisions.

Tom Lake made a motion to accept the comments of the two remaining plans under county ordinance. Jim Spendiff seconded the motion. All members voted aye.

Michelle Bair made a motion to accept the comments of the six plans under municipal ordinance. Neal Shawver seconded the motion. All members voted aye.

Bratton Township (County Ordinance)

Name of Plan: Riverside Greenhouse Corrective Action & Land Dev.
File Number: 2017-02-001
Tax Map #: 13,05-0102
Municipality: Bratton Township
Applicant Name: Riverside Greenhouse LLC. c/o Mahlon & Faylene Peachey
Land Owner Name: Riverside Greenhouse LLC. c/o Mahlon & Faylene Peachey
Plan Preparer: Thomas H. Metz Engineering, Inc.

Plan Summary:

The Riverside Greenhouse has developed the area containing the following buildings and impervious areas.

New Impervious: New Store-6,430 S.F. (0.1476) Acres, Greenhouse-29,620 S.F. (0.6710 Acres),
Greenhouse-4,077 S.F. (0.0936 Acres), Total new impervious-40,127 S.F. (0.921 Acres)

Demolished Impervious: Greenhouse(s)-18,864 S.F. (0.4331 Acres)

Net Impervious=40,127S.F -18,864=21,263 S.F. (0.488)

New Disturbed Area: Added gravel area-44,074 (1.0118 Acres), Added Asphalt Area-21,605 S.F. (0.4960), Net Impervious Area-21,101 S.F. (0.4844 Acres)

Total Disturbed Area-86,120 S.F. (2.0 Acres)

Administrative

This project has been completed without going through the land development process and in accordance with the stormwater management plan. This project was constructed without an Erosion and Sedimentation Plan, an NPDES permit and a post construction management plan.

Basic Plan Information

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.1)

*The February 21, 2017 revised plans includes a project narrative on Sheet Si-1 that defines what specifically was done in order to warrant a corrective action. This was considered to be acceptable at the Mifflin County Planning Commission meeting on Thursday, February 16, 2017. However, there are several calculation errors in the square footage and acreage numbers.

**The County received revised plans dated February 21, 2017 on February 23, 2017 that corrected the calculation errors in the project narrative.

The Registered Surveyor responsible for the plan should have an appropriate registered professional's seal. Surveyor information is found under Note #1 but there is no seal.

*The February 21, 2017 revised plans has the registered surveyor's seal affixed to the plan.

The abutter Darwin Rowe having tax parcel 13,05-0104D should be identified on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Part 7 Section 7.302A. 17.).

*The February 21, 2017 revised plans lists this abutter.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9)
The plan only shows the immediate area of disturbance.

*The February 21, 2017 revised plans shows the metes and bounds for the entire site on Sheet Si-1 within the key plan.

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

According to County GIS information, a small portion of the rear property lies within a designated wetland, and wetland information should be delineated on the plan.

*The February 17, 2017 response letter from Tom Metz states as discussed at the Mifflin County Subdivision and Land Development Review Committee meeting on Thursday, February 16, 2017 wetland information could not be confirmed. Additionally as discussed, the project is/was not located within the rear of the property.

Based on general Note 7 of Sheet S1-2 and according to County GIS information, portions of the property lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

*The February 21, 2017 revised plans shows the boundary of the 100 year flood plain on Sheet Si-2.

Soils

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10).

*The February 21, 2017 revised plans lists the correct setback distances.

Although Bratton Township does not have zoning, setback requirements usually revert to the Mifflin County Subdivision and Land Development Ordinance (Article 4 Table 1 Single-Family). In general Note 6, there is reference to zoning and there is no zoning. Also the setbacks for single family served with neither public water and sewer are 40' for the front, 20' for each side. The setback for the front and side are listed incorrectly. Also the lot width and depth is 125 x 200 not 30 x 110 and the lot area is one acre not 0.25.

This same Note 6 also makes reference to Section 505.5.b.2 and there is no such section. The correct reference is 4.214 A.

*The February 21, 2017 revised plans refer the Mifflin County SALDO in note 7. on Sheet Si-2. Also the lot width and depth and lot area has been corrected.

Right-of Way Widths

The right-of-way width of River Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6).

*The right-of-way of River Road is listed in sheet Si-2, however, its width is substandard in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F).

Cartway Widths

The cartway width of River Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

*The February 21, 2017 revised plans lists the cart-way width of River Road, however, its width is substandard based on the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F).

