

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 23, 2009
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire, Vice Chairman
John Pannizzo, Secretary
Don Kauffman
Neal Shawver
Brent Miller

Other

Doug Weikel, HRG
Doug Sellers
Thomas Metz, Thomas Metz Engineering, Inc
Megan Bollinger, The Sentinel

Staff

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

Item #1 – Call to Order

Dan Dunmire, Vice Chairman, called the meeting to order at 3:32 p.m.

Item #2 – Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Item #3 – Approval of Meeting Minutes

John Pannizzo made a motion to approve the minutes of the meetings of February 26, 2009, March 19, 2009 (annual meeting) and March 26, 2009. Neal Shawver seconded the motion. All members voted aye.

Item #4 – Stormwater Management Plan Update

Doug Weikel of HRG gave an update on the Stormwater Management Plan project and provided draft copies of the plan to the Planning Commission. He provided an overview of the goals of the plan and the tasks in Phase II of the project. He briefly mentioned information about the Juniata River, as well as existing conditions and problem areas for the Juniata River and Jacks Creek watersheds. Doug also went over stormwater management control standards. He discussed the model ordinance and the items that would be included in the document. Examples of pre-development and post development conditions were also shown. Doug indicated that a brochure would be designed to provide to homeowners to explain the regulations. Doug concluded by discussing ideas for implementation, as well as items to address impairments and problems.

Item #5 – Reports

Subdivision and Land Development Review Committee Report: Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed seven plans. There were two plans under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee presented Shirley R. Crosson, et.al. subdivision in Bratton Township and the Betty J. Snyder subdivision in Wayne Township.

There were five plans under municipal ordinances for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: Shirley E Aumiller subdivision in Decatur Township, Krentzman/Sellers subdivision in Decatur Township, Malta Home subdivision in Granville Township, Lot #1 Woods Lane land development in Lewistown Borough and Ephraim B. and Ruth A. Byler subdivision in Union Township.

Doug Sellers attended the meeting to present the Krentzman/Sellers subdivision in Decatur Township. He indicated that the purpose of the plan is to provide a suitable, approved septic area to replace the portion of the Sellers property approved septic area that was damaged by previous excavation.

The Waters Edge Campground land development in Derry Township, which was submitted in March, was also discussed. Mark Colussy indicated that a site visit was conducted and revised plans were provided that addressed most of the comments. There was some discussion with Tom Metz about the phases of the project, as well as the outstanding issue of the septic system and the need to submit a Highway Occupancy Permit application to PennDOT. Access to the campground was further discussed with Mr. Metz as well. Solutions to the access issues will be explored with PennDOT. There was also some discussion about the adequacy of the evacuation plan, which will be reviewed and revised to be more detailed.

Mark discussed the Shirley R. Crosson et.al. subdivision in Bratton Township. Mark gave an overview of the comments and indicated a waiver of the right-of-way width was requested. The right-of-way width was shown on the plan as 33 feet. Mark explained that the cartway width was also substandard. Therefore, the waiver request should be modified to cover both the right-of-way and cartway widths. There was also some discussion about the need to have deed restrictions on the property. An additional comment was added to indicate existing structures should be shown on the plan. After some discussion, the Planning Commission suggested the applicant be given notice on what conditions would be required and delay action until next month when these items are addressed.

Mark then reviewed the Betty J. Snyder subdivision in Wayne Township. Some of the comments had been addressed. There was some discussion about access for lot 1.

Mark concluded by reviewing the Lot #1 Woods Lane land development in Lewistown Borough with a portion in Granville Township. He went over the comments and recommendations. There were a number of items for consideration by the Borough for approval of this plan.

Brent Miller made a motion to conditionally approve the Betty J. Snyder subdivision in Wayne Township and delay action as discussed on the Shirley R. Crosson et.al. subdivision in Bratton Township. Both plans are under the County's ordinance. Neal Shawver seconded the motion. Dan Dunmire abstained from the vote on the Shirley R. Crosson et.al. subdivision in Bratton Township. All other members voted aye.

Neal Shawver made a motion to approve the comments and recommendations as presented and discussed for the plans under municipal ordinances. Brent Miller seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Crosson, Shirley R. et.al.

File Number: 2009-04-003

Tax Map #: 13-06-122

Municipality: Bratton Township (County Ordinance)

Applicant Name: Crosson, Shirley R., et.al.

Land Owner Name: Crosson, Shirley R., et.al.

Plan Preparer: Wright Land Surveying

Action Taken: The Planning Commission has tabled action on this plan until next month to ensure all of the comments are clearly addressed. Additionally, the requested waiver is inadequate and does not request a waiver for the substandard cartway width as well as cover the proposed private shared driveway right-of-way and cartway widths serving Lots 5 & 6.

Plan Summary: This property is jointly owned by six children of Helen E. Miller. This plan proposes to divide the property into six parcels so that each owner may have an individual piece. This is mountain ground with no development proposed. Access is along existing roadways and a 33' right-of-way is being proposed solely for the use of Lots 1-6. No soils testing has been done for on-lot systems and this plan proposes no dwellings or sewage generating activities.

Review Comments (List from Review Committee):

Floodplain - The plan should note the site does not lie within a 100-year floodplain. (See Section 7.202.a.14 of the Mifflin County Subdivision and Land Development Ordinance) *A note has been added to the revised plan on the floodplain. However, the note mentions "Carlisle Run", which isn't shown on the plan. All significant natural features should be shown on the plan (See section 7.302.A.26 of the Mifflin County Subdivision and Land Development Ordinance).

