

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 22, 2010
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire, Vice Chairman
Neal Shawver
Susan Heimbach
Brent Miller
Chris Aumiller
Kent Spicher

Other

Samuel Getz, McVeytown United Methodist Church
Walter Amtower, McVeytown United Methodist Church

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner

Call to Order

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

Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

New Member Introduction

Mr. Spendiff introduced Kent Spicher, the new member to the Planning Commission. Mr. Spicher lives in Belleville with his wife and two daughters. He farms in partnership with his brother. Each member of the Planning Commission introduced himself/herself and stated where they live and work as well.

Approval of Meeting Minutes

Minutes of the February 25 and March 25 meetings, as well as the Annual Meeting of April 1 were provided to each member. Mr. Spendiff asked for any additions or corrections to each of the minutes. With no additions or corrections, Jim said the minutes would stand approved as written.

Subdivision and Land Development Review Committee Report

Bill asked that the subdivision for the McVeytown United Methodist Church be discussed first. Bill said there were two representatives present to discuss questions the Subdivision and Land Development Review Committee had concerning a correction on the plan and a request on the quit claim deed showing that the alley had been donated by the Borough of McVeytown. Bill said the Borough Solicitor and the Planning Commission Solicitor have indicated that instead of a quit claim deed, it has to be done by ordinance stating the Borough of McVeytown is giving up rights to this alley. As part of this process, a new alley is to be dedicated, and was shown on the plan. Another issue was that the alley should be merged to the church's property. Mark Colussy said the correction on the revised plan was that part of the alley belonged to the Andersons and the remainder to the church. Bill asked for a motion to approve the plan with the conditions of proof of vacation of the alley by an ordinance and a quit claim deed from Mr. Anderson showing that his portion of the alley is given back to the church. Included in the motion was the acceptance of the amendment on the plan of the alley relocation and merger. A merger symbol will also need to be placed on the plan by the surveyor. It was made known to the applicant that this process should not prevent the church from submitting a land development plan. Dan Dunmire made a motion to approve the plan with conditions discussed including the approval of a 90-day extension. Chris Aumiller seconded the motion and all members voted aye.

Dan Dunmire reported there were seven subdivision plans reviewed this month. There were five plans under municipal ordinances. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans under municipal ordinances: Christian T. Aumiller, et.al. in Armagh Township, Hannes M. Yoder in Armagh Township, Fern M. Loht in Decatur Township, Roy E. Zook in Oliver Township and Kenneth J. Casner in Oliver Township.

There were two plans under the County Ordinance. The Review Committee recommended conditional approval of the Aaron Walker subdivision in Wayne Township, but recommended no action on the Naomi M. Harshbarger subdivision in Bratton Township at this time.

Dan asked for the plans that needed to be discussed. Mark Colussy responded that Bill Wright attended the Review Committee meeting and said he would be making revisions to the Aumiller plan. Mark gave out a hand out with the revisions. Mark said proposed Lot 1 had a right-of-way going through it and the review committee asked whether or not they would consider having a shared driveway. Bill Wright said that would create a problem later with a private road. Mark also brought up the option of a flag lot. Chris said the concern was with sight distance if the driveway was located on a flag lot because the driveway would be in a dip in the road. Mark presented an updated plan. An easement further down the road on the abutting property has been recorded to correct the problem.

Mark said the Naomi Harshbarger plan has a 25' easement instead of a 50' easement by a railroad crossing. He said they need proof of allowable access from the railroad. Mark also pointed out the lot configuration is questionable. The lot does not have road frontage. The property is also in a flood zone. Bill suggested that the Planning Commission comments be presented to Mr. Taptich for his response.

Dan made a motion to accept the comments of the Subdivision Review Committee for the five plans under municipal ordinances, which was seconded by Neal Shawver. All members voted aye, with Chris Aumiller abstaining.

On the two plans under the County Ordinance, Dan made a motion to conditionally approve the Walker subdivision in Wayne Township and withhold action on the Harshbarger plan in Bratton Township. The motion was seconded by Neal Shawver. All members voted aye.

Mark said he would like to go over a couple of plans that were reviewed in the past. The subdivision of Percy and Catherine Yoder is on the side of a ridge and proposed creating three new lots for single family residences. There were concerns over steep slopes, and the right-of-way to the rear property varied from 20-30 feet, which does not meet the township road standards. There also is no private drive agreement for access. Mark then read the denial letter from Union Township, which had some of the same concerns.