Deed Restrictions and Easements

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

*The Metz Engineering representative indicated there are none.

DEP Sewage Planning Module

Since the development is served by a private well and a private septic system, is there any sewage requirements from DEP?

*The Metz Engineering representative indicated there will not be any sewage planning module requirement.

Signature Blocks on Plan

Bratton Township does not have a Planning Commission, therefore the signature block for the Township Planning Commission should be removed.

*The February 21, 2017 revised plans does not have a signature block for the Bratton Township Planning Commission.

Features

Although Note 7 indicates the project site is within the 100 year floodplain, the boundaries of the floodplain should be overlaid on the as built site layout Sheet Si-2. Will this project meet the Bratton Township Flood Ordinance?

*The February 21, 2017 revised plans shows the boundary of the 100 year flood plain on Sheet Si-1 and the February 17, 2017 letter from Tom Metz indicates the plan does meet the Bratton Township Flood Ordinance.

Land Development

Will this project generate fifty (50) or more peak hour trips or three hundred (300) total trips per day? If so, a traffic input study is required in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.216).

*The February 17, 2017 letter from Tom Metz states it is not anticipated that this project will generate any additional trips.

Although the plan does have traffic directional arrows, can the public traverse around the multiple buildings?

*The Metz Engineering representative stated the public cannot traverse around the buildings.

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

*The February 17, 2017 letter from Tom Metz states there are no known hydrants within the town of Mattawana.

There is however adequate water for fire suppression availability/accessibility within 150 ' of the proposed (Juniata River).

Although general Note 10 indicates all proposed site lighting shall be mounted and shielded, the location and type of street lighting should be included with the plan submission. (See section 4.203.I of the Mifflin County Subdivision and Land Development Ordinance)

What is the width of the driveway opening and travel lane in front of the retail buildings?

*The February 17, 2017 letter from Tom Metz states due to the hours of operation, no additional street lighting is proposed at this time. The note is however added to the plan, in the event any future lighting is considered by the owner. The driveway opening is 65' and the minimum travel lane in front of the retail building is 28.5'.

E & S / Stormwater

What is the status of the E & S and NPDES Permit?

* The Mifflin County Conservation District representative indicated an NPDES permit is not required since the project is already completed, but a corrective action plan (CAP) is required.

The stormwater plan should be reviewed by the County Engineer.

*The County Engineer has not signed off on the stormwater management plan as of February 22, 2017. The County Engineer's comments must be satisfactorily addressed within 90 days of the February 23, 2017 Mifflin County Planning Commission meeting. Prior to the expiration of 90 days if the comments are not satisfactorily addresses the application may be denied by the Planning Commission.

Other Comments:

1. General Note 13 indicates any new development requiring a "New Address" shall be coordinated with the Mifflin County Emergency Services Department. All addressing is completed by the Mifflin County GIS Department.

*The February 21, 2017 revised plans refers to the Mifflin County GIS Department in note 14. on sheet Si-2.

2. It is not clear whether this project meets the parking provisions of the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.207). Non Residential Land Development Plans shall include at a minimum of one parking space for every 200 square feet of gross floor area (display and/or sales area) and one space for each employee based on the longest shift. The as built site layout sheet Si-2 shows forty-four (44) parking spaces and the general Note 5 indicates thirty-six (36) spaces are provided. Clarification as to which greenhouses are classified as display area and/or sales area should be provided. It also isn't clear where the 6,120 square foot figure came from since this figure does not equal any of the building square footages on the site plan. Also, one off-street loading space shall include at a minimum one space 12 feet wide by 33 feet in length which is not shown on the plan. Plan Note #5 says there is a loading space but as stated is not shown.

*The Metz Engineering representative indicated the 6,120 square foot figure is the actual public access area, while the remaining 360 square feet is not accessible to the public nor is it display area.

*The Metz Engineering representative indicated the 29,620 square foot greenhouse is accessible to the public. This will require a significant amount of additional parking and the Engineering representative indicated they will be requesting a waiver to the parking provisions, since it's not feasible to meet the parking requirement.

*The Metz Surveying representative submitted a waiver to (Article 4 Section 4.207) Off-Street Parking and Loading Regulations. The Mifflin County Planning Commission must review the waiver in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 9 Section 9.200 A. B. and C.) and must be acted on within 45 days from the February 23, 2017 Planning Commission meeting.