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB) *The revised plan notes that there are hydric soils in the area.

Right-of Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width for the existing road and proposed right of way are substandard (Section 4.204 F.). In a meeting between the surveyor, the Miller family, and the Mifflin County Planning Commission, it was known that an appropriate right-of-way would not be possible in this area. If this proposal is to be approved, this requirement will need to be asked to be waived in

a formal waiver request with written documentation as to why this requirement cannot be met. *A waiver for this requirement has been requested.

Cartway Widths - The cartway width for the existing private road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). *The revised plan shows the cartway for the existing private roads. However, the cartway is substandard based upon the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). This particular requirement is another known problem for this proposal prior to its submission. This requirement will also need to be waived in order for the plan to be approved.

Private Street Agreement - A private road agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ___, agree and understand that " _____ Road" is a private road, and as such are responsible for 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 Township 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 Township in place at such time. The maintenance and use of said private road shall be included with the private road maintenance and use agreement recorded in Deed Book ___ Page ___ of the Mifflin County Recorder of Deeds Office." (Mifflin County Subdivision and Land Development Ordinance, Section 4.204.B.1.c) *A private street agreement statement was added to the revised plan.

Street Names - The name of the existing roads should be on the plan. According to County 911 data, the existing roads are named Carlisle Gap Road and Carlisle Camp Drive. *The street names have been labeled on the revised plan.

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. *According to the Surveyor, there are no deed restrictions or easements. A note stating this information has been added to the revised plan. Please see Other Comment 1 for additional comment on deed restrictions.

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

Other Comments:

1. A meeting between the surveyor, the Miller family, and the Mifflin County Planning Commission, it was determined that if this property were to be subdivided, deed restrictions would have to be developed to not allow for further subdivision if the requirements of the Subdivision and Land Development Ordinance cannot be met. Additionally, it was determined that no development of a permanent residence would also have to be a deed restriction for the proposed lots. These particular restrictions are not mentioned with the proposal and will need to be made explicit before the plan is approved. *Note 5 on the revised plan addresses these requirements. This information should be supplemented with information that states that these restrictions will be deed restrictions. Considering the plan states that there are no deed restrictions in Note 4 on the revised plan, it confuses the information. The restrictions will need to be added as a deed restriction once the deeds are created, and the proposal should be clear in regards to this topic. Additionally, the Planning Commission requests a copy of the proposed deed restrictions.

2. In addition to the deed restrictions being determined at the meeting, there seemed to be some confusion as to if this layout was agreeable to all parties involved. Has this been settled? All parties involved will have to be agreeable to any type of roadway and/or driveway agreement that is established. *According to the surveyor and applicant, the proposal has been agreed upon by all parties.

3. Proposed Lot 6 appears to be accessed via a proposed 33' right-of-way, but it is unclear as to if Lot 5 will have access to a driveway on this right-of-way. Clarification on the proposed R-O-W serving Lots 5 and 6 should be made. Is there to be a shared driveway? If so, a shared driveway agreement would need to be in place and possibly be named through the County GIS Department. What will the proposed cartway width of the drive be? All of this information should be provided. *A shared driveway agreement has been added to the revised plan for Lots 5 and 6. The cartway width has been added to the revised plan. However, the cartway is substandard. See prior comment regarding cartway widths. Also, it is recommended that this drive is to be named for Emergency Services purposes.

4. The site location map cannot be at a scale more than 1" = 2000'. (See section 7.202.A.14 of the Mifflin County Subdivision and Land Development Ordinance) *This has been corrected on the revised plan.

5. All significant man made features within 50' of the property should be shown on the plan (i.e. buildings, electric lines, etc.). See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance.

Name of Plan: Aumiller, Shirley E.

Tax Map #: 15-14-111A

Applicant Name: Aumiller, William M.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

File Number: 2009-04-005

Municipality: Decatur Township (Municipal Ordinance)

Land Owner Name: Aumiller, Shirley E.

Plan Summary: This plan proposes to create two new lots on the Aumiller property. No development is proposed at this time but soils testing has been completed on each lot to ensure long-term sewage facilities needs are met. Lot 2 has an existing cabin and privy.

Review Comments (List from Review Committee):

Clean and Green Program - The parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain - The plan should note the site does not lie within a 100-year floodplain. (See Section 602.a.A.14 of the Decatur Township Subdivision Ordinance)

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB)

Right-of Way Widths - Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width for Wagner Gap Road should be shown on the plan. (Section 603.2.A.6).

Cartway Widths - The cartway width for Wagner Gap Road is very narrow and does not meet the road provisions of Decatur Township's 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. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

Private Road Agreement - A private road agreement for the private right-of-way, Wagner Gap Road, should be noted on the plan stating: "The owners of lots ___, agree and understand that " _____ Road" is a private road, and as such are responsible for 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 Township 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 Township in place at such time. The maintenance and use of said private road shall be included with the private road maintenance and use agreement recorded in Deed Book __ Page __ of the Mifflin County Recorder of Deeds Office."

Shared Driveway - It is assumed that the multiple proposed lots will have access via the proposed right-of-way. A shared driveway agreement for the proposed 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." Additionally, the Mifflin County GIS department should be contacted to see if this proposal will require the shared driveway to be named. There is a fee associated with road naming.

*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 deed restrictions or easements. This information should be noted on the plan.*

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

Water Service - The water source for Lot 2 should be indicated on the plan. Additionally, well isolation distances around the septic absorption area on Lots 1 & 3 should be shown on the plan if no wells are proposed at this time. (See section