There was some discussion on the Betty Snyder subdivision in Wayne Township. The plan was approved contingent upon no further subdivision and development activity could occur unless the private drive, Snyder Estate, is upgraded to private road standards. Bill Wright attended the Review Committee meeting and stated that the Snyders were looking to further subdivide and develop the property. Since the Snyders did not want to upgrade Snyder Estate, they considered an alternative of establishing a new private drive through the Reed tract that would affect three properties. The Review Committee had reservations about this proposal and wanted to alert the Planning Commission if a formal plan is submitted.

The Subdivision Review Committee Report:

Name of Plan: Aumiller, et.al., Christian T.

File Number: 2010-04-001

Tax Map #: 12-05-101

Municipality: Armagh Township (Municipal Ordinance)

Applicant Name: Aumiller, Christian T.

Land Owner Name: Aumiller, Christian T.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 1 and Lot 2 for single-family residences to be served by on-lot sewage disposal and private wells. Also Lot Addition A is being created to be combined with the Jonas A. Hostetler property for non-residential use. The residual tract, Lot 3, has an existing residence served by on-lot sewage disposal and public water and is proposing no new development.

Review Comments (List from Review Committee):

Clean & Green / Agriculture - As mentioned in Note 5 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. (See Section 6.202.a.14 of the Armagh Township Subdivision and Land Development Ordinance) *The floodplain has been delineated on the revised plan dated 4/21/10.*

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. (No) According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, No, Ph)

*Right-of-Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of T-469, Salem Road, is substandard (Table 1). Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of T-668, King Street, should be shown on the plan. (Section 6.302.a.6). *This has been shown on the revised plan dated 4/21/10.*

*Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of T-469, Salem Road, is substandard (Table 1). The cartway width of T-668, King Street, should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.11). *This has been shown on the revised plan dated 4/21/10. What is the proposed cartway width for the private right-of-way to Lot 1? This should be shown on the plan. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.11)*

*PennDOT HOP / Municipal Driveway Permit - The proposed driveway location for Lot 1 should be shown on the plan. (See section 6.202.a.15 of the Armagh Township Subdivision and Land Development Ordinance) *This has been shown on the revised plan dated 4/21/10. As mentioned in Note 4 on the plan, a municipal driveway permit is required, and a copy should be provided to the Armagh Township Supervisors.*

Private Street / Shared Driveway - Has the applicant considered creating a shared driveway between Lots 1 and 2?

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Armagh Township Subdivision and Land Development Ordinance. *According to the surveyor there are no known deed restrictions or easements. A proposed easement is pending for a small area in the Southwest corner of the Rachel Hostetler property to allow for the driveway opening to Lot 1 to gain better sight distance. Once this is finalized, this easement should be clearly defined on the plan. **The new easement is shown on the revised plan dated 4/21/10 and documentation has been provided proving the easement has been recorded.*

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

*Sewage Service - Sewage and Water Service information should be provided for the Jonas Hostetler property, T.M. 12-5-108F, since this property is involved in the plan. (See section 6.302.a.11 of the Armagh Township Subdivision and Land Development Ordinance) *This has been shown on the revised plan dated 4/21/10.*

*Water Service - Considering the residual tract is served by public water, will Lots 1 and 2 need to connect up to the public water line? *According to the surveyor, there is no water line near the proposed lots other than what connects to the house on the Residual property. The public water line should be shown on the plan. **The public water line has been shown on the revised plan dated 4/21/10.*

*Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the Jonas Hostetler property, T.M. 12-5-108F. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9 & 12) *The information has been shown on the revised plan dated 4/21/10. A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed.*

*Features - All significant man-made features, i.e. water and sewer lines, should be shown on the plan. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.10) *This has been shown on the revised plan dated 4/21/10.*

Other Comments:

*1. Has the applicant considered making Lot 1 a flag lot instead of a property with no public road frontage? It does not appear that this lot meets the minimum lot width requirements of the Armagh Township Subdivision and Land Development Ordinance, which is 125'. Additionally, all lots shall front on a public street. (Armagh Township Subdivision and Land Development Ordinance, Section 3.207.b) *According to the applicant, a flag lot was considered but sight distance would have been an issue, hence why additional right-of-way was acquired off of the abutting property, Rachael Hostetler.*

2. Why was there rebar set along the boundary of Lot Addition A in the location it was and not at the corners of the Jonas Hostetler property? *According to the surveyor, what is shown on the plan is already existing. The corners of the Hostetler property should be shown when the entirety of the property is shown on the revised plan.

Name of Plan: Yoder, Hannes M.

File Number: 2010-04-002

Tax Map #: 12-06-102

Municipality: Armagh Township (Municipal Ordinance)

Applicant Name: Yoder, Hannes M.

Land Owner Name: Yoder, Hannes M.

