

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, MARCH 27, 2014**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

**Members**

Michele Bair  
Dan Dunmire  
Thomas Lake  
Brent Miller  
Dave Pennebacker  
Neal Shawver  
Jim Spendiff

**Others**

Mark Colussy, Huntingdon County Planning  
Steven Feathers, McVeytown Borough  
Dan Fitzpatrick, PADCED  
Dave Harmon, Newton Hamilton  
Lauren Kershener, Lewistown Sentinel  
Teresa King, Reedsville Fire Company  
Doug Marks, MCP & DD  
Lucas Parkes, The EADS Group  
Kelly Shutes, Derry Township

**Staff**

Bill Gomes, Director  
Jim Lettiere, CD Administrator / Assistant Director

**Call to Order**

Dan Dunmire, Vice Chair, called the meeting to order at 3:35.

**Record of Public Attendance**

Dan reminded everyone to sign the attendance sheet.

**Approval of Meeting Minutes**

Jim Spendiff made a motion to accept the minutes. The motion was seconded by Neal Shawver. All members voted aye.

**Flood Insurance Presentation – Biggert-Waters Flood Insurance Reform Act of 2012**

Dan turned the meeting over to Bill Gomes who introduced the guest speaker, Daniel Fitzpatrick from DCED. Daniel was there to present information to the planning commission and public on the Biggert-Waters Flood Insurance Reform Act of 2012.

Daniel Fitzpatrick is the state National Flood Insurance Program Coordinator. He stated that 47 percent of Pennsylvania residents are affected by the recent legislation. Fitzpatrick stated that part of the problem with the Act of 2012 is that they wanted to quickly raise the rates to accurately reflect the risk of those living in flood plain areas. Some law makers seemed to believe it would focus on the secured home market, but it impacted more home owners than they thought. Due to the widespread complaints on the adverse effects it was having, the Homeowner Flood Insurance Affordability Act 306-91 was signed into law on March 21. This act is designed to protect homeowners from unreasonable and unrealistic premium increases.

This most recent act provided greater consumer affordability and predictability in five areas. The first thing it does is to permanently remove the home sales or new policy rate increase trigger for primary residences. It treats the person buying the home the same as the person selling it, and restores real estate markets in communities across the county. The second thing it does is it reinstates grandfathered rates by decoupling rate increases with the Federal Emergency Management Agency remapping. Another way this act helps is to provide a refund for the people who purchased insurance at the unsubsidized rates. The fourth item the act provides is home improvement protection by increasing the threshold that triggers a loss of grandfathered status. The proposal would raise it from 50 percent from the existing 30 percent. The final thing the act provides is it also includes other affordability measures which include high

deductible options and more. Mr. Fitzpatrick then answered questions and will provide additional information on his presentation and the new law with the Planning Commission.

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

Jim stated the Subdivision and Land Development Review Committee reviewed three (3) applications on March 20, 2014. All three of the applications were under municipal ordinance. The plans were for Ames True Temper, Reedsville Volunteer Fire House and Randal and Rita Gutshall. Jim indicated he would like to review two (2) of the three plans briefly.

The first plan reviewed was one for the Reedsville Volunteer Fire Company. On hand at the meeting was Teresa King representing the Reedsville Volunteer Fire Company. This project is for construction of a new fire house and banquet hall for the Reedsville Fire Hall. Jim outlined comments of the plan.

Jim outlined several things missing on the plan including a plan narrative, a new deed based on the subdivision of the parcel that occurred in 2013, a highway occupancy permit, provisions for street lights, a traffic circulation plan and concern about traffic considering other projects being proposed in close proximity, the number of required parking spaces, and whether the stormwater plan had been reviewed by the township engineer or his designee. Another question was over the close proximity of the new driveway to the adjoining driveway and not meeting the township standards.

The township representative, Teresa King addressed the board with some of their concerns. Teresa commented that the new deed will be created and transfer of land to the Reedsville Volunteer Fire Company. A deed was not obtained to this point because they were waiting to see if the building would be constructed. She stated that the PennDOT HOP had been applied for and the DEP Component 2 form has been submitted to DEP. Furthermore, Teresa stated the parking spaces provided exceed the ordinance requirement. She indicated there will not be any full time volunteers at the fire house except during fund raising activities and the banquet facility will be used approximately four – five times yearly. Finally she informed the board that the Township officials will be meeting with the architect soon and she will provided elevation drawings. She did state that there will be five bays facing SR 655.