Decatur Township (Municipal Ordinance)

Name of Plan: Goss Family Farm -Barn #4

File Number: 2017-02-002

Tax Map #: 15, 12-0111

Municipality: Decatur Township

Applicant Name: Goss, Ronald E.

Land Owner Name: Goss, Ronald E.
Plan Preparer: Charles Tabb III, PE, PLS

Plan Summary:

The purpose of this project is to construct a swine finishing barn and all related appurtenances such as access drives and stormwater management facilities.

Basic Plan Information

Although there is a brief narrative on sheet CO1, the narrative should include the existing finishing barns and the purpose of the finishing barns, including the site is a concentrated animal feeding operation (CAFO). The abutter Andy L. and Kara R. Arnold having tax parcel number 15,12-0110D is listed incorrectly on index Sheet IDX. Also the abutter Terry E. and Libby M. Henry having tax parcel number 15,11-0106EA is missing on Sheet IDX.

Administrative

The subdivision application form should be signed by the municipality.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Sections 603. (5) and (7).

The name and seal of the Registered Surveyor should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Sections 22.602. A. (4) and 22.603. 2. A. (4).

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

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Sections 22.602.2.A. (9) and (12).

Setback Lines

It is not clear if the project is served with either public water and/or public sewer. If both utilities are not public, the setbacks for the front yard is forty (40') feet, each side yard is twenty (20') feet and the rear yard is thirty (30') feet.

Right-of Way Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way widths of Ertley Road and Whiskey Road Extended should be shown on the plan. (Part 3 Table 1).

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Decatur Road is substandard (Part 3 Table 1).

Cartway Widths

The cartway width of Decatur and Ertley Roads and Whiskey Road Extended should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 3 Table 1).

PennDOT HOP / Municipal Driveway Permit

An application for the driveway permit was attached with the plan. Please confirm if the driveway opening is between the rock construction entrance and the riprap apron on Sheet ESCPO1. It also isn't clear where the access road is located.

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Section 602. 2.A (18).

DEP Sewage Planning Module

Will there be any generation of sewage waste as a result of this project? Will a DEP Sewage Planning Module be required since there is no waiver statement on the plan.

Signature Blocks on Plan

A signature block should be on the plan acknowledging the review of for the municipal planning commission. There should be a line under the Mifflin County Review Certificate for Plan Tracking Number and Chairman or Designated Representative.

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602. 2.A. (9)).

It appears there are three existing swine finishing barns on the site that are not depicted on the plan and should be. All man made features should be on the plan (Section 202.a A.10 of the Decatur Township Subdivision and Land Development Ordinance).

Land Development

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation for farm equipment.

This plan does not fully meet the intent of a land development plan as prescribed by the Decatur Subdivision and Land Development Ordinance. Other than a site index map showing an overview of the site, an existing conditions plan and an Erosion and Sediment Control Plan there is little information provided on how the site will be developed including the buildings, parking accommodations, traffic circulation, property access or on-site utilities.

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

E & S / Stormwater

Has the general NPDES Permit for the fourth (4th) finishing barn and Erosion and Sedimentation Plan been submitted to the Mifflin County Conservation District?

Has the stormwater plan been reviewed by the township engineer?

Other Comments:

1. Are there any measures currently or proposed to maintain or decrease the odor generated from the hog waste?

*The Mifflin County Conservation District representative indicated the owners are required to submit an odor management plan, which gets reviewed and approved by the State Conservation Commission at the Pennsylvania Department of Agriculture.

2. There appears to be two grammatical errors, the first is the spelling of procedures on Sheet CO1 and the second is on Sheet Number ESCPO1 where it states overhead electric to be raised or relocated it should read relocated.

*The Tabb Engineering and Surveying representative indicated there is no public water or public sewer to the parcel.

*The Tabb Engineering and Surveying representative indicated they will be submitting the concentrated animal feeding operation (CAFO) permit for the entire facility, which is required every five (5) years.

*The Tabb Engineering and Surveying representative indicated he will provide written responses to the County's comments and revised plans.

Granville Township (Municipal Ordinance)

Name of Plan: McCalips, Esther K.
File Number: 2017-02-007
Tax Map #: 17-09-0100
Municipality: Granville Township
Applicant Name: McCalips, Esther K.
Land Owner Name: McCalips, Esther K.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing woodland use. No new development is proposed for Lot 2. The residual tract, Lot 1, has an existing residence with no new development proposed.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). There is no metes and bounds for the residual. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a.5. and 6.302 a.7.).