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. Lot 1, the residual tract, has an existing residence with no new development proposed.

Review Comments (List from Review Committee):

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 the inset map. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9, & 12)

Clean & Green / Agriculture - The property is in an Agricultural Security Area and should be noted on the plan. As mentioned in Note 6 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.

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

Right-of-Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of T-464, Church Lane, is substandard (Table 1).

Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of T-464, Church Lane, is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit - As mentioned in Note 4 on the plan, a municipal driveway permit is required, and a copy should be provided to the Armagh Township Supervisors.

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Armagh Township Subdivision and Land Development Ordinance. *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 Armagh Township Supervisors. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water & Sewage Service - Water and Sewage service information for the residual property should be shown on the plan. (See section 6.302.a.11 of the Armagh Township Subdivision and Land Development Ordinance)

Name of Plan: Harshbarger, Naomi M.

File Number: 2010-04-007

Tax Map #: 13-01-124

Municipality: Bratton Township (County Ordinance)

Applicant Name: Harshbarger, Naomi M. 2

Land Owner Name: Harshbarger, Naomi M. 2

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County tabled action on this plan until the next Planning Commission meeting on May 27, 2010.

Plan Summary: This project involves the subdivision of one (1) lot from the lands of Naomi M. Harshbarger. Lot #1 (1.0000 Acres) is to be a stand alone lot to be used for recreation purposes. Proposed Lot #1 presently houses an existing house (cabin) and a privy. There is presently no water service provided to this lot. Access to Lot #1 will be via the existing gravel lane which leads from SR 103 thru the Residue to the proposed lot. A proposed 25' Private Right-of-way has been created to permit use of the existing road. The Residue presently houses a single family residential dwelling with an on-lot sewage disposal system and domestic water from a private source. No changes to the residue are proposed.

Review Comments (List from Review Committee):

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)

Clean & Green / Agriculture - Note number 3 on the plan is misleading. 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 shown on the plan, the property lies within the 100-year floodplain. Future development in this area is discouraged.

Soils - According to the County GIS files, a small portion of the residual property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Pu) According to the County GIS files, some portion of this property appears to have prime farmland soils. (AbB, BuB, MuB, Po)

Setback Lines - The setback requirements prescribed in the Mifflin County Subdivision and Land Development Ordinance (Table 1) do not match what is stated in Note 4 on the plan. This information should be updated.

Right-of-Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of the proposed Access and Utility Easement is substandard (Section 4.204.F). The right of way should be expanded to meet the requirements of the ordinance.

Cartway Widths - The cartway width of the Access and Utility Easement does not meet the road provisions of the Mifflin County 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.

PennDOT HOP / Municipal Driveway Permit - A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. A PennDOT Highway Occupancy Permit (HOP) may be required and the applicant should contact PennDOT for more information. If a permit is required, a copy of the permit should be provided to the Mifflin County Planning Commission. Also, 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.

Private Street / Shared Driveway - All private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

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 - Any existing or proposed deed restrictions and easements associated with the property, 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. Note 9 on the plan states that no new deed restrictions will be established.

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

Sewage Service - Existing sewage service information for the residual property should be on the plan. (See the Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Water Service - Note 11 on the plan seems inadequate. Water service information for the residual property should be on the plan. (See the Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Signature Blocks on Plan - A Mifflin County Planning Commission Approval Signature Block should be on the plan, and not the review certificate. A signature block should be on the plan acknowledging the review of the Bratton Township Supervisors, not their approval.

Other Comments:

- 1. The plan was submitted 7 days after the due date for plan reviews. The Mifflin County Planning Commission's calendar with due dates can be obtained in the office of the Mifflin County Planning and Development Department.*
- 2. All lots shall front on a public street. See section 4.205.B of the Mifflin County Subdivision and Land Development Ordinance.*
- 3. The configuration of the lot is questionable. Side lot lines shall be at substantially right angles to street lines. See section 4.205.D of the Mifflin County Subdivision and Land Development Ordinance.*
- 4. Has an easement been previously recorded, allowing the access drive to proposed Lot 1 to cross the railroad property and tracks? Proof that this is acceptable to the Railroad should be provided.*
- 5. Some items shown on the plan are hard to quickly distinguish. A plan legend should be added to the plan. Additionally, the plan would be easier to read if a color copy had been provided.*

Name of Plan: Loht, Fern M.
Tax Map #: 15-11-107/15/11/107E
Applicant Name: Loht, Fern M.
Plan Preparer: Wright Land Surveying

File Number: 2010-04-003
Municipality: Decatur Township (Municipal Ordinance)
Land Owner Name: Loht, Fern M.