The second plan reviewed briefly was Ames True Temper as a revision. This parcel is not part of the clean and green program. Setback lines have been added to the plan. The HOP permit had been approved. As of February 28, 2014, a revised application adequately clarifies there are proposed easements as well as exiting. Testing has been completed for a backup on-lot septic area. Signature blocks have been added to the plan. An E and S plan was submitted to the Conservation District and an individual NPDES permit was submitted to DEP. A post construction stormwater management report (PCSM) has been submitted and reviewed by the Township Engineer.

There was no further discussion of either plan. Dan asked for a motion to accept the comments made on the three plans made by the board. A motion was made to accept the comments by Neal Shawver and seconded by Jim Spendiff. Members voted aye.

### **Subdivision and Land Development Municipal Reports**

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

Name of Plan:	Reedsville Volunteer Fire Company
Municipality:	Brown Township
File Number:	2014-03-002
Tax Map #:	14, 01-0115EE
Applicant Name:	Reedsville Volunteer Fire Company
Land Owner Name:	Brown Township
Plan Preparer:	Buchart Horn, Inc.

#### **Plan Summary:**

The project is the construction of a new emergency services/banquet hall building for the Reedsville Fire Company. The improvements consist of a 15,240 sq. ft. building, parking lots and three new entrances - one onto state route 655 and two onto Brown Township Drive. A water lateral,

storm sewers, underground stormwater facility and on lot sanitary system will also be constructed. The site is an existing 2 acre open lot and is surrounded by undeveloped open space/woodland on the south; Brown Township Municipal Building property on the west; residential property and a state road on the north; and commercial property (currently Super Shoe Store) on the east. Stormwater runoff flows from all adjoining properties onto the site. The site acts as an existing infiltration basin. The closest "emergency spillway" outlet is behind the store to the east. The topography in the area consists of closed depressions. There is one 18" culvert from state route 655 that discharges onto the subject property. The site lies within the Tea Creek/Kishacoquillas Creek watersheds. Tea Creek is approximately 4000' to the east. The total disturbed area is approximately 2.2 acres and therefore an NPDES permit will be required.

#### **Basic Plan Information**

The tax parcel number 14,01-0103 directly west of the subject parcel is not legible.

#### **Basic Plan Information**

The tax parcel numbers on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software. A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302 A.1.) The narrative listed in the plan summary was from the stormwater plan.

#### **Subdivision Information**

The parcel number 14,01-0115EE was subdivided in 2013 into Lot #1 containing 2.0 acres while the residual contained 1.9729 acres. The residual is the current location of the Brown Township Municipal Offices, while the two (2) acre site is the location of the proposed fire house. This was recorded on May 29, 2013, however, a new deed was never provided to the Assessment Office. Therefore, the parcel was never technically subdivided adequately. The new deed should be prepared so it adequately reflects the subdivision action. Also the existing conditions map (Sheet C-2) should list the total acreage.

\* The Township representative indicated that a new deed was not created because the Township wanted to be sure the Fire House was going to be constructed on this site. Since it appears this will occur, a new deed will be created and transferred to the Reedsville Volunteer Fire Company.

#### **Soils**

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

#### **Cartway Widths**

The cartway widths of Road Crew Lane, Brown Township Drive and the existing 50' right-of-way on tax parcel number 14,01-0115 should be shown on the plan Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.202 A. 11.). Is Road Crew Lane a one or two way street?

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

A PennDOT Highway Occupancy Permit (HOP) is required as noted in Note 10. and as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A. 34.). A copy of the permit should be provided to the Brown Township Planning Commission.

\* The Township representative stated a PennDOT HOP has been applied for and is in process. A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route.

#### **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." (Article 4 Section 4.204 B. 1. c.) of Brown Township's Subdivision and Land Development Ordinance.

\* The Township representative indicated there will not be any private drives. **Deed Restrictions and Easements** Deed restrictions and the easement for the stormwater management system, should be provided in accordance with (Article 7 Section 7.302 B.7.) of the Brown Township Subdivision and Land Development Ordinance.

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

Since this project proposes an on-lot sewage disposal facility, a DEP Component 2 Form should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. Since the two lots are commonly owned by the Township, is there information from the Township for the on lot septic system?

\*The Township representative indicated the DEP Component 2 form has been submitted to DEP. She added that the cost to connect to the public sewer system is prohibitive.