Clean & Green / Agriculture

As noted in Note 5, 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

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a.9. and 12.)

Topographic information

If there are any future plans for development, 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.

Setback Lines

The side yard setback in the Agricultural residential District for a single-family house is two side yards, one on each side neither of which shall not be less than 10' : combined 25'. Note 3 indicates 15' for each side yard.

Right-of Way Widths

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

Cartway Widths

What is the cartway width of the proposed fifty (50') foot right-of-way?

What assurance will the Township have that Mac Lane will be extended to access Lot 2?

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width for Mac Lane is substandard (Appendix A 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."

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a. 18 and 6.302 b. 7).

DEP Sewage Planning Module

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

Features

The County 2016 GIS Aerials shows twelve out buildings not including the single-family home which are not depicted on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a. 10.).

Other Comments:

1. Considering that Mac Lane only has a 12 foot cartway, which is inadequate for two-way travel, this road would need to be widened if there are any plans for a future residence on Lot 2. Also, since this is coming in as a non-building lot, a land development plan would need to be provided as well as septice testing if the use of Lot 2 changes.

Menno Township (Municipal Ordinance)

Name of Plan: Kauffman, Ivan J. & Elsie J.

File Number: 2017-02-004

Tax Map #: 18-02-119

Municipality: Menno Township

Applicant Name: Kauffman, Ivan J. & Elsie J.

Land Owner Name: Kauffman, Ivan J. & Elsie J.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2. Lot 2 previously had an existing mobile home served by on-lot sewage disposal and public water. No new development is being proposed for Lot 2. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Menno Township Subdivision and Land Development Ordinance, Section 6.302 a.16) Abutters Irvin Kauffman (T.M. 18-02-0120) and Lynn Fleming (T.M. 18-02-0118A) should be shown on the plan.

Abutter Samuel Snyder's tax parcel number should be 18-02-0118 not 18-02-0119.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Menno Township Subdivision and Land Development Ordinance (Sections 6.302.a.5., a.7, a.9. and a.12.)

Clean & Green / Agriculture

Plan Notes 4 and 6 states the property is in the Clean and Green Program and in the Agricultural Security Program.

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 Menno Township Subdivision and Land Development Ordinance, the right-of-way width for School House Road should be shown on the plan. (Section 6.302. a.6).

Cartway Widths

The cartway width for School House Road should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202 a.11).

PennDOT HOP / Municipal Driveway Permit

An existing HOP Driveway Permit is listed on the plan to serve Lot 2. However, for future reference the HOP notation should be on the plan.

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.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Sewage Service

The plan does not indicate the on-lot sewer service for Lot 1 and should be noted on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Section 6.302 a.11.).

Water Service

The water supply location for Lots 1 and 2 should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 3.213). 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.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Section 6.202 a.10.). There appears to be other buildings on Lot 1 not shown on the plan.

Menno Township (Municipal Ordinance)

Name of Plan: Kanagy, Glen M. & Donna J.
File Number: 2017-02-005
Tax Map #: 18-08-0112
Municipality: Menno Township
Applicant Name: Kanagy, Glen M. & Donna J.
Land Owner Name: Kanagy, Glen M. & Donna J.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for agricultural use. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

The tax parcel number for the James D. Kanagy parcel is missing the letters BA after the last 2 numbers. The tax parcel should be 18-08-0124BA.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Menno Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a.5. and 6.302 a.5. and 9.).

Clean & Green / Agriculture

As noted on Note 6. the property is in an Agricultural Security Area.
As noted in Note 5, 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

As noted in Note 4, the property is not located in the 100 year floodplain or a designated wetland.

Soils

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

Right-of Way Widths

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

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of W Back Mountain Road is substandard (Article 3 Table 1).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Menno Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a. 18. and 6.302 b. 7.).

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Sewage Service

The sewage treatment location should be labeled on the plan for the residual in accordance with the Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 10.).

Water Service

The water supply location for the residual should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 10. and Section 3.213a). 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.

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a. 9.).

All significant man-made features, including the residence on Lot 1, the residual, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a. 10.).

Union Township (Municipal Ordinance)

Name of Plan: Geisinger Big Valley Medical Clinic-Parking Lot
File Number: 2017-02-008
Tax Map #: 20-06-0120C
Municipality: Union Township
Applicant Name: Geisinger System Services
Land Owner Name: Geisinger System Services
Plan Preparer: Sweetland Engineering & Associates, Inc.