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for agricultural purposes only. Also, Lot Addition A is to be combined with the lands of Matthew A. Renninger. The residual tract has an existing residence with no new development proposed.

Review Comments (List from Review Committee):

Clean & Green / Agriculture - The property is in an Agricultural Security Area and should be noted on the plan. As mentioned in Note 4 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 the site does not lie within a 100 year floodplain or designated wetland. (See Section 602.2.A.14 of the Decatur Township Subdivision and Land Development Ordinance)

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. (At, BrB) Soils information should be shown on the plan. (Decatur Township Subdivision Ordinance, Section 602.2.A.8)

Right-of-Way Widths - Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of T-395, Loht Road, is substandard (Table 1).

Cartway Widths - Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width of T-395, Loht Road, is substandard (Table 1).

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 603.2.A.6 and 603.2.B.7 of the Decatur Township 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 "Request for Planning Waiver and Non-Building Declaration" form should be provided to the Township. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Lot Addition - The combined acreage of Lot Addition A and the Matthew Renninger property, T.M. 15-11-107E, should be shown on the plan. (See section 602.2.A.5 of the Decatur Township Subdivision and Land Development Ordinance) A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed.

Other Comments:

1. According to County GIS information, a portion of the property lies to the South of Old Stage Road abutting the Darwin Renninger property, T.M. 15-11-123A. Please confirm. If so, this should be shown on the plan. *According to the surveyor, the Tax Map is in error and what is depicted on the plan is correct.

2. The deed book and page number of the abutting properties should be provided on the plan. (See section 603.2.A.3 of the Decatur Township Subdivision and Land Development Ordinance)

Name of Plan: Zook, Roy E.

File Number: 2010-04-004

Tax Map #: 19-11-123

Municipality: Oliver Township (Municipal Ordinance)

Applicant Name: Zook, Roy E.

Land Owner Name: Zook, Roy E.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create two lot additions for non-building purposes. The residual tract, Lot 1, has an existing cabin, well and permitted on-lot system. Access for these properties is on Griffiths Drive which is a private road with variable cartway and right-of-way widths leading to Ferguson Valley Road. All survey data is taken from recorded deeds and surveys, only the new division lines were currently surveyed for this project.

Review Comments (List from Review Committee):

Administrative - The subdivision application form should be signed by the municipality.

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 portion of the residual property lies within the 100-year floodplain, and the flood plain should be delineated on the plan. This information could be noted on the plan.

Future development in this area should be discouraged. Another option for displaying this data would be designated that there are no Floodplains located on the lot addition lots since only a very small portion of the residual property lies within the Floodplain.

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

Right-of Way Widths - The right-of-way width Griffiths Drive does not meet the road provisions of the Oliver Township Subdivision and Land Development Ordinance (Table 1). Since the plan indicates that the right-of-way width is variable, the applicant should consider providing additional right-of-way for Griffiths Drive for the stretch that traverses the property so the right-of-way width is at least consistent in this area. At a minimum, additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway width of Griffiths drive does not meet the road provisions of the Oliver Township Subdivision and Land Development Ordinance (Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. As it is, the cartway width will not handle two-way traffic. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

Street Names - There are several roadways shown on the plan, yet only one is named (Griffins Drive). Are the offshoots of Griffins Drive named?

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

Lot Addition - The combined acreage of Lot A and Lot Addition A, as well as Lot B and Lot Addition B should be shown on the plan. (See section 6.202.a.5 of the Oliver Township Subdivision and Land Development Ordinance) A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for Lots A or B. If survey data is not available, this information could be supplied via the deed description and could be shown on the inset map. (Oliver Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9 & 12)

Name of Plan: Casner, Kenneth J.

Tax Map #: 19-15-101

Applicant Name: Casner, Kenneth J.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 7 for a single-family residence to be served by on-lot sewage disposal and private well. Lot 1, the residual tract, it to remain agricultural with no new development proposed.

Review Comments (List from Review Committee):

Administrative - The subdivision application form should be signed by the municipality.

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. It appears that some of the abutters have been labeled on the plan and property plan, yet some are only labeled as "Lot X". If Lots are going to be numbered, an abutters table should be provided. (Oliver Township Subdivision and Land Development Ordinance, Section 6.302.a.16)

*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. (Oliver Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9 & 12) *According to the surveyor, he didn't conduct a survey of all the boundaries, but can provide a metes and bounds description.*

Clean & Green / Agriculture - As mentioned in Note 7 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 - According to County GIS information, a portion of the residual property lies within the 100-year floodplain, and the floodplain should be delineated on the plan. Future development in this area should be discouraged. Considering the proposed lot does not lie within the floodplain, a note could potentially be added to the plan stating that the new subdivided lot does not lie within the floodplain

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (AbB, MoA) 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. (At, BrA, BrB, Pu)

Right-of Way Widths - Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of T-710, Lockport Road, is substandard (Table 1).