#### **Water Service**

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

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

The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department. The owners statement of intent refers to Manchester Township and should read Brown Township. There should be a signature block area for the Recorder of Deeds of Mifflin County.

#### **Lot Addition**

Sheet C-3 of the plan shows an existing water line, however, the proposed lateral to the building is not shown on the plan.

**Land Development**

Provisions for the locations, type, and height for street lighting are required and should be included with the plan submission since Note 3 references exterior street lighting. (Article 7 Section 7.302 A. 32.) of the Brown Township Subdivision and Land Development Ordinance. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. What will the trip generation rates be for the AM and PM peak hours? A TIS may be required for access to SR 655 considering this project and other proposed projects near this opening. Considering an HOP Permit may be difficult to obtain for this project, has there been consideration of directing all emergency services vehicles to the 50' right-of-way to the east of the subject parcel?

**E & S / Stormwater**

As noted in the Erosion and Sediment Control Report, an NPDES Permit will be required and reviewed by the Mifflin County Conservation District. This should be noted on the plan. Has the stormwater plan been reviewed by the Township Engineer, or his designee, since the stormwater basin serves more than this property?

**Other Comments:**

1. The distance from the center line of Three Cent Lane, to the center line of the driveway onto SR 655 is not a minimum of 125' feet which is a common standard. Article 4 Section 4.208 C., of Brown Township's Subdivision and Land Development Ordinance, in part states "permits for driveways intersecting with state roads or highways shall be secured from PennDOT. Such driveway intersections shall generally not be located closer than 70 feet from any street intersection right-of-way line". It appears the distance from the center line of Three Cent Lane to the western most portion of the emergency service drive onto SR 655 is closer than 70 feet.

2. What plant, grass or tree species will be planted in the landscape island if any?

3. What are the numbers of required parking spaces since sheet C-1 under site data has a question mark?

\*The Township representative indicated the parking spaces provided exceed the ordinance requirement. She added there will not be any full time volunteers at the fire house except during fund raising activities and the banquet facility will be used approximately four (4) to five (5) times yearly.

4. Are emergency parking spaces also 10'x20' as shown for the general parking?

5. The date on the plans should include the day of the month.

6. Has a gate been considered for the emergency opening at SR 655 to discourage the public's use of this opening?

7. Are there elevation drawings of the building? If so, which elevation will the overhead doors be located and where will the egress and ingress points be to the building?

\*The Township representative stated that Township officials will be meeting with the Architect soon and she will attempt to provide elevations drawings.

\*The Township representative stated there will be five (5) bays facing SR 655. The signage specifications and locations shall be provided on the plan (Article 7 Section 7.302 A. 31.) Brown Township Subdivision and Land Development Ordinance.

*Decatur Township (Municipal Ordinance)*

Name of Plan: Gutshall, Randall A. & Rita  
Municipality: Decatur Township  
File Number: 2014-03-001  
Tax Map #: 15-02-0120-000  
Applicant Name: Randall & Rita Gutshall  
Land Owner Name: Randall & Rita Gutshall  
Plan Preparer: Nittany Engineering & Associate, LLC

**Plan Summary:**

The proposed subdivision is located in Decatur Township, 3.3 miles east of the Village of Vira along SR 2002 – Old Stage Road. The property is owned by Randall A. & Rita M. Gutshall, by deed recorded in Mifflin County Recorder of Deeds Office in instrument #2013-000913, on February 27, 2013. No deed restrictions are contained within the deed.

The property as surveyed contains 58.7340 acres. The subdivision is a survey of the Southern Residue (remainder) of property formerly owned by Robert W. Aitkin, by deed dated June 25, 1992, and recorded in Mifflin County Recorder of Deeds Office in Record Book 386, Page 2085. (See plan Entitled "Agricultural & Lot Addition Subdivision Plan for Ruth M. Aitkin", prepared by Sarge Engineering and Surveying, dated January 23, 1992, and recorded in Mifflin County Recorders Office in Plat Book 16, Page 3). The current and proposed use of the property is Agricultural. There is no existing sewage disposal facilities proposed.

**Basic Plan Information**

The abutter directly south of the subject parcel identified as 15-02-107 N/F Randal A. and Rita M. Gutshall is not correct. The tax parcel number is 15,02-0115-000.

\* The Nittany Engineering and Associates, LLC representative provided revised plans on March 20, 2014 which adequately addressed this comment.

**Basic Plan Information**

The tax parcel numbers on the application and the labels on the plan are missing the zero digits before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

\* The Nittany Engineering and Associates, LLC representative provided revised plans on March 20, 2014 which adequately addressed this comment.

**Subdivision Information**

The exceptions called out in the deed through instrument number 2013-912 should be recorded after subdivision approval.

\* The Nittany Engineering and Associates, LLC representative indicated the exceptions were previously recorded.

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

As noted on the application, 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. The County GIS files do not show the subject parcel as being located in an Agricultural Security Area. Also, the Mifflin County Conservation District confirmed the parcel is not in an Agricultural Security Area. This note should be removed from the plan.

\*The revised plans submitted March 20, 2014 reflect the removal of this comment.

### **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.

\* There is no proposed building activity on this site.

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

Based upon the Decatur Township Subdivision and Land Development Ordinance, the range of the variable right-of-way width, should be shown on the plan. (Part 6 ss 22-602.2. A. (11) ).

\* The Nittany Engineering and Associates, LLC representative provided revised plans on March 20, 2014 which adequately addressed this comment. Since access to this parcel appears to be from the Jerry and Shirley Forshey Tax Parcel 15,02-0120-000, is there an easement or shared driveway agreement in place? Is there a right-of-way for the earthen road or is this the same as the cartway?

\* The Nittany Engineering and Associates, LLC representative provided revised plans on March 20, 2014 which adequately addressed this comment.

### **Widths**

The cartway width of the road connecting to SR 2002, Old Stage Road should be shown on the plan (Decatur Township Subdivision and Land Development Ordinance, Part 6 ss 22-602. 2.A. (11)). Does the 12 ' foot earthen driveway serve more than one property? Is this the cartway?

\*The Nittany Engineering and Associates, LLC representative indicated this is just the cartway width used by Forshey and Gutshall.

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

A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

\* The Nittany Engineering and Associates, LLC representative placed the HOP language on the revised plan and indicated that an HOP application has been submitted.

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

If a private street is proposed, the plan should be reviewed by the Decatur Township Engineer.

\* The Nittany Engineering and Associates, LLC representative indicated there will not be a private street. Does this plan involve any stream crossings or other floodway encroachments? If so, the applicant should contact the Mifflin County Conservation District for more information.

\* The Mifflin County Conservation District Manager indicated a permit may be necessary for the earthen crossing over the tributary to Meadow Creek and if any new right-of-way crossing over the tributary occurs, then a general permit is required. 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."

\* The Nittany Engineering and Associates, LLC representative indicated in Deed Book 386 Page 2090 there is a shared driveway agreement recorded, but does not include maintenance language.

### **Street Names**

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

\* The Nittany Engineering and Associates, LLC representative indicated there is no private street.

### **Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 6 ss 22-602. A.(18) and ss 603.2.B. (17) of the Decatur Township Subdivision and Land Development Ordinance. The narrative states there are no deed restrictions and the application indicates there are. Please confirm this.

\* The Nittany Engineering and Associates, LLC representative indicated the plan is correct there are no deed restrictions.

### **DEP Sewage Planning Module**

Plan approval should be contingent upon receiving an approval from DEP following the filing of a Planning Waiver and Non-Building Declaration.

\*The Planning and Development Department staff signed the applicable portion of the declaration on March 20, 2014.

### **Signature Blocks on Plan**

The signature block entitled "Approved by the Mifflin County Planning Commission" is not required and should be removed from the plan.

\* The Nittany Engineering and Associates, LLC representative provided revised plans on March 20, 2014 which adequately addressed this comment.

### **Other**

1. There is a dug well on tax parcel number 15,-02-0120-000. Does this serve both lots? If the intent of this subdivision is to clearly separate tax parcel number 15,-02-0120 from 15,-02-0120A, then why is there a triangle piece crossing Old Stage Road?

\* The Nittany Engineering and Associates, LLC representative indicated the dug well was only for the old farm not in use and the triangular shape of the parcel across Old Stage Road was the original intent of the subdivision.

### *Decatur Township (Municipal Ordinance)*

Name of Plan: Ames True Temper  
Municipality: Decatur Township  
File Number: 2014-03-003  
Tax Map #: 15-08-0104B  
Applicant Name: Ames True Temper, Inc.  
Land Owner Name: Ames True Temper, Inc.  
Plan Preparer: Harbor Engineering, Inc.

### **Plan Summary:**

This Land Development Plan is a revision to plans previously reviewed on 12-19-2013. Ames True Temper (the owner) recently (Spring 2013) expanded their milling facilities without providing the proper planning and permitting coordination (besides obtaining a building permit) with Decatur Township (the Township), Mifflin County Planning Commission (MCPC), and the Mifflin County Conservation District (MCCD). The expansion included the construction of an approximately 5,000 square foot building, a retention pond, and additional parking loading, and storage areas.

### **Basic Plan Information**

A Plan Narrative is needed to clearly indicate which improvements have been made, which are proposed and what activities are conducted on the subject site.

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, a plan narrative was added to the 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.

\*The Harbor Engineering representative indicated the property will be taken out of the clean and green program.

\*\*This has been verified by the County Assessment Office on 3/27/2014 and the subject parcel is not in the clean and green program.

### **Setback Lines**

The setback lines should be shown on the plan.

\*\* Based on the revised plans dated November 27, 2013 the setback lines have been added to the plans.

However, it appears the existing shed is within the side yard setback. This may necessitate further action. Please consult with the Township.

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

A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

\*The Harbor Engineering representative indicated that no entry improvements will be made and there is an approved HOP permit.

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, this notation was added to the plan.

### **Deed Restrictions and Easements**

There are easements proposed on sheet 3 of 9. The application should reflect that the property does have easements.

\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, a revised application adequately clarifies there are proposed easements as well as existing.

### **DEP Sewage Planning Module**

A DEP Sewage Planning Module needs to be provided for any new development.

\*The Harbor Engineering representative indicated there will not be any new employees as a result of the land development plan and the module is not required.

\*\*Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, the Township requested testing for a backup on-lot septic area because there was no backup previously tested for and test pits are shown as requested by SEO.

### **Signature Blocks on Plan**

The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department. \*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, the County's Review Certificate was added to the plan.

There is no signature block for the Decatur Township Planning Commission.

\*\*Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, this is not required under the Township's Subdivision and Land Development Ordinance.

### **Land Development**

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

\*The Harbor Engineering representative indicated he will add this to the plan.

\*\*Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, a traffic circulation plan was provided. It's not clear how logging trucks can move west or out from the site when the road ends. Also, it appears that exiting and entering traffic conflict which prevents two way traffic movements.

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

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, The Township ordinances do not require any fire hydrant installation as part of this project.

### **E & S / Stormwater**

Does this plan propose over an acre of earth disturbance? This proposal may require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District.

\*The Harbor Engineering representative indicated that an E and S plan was submitted to the Conservation District and an individual NPDES permit was submitted to DEP.

### **Other Comments:**

1. Since some improvements for this land development plan have been completed, why doesn't the existing conditions sheet 2 of 9 clearly delineate the improvements that have been completed already?

\*The Harbor Engineering representative indicated that the plans were prepared from the base line before any improvements were made to the site.

2. It is not clear if this project is proposing additional improvements aside from the after-the-fact improvements that have been made to the subject parcel. This needs to be clear and succinct on the plan.

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, sheets 2 and 3 satisfactorily clarify these issues.

3. The project's approval must be contingent on approval from the Mifflin County Conservation District and the Department of Environmental Protection (DEP).

4. Do the improvements generate more trips and are there any modifications to the ingress and egress onto State Route 522 north?

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, the improvements do not generate more trips, nor will there be additional employees added as a result of the project.

5. Is there a lighting plan? Does the site have fire suppression capabilities or where are the locations of the nearest fire hydrants?

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from

Harbor Engineering, there are currently 3 dusk to dawn lights on the property. There is no additional site lighting proposed. The site does not have any fire hydrants and the nearest public water main and fire hydrants are located in Lewistown.

6. There is a stormwater plan and does it meet the Decatur Township Stormwater Ordinance? Also, has it been reviewed by the Township engineer?

\*\* Based on the revised plans dated November 27, 2013 and the response letter dated February 28, 2014 from Harbor Engineering, a post construction stormwater management report (PCSM) has been submitted and reviewed by the Township Engineer. The stormwater design is based on the Mifflin County Model Stormwater Management Ordinance and direction from the Township Engineer.

### **Public Comment**

None

### **Other Business**

The planning commission received a copy of the ethics form and was reminded they needed to be filled out and returned no later than May 1.

A reminder was given about the dinner and informed the board there were about 85 people signed up for attendance.

### **Adjournment**

The meeting adjourned at 5:03 p.m. upon a motion by Neal Shawver that was seconded by Brent Miller.