Plan Summary:

The proposed project is to occur on property owned by Geisinger System Services in Belleville, PA. This project will include the construction of 18 parking spaces as well as lighting associated with the parking lot addition. This site is located within the municipality of Union Township, in Mifflin County, PA. This stormwater from the site goes to Frog Hollow, which is classified as a high quality, cold water fishery (CWF).

Basic Plan Information

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2. (e) states in part a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys, however, tract perimeter surveys shall be the function of the "Professional Land Surveyor". Prior to recordation the professional land surveyors seal must be affixed to the plan.

Basic Plan Information

The name of the registered surveyor responsible for the plan should be on the plan, including an appropriate registered professional's seal.

Floodplain / Wetlands

As noted in Note 13, the site does not lie within the 100 year floodplain or designated wetlands.

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 Union Township Subdivision and Land Development Ordinance, the right-of-way widths of SR 655 and Applehouse Road should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2. a.).

PennDOT HOP / Municipal Driveway Permit

A notation about the requirement stating: Any access via a State Highway to lots shown on this land development 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.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Sections 402 1. b. and 2. b.).

DEP Sewage Planning Module

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

Zoning

Based on the Union Township Zoning Ordinance the Residential Agriculture District does not allow for medical offices. This facility may be an existing not conforming use.

E & S / Stormwater

If this project disturbs 5,000 square feet up to one (1) acre of land, an Erosion and Sedimentation Control Plan is required. If disturbance is greater than one (1) acre and NPDES Permit is required.

*The Mifflin County Conservation District representative indicated an NPDES permit is not required and an E and S plan has been submitted.

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Union Township Engineer.

Other Comments:

1. Note #10 mentions 18 new parking spaces but the narrative states 16 new spaces.
2. Plan notes should state the site is served by public water and sewer services.

Union Township (Municipal Ordinance)

Name of Plan: Peachey, Mark C.
File Number: 2017-02-009
Tax Map #: 20-05-0111
Municipality: Union Township
Applicant Name: Peachey, Mark C.
Land Owner Name: Peachey, Mark C.
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the construction of a garage (50' x 100') intended to store masonry materials and associated parking/loading facilities. The facility will be served with domestic water via a proposed waterline extension and limited sanitary sewer service via a proposed holding tank. The project will disturb a total 0.9 acres. An Erosion and Sedimentation Control Plan and Narrative has been prepared and submitted to the Mifflin County Conservation District. The owner and the contractor will be bound by the requirements of this plan throughout the construction of the proposed improvements.

Floodplain / Wetlands

As noted in note #8 the parcel is not located within a special flood hazard area and should also note it is not located in a designated wetland.

Right-of Way Widths

Walnut Grove Lane should be labeled on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Sections 402.1.C. and 402.2.a.).
Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Walnut Grove Lane should be shown on the plan. (Article V Section 501.2.).
Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Yoder Road is substandard (Article V Section 501.2.).

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway widths of Yoder Road and Walnut Grove Lane are substandard (Article V Section 501.2.).

PennDOT HOP / Municipal Driveway Permit

As noted in Note 7, an HOP is required if any proposed access to Maple Grove Road SR 4005 is contemplated.

Private Street / Shared Driveway

If Walnut Grove Lane is shared, then 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 the Union Township Subdivision and Land Development Ordinance, (Article IV Sections 402.1.b. and 2.b.).

DEP Sewage Planning Module

Please confirm if a copy of the DEP Component 1 Sewage Facilities Planning Module was submitted to the Union Township Planning Commission.

Zoning

As noted in Note 4, the property is zoned Residential Agriculture.

Land Development

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. Parking provisions should be indicated on the plan.

Other Comments:

1. The plan does not show how the garage will be accessed from either a public or private right-of-way and it should.
2. Is the storage of the masonry materials accessory to the principal single-family home use?
3. The project narrative indicates associated parking and loading facilities which are not shown on the plan and should be.
4. Has the Township Zoning Officer made a determination as to what use this building is designated (Commercial or Residential)?
5. There is a line along the east end side of the proposed garage development that is not a setback line that goes from the front to back 181 feet. The line is parallel to the fence line. If this does not represent a driveway opening or setback line, what does it represent?

Wayne Township (County Ordinance)

Name of Plan: Snyder, Stanley & Janet
File Number: 2017-02-003
Tax Map #: 21-06-0115A
Municipality: Wayne Township
Applicant Name: Snyder, Stanley & Janet
Land Owner Name: Snyder, Stanley & Janet
Plan Preparer: Wright Land Surveying

Plan Summary:

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

Subdivision Information

Does Lot 1 (Residue) acreage reflect what the acreage balance is before or after the subdivision?

*The Wright Surveying representative indicated the residual acreage is 39.318 acres after the subdivision

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Sections 7.302.A.23. and 25. of the Mifflin County Subdivision and Land Development Ordinance)

Soils

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

Deed Restrictions and Easements

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

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

*The Wright surveying representative indicated there are none.

Wayne Township (County Ordinance)

Name of Plan: Flasher, Gail A.
File Number: 2017-02-006
Tax Map #: 21-09-0118
Municipality: Wayne Township
Applicant Name: Flasher, Gail A.
Land Owner Name: Flasher, Gail A.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 2 & 3 and Lot Addition A. Lots 2 & 3 are for a single-family residence each to be served by on-lot sewage disposal and private well. Lot Addition A is to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed.

Clean & Green / Agriculture

As noted in Note 5, 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

As noted on the plan and in Note #6, portions of the parcel are located within the 100 year floodplain. There should be a note put there are no designated wetlands on the subject property.

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 this site and development in these should be discouraged.

Soils

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

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Ferguson Valley Road is substandard (Section 4.204.F). There is no designated right-of-way for Ben's Lane or Hoover Hollar.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Hoover Hollar, Bens Lane and Ferguson Valley Road are substandard (Article 4 Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit

As noted in Note 4, a municipal driveway permit is required for Lot 2 and a copy should be provided to the Mifflin County Planning Commission.

Private Street / Shared Driveway

Lots 2 and 3 have frontage on Ferguson Valley Road, but by creating Lot 1 it no longer has direct access to Ferguson Valley Road. It appears there is some access by Ben's Lane which crosses the Matthews property (T.M. 21-09-0118B) and may serve Lot 2. This necessitates the shared driveway agreement referenced. However, there also seems to be a question for Lot A and tax parcel 21,09-0118A. This appears by way of Hoover Hollar and it is unclear how these lots were ever approved. Is there a shared driveway agreement for these lots? Are there on-site water and sewer facilities to serve tax parcel 21,09-0118A?

*The Wright surveying representative indicated there is a privy that serves the cabin but no water. Does this plan involve any stream crossings or other floodway encroachments? The applicant should contact the Mifflin County Conservation District for more information.

*The Wright surveying representative indicated there is no stream crossing.

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 Sections 7.302.A.6 and 7.302.B.7 of the Mifflin County Subdivision and Land Development Ordinance.

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Other Comments:

*A copy of the driveway permit for lot 2 will be required to be submitted to the Planning office prior to the approval of this subdivision plan.

*The Wright surveying representative indicated there are no plans for future development for lot 1.

Public Comment

None

Other Business or Comments

Mifflin County Internet Advisory Committee:

Bill stated that the Internet Advisory Committee met on February 15th with good attendance. There was a short article in the Sentinel regarding the meeting. The committee discussed two surveys, one for businesses and one for residents. The residential survey will be delayed in order to see how the business survey works. The committee will work with Walt Whitmer of Penn State Extension Center and the Chamber of Commerce to email the survey to businesses with a 30 day response time. The Sentinel will do an article on the survey before it is sent out.

The residential survey will be mailed. There is a concern to get a random sample to represent the entire county. Approximately 2,000 surveys will be sent. South Hills School of Business is willing to have an intern work with data collection and entry of the results of the surveys.

A representative from Verizon participated in the recent meeting via teleconference and has been working with Comcast and Atlantic Broadband. A Facebook group of more than 300 people is looking to possibly improve internet service in the Vira, Maitland, McClure areas with Atlantic Broadband. Verizon is also looking to help.

Submission of the Cool and Connected mini grant for an internet study was recently denied.

Michelle Bair shared that her internet service is bad and she is now losing phone service as well. Kay Semler said that the issue appears to be old copper and Verizon has limits as to where they will go.

Other:

Bill provided a brief overview and history of the Planning Commission's Subdivision Review Committee, as well as CDBG involvement with the Planning Commission for the benefit of the two newest Planning Commission members.

Adjournment

Upon no further discussion, the meeting adjourned at 4:33 p.m. upon a motion by Michelle Bair, which was seconded by Dave Pennebaker.