Cartway Widths - Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of T-710, Lockport Road, is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit - As mentioned in Note 4 on the plan, a municipal driveway permit is required, and a copy should be provided to the Oliver Township Planning Commission.

*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." *According to the surveyor, though a right-of-way is proposed, it will not be a shared drive. A note should be added to the plan addressing maintenance of the drive and specifically mention that neither the township, nor the county will be responsible for the maintenance of any private drives.*

*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 Oliver Township 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 Oliver Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water & Sewage Service - Water and Sewage service information should be provided on the plan for the residual property. (See section 6.302.a.11 of the Oliver Township Subdivision and Land Development Ordinance)

**According to the surveyor, there are no inhabitable structures on the residual, and therefore no existing water or sewage service on the residual tract.*

Other Comments:

*1. The location of the lot seems curious. The applicant should either consider a flag lot configuration or having the entire lot subdivided along Lockport Road to meet the road frontage requirement of the Oliver Township Subdivision and Land Development Ordinance (Table 2) of 125'. All lots shall front on a public street. (See section 3.207.b of the Oliver Township Subdivision and Land Development Ordinance) *According to the surveyor, the lot location is due to the topography on the site. Additionally, the applicant would wish not to use a flag lot configuration since the applicant would like to stay within the Clean and Green requirements of only subdividing 2 acres at a time and adding the area of the right-of-way would take the size of the lot beyond 2 acres.*

Name of Plan: Walker, Aaron

File Number: 2010-04-006

Tax Map #: 21-21-66

Municipality: Wayne Township (County Ordinance)

Applicant Name: Walker, Aaron

Land Owner Name: Walker, Lawrence E.

Plan Preparer: Africa Engineering Associates, Inc.

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: *Aaron Walker, the grandson of Lawrence E. & Charlene E. Walker, desires to place a mobile home on one of the four lots (Lot 65), owned by his grandfather. This mobile home will be served by the existing municipal water and sewer systems that exist in Prospect Avenue. The water and sewer service lines are also in existence to the proposed mobile home site due to the fact that a mobile home previously existed on this lot. Access to this mobile home will be via Prospect Avenue, a private road that connects to Township Route T-704 (Oak Lane).*

Review Comments (List from Review Committee):

Basic Plan Information - *Property owner and/or applicant information should be provided on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.3)*

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

Right-of Way Widths - *The right-of-way width of Prospect Avenue does not meet the road provisions of the Mifflin County 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. The plan indicates measurements for High Street (50') and Prospect Avenue (20') that are assumed to be the Right-of-Way width. If this is the case, this should be labeled on the plan as the Right-of-Way.*

Cartway Widths - *The cartway width of Prospect Avenue and High Street do not meet the road provisions of the Mifflin County 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.*

PennDOT HOP / Municipal Driveway Permit - A municipal driveway permit may be required, and if so, a copy should be provided to the Mifflin County Planning Commission. The proposed driveway location for the proposed mobile home should be shown on the plan. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.15)

Private Street / Shared Driveway - If a private street is proposed, the following note shall be included on the plan: "The owners of lots ___ agree and understand that " _____ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ___ Page ___ of the Mifflin County Recorder of Deeds Office." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.204.B.1.c)

Street Names - According to County GIS information, what is labeled on the plan as Prospect Avenue should be Prospect Lane. Please confirm.

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.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Mifflin County Planning Commission. Existing sewage service information should be provided on the plan for the existing house on the property. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Mifflin County Planning Commission. Existing water service information should be provided on the plan for the existing house on the property. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Signature Blocks on Plan - The signature block for the County should be changed from "Reviewed" to "Approved" and the Wayne Township Supervisors should be changed from "Approved" to "Reviewed".

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

Other Comments:

1. The connection to the public road system should be provided if access is to be off of a private drive. This information could potentially be shown on an inset map.

2. The plan was submitted 7 days after the due date for plan reviews. The Mifflin County Planning Commission's calendar with due dates can be obtained in the office of the Mifflin County Planning and Development Department.

Public Comment

There was no public comment.

Other Business or Comments

Bill gave a brief overview of Phase 3A of the Monument Square Streetscape Project. There was some discussion about removing the brick sidewalks and the trees on North Main Street.

Adjournment

The meeting adjourned at 4:30 p.m. upon a motion by Brent Miller that was seconded by Susan Heimbach.

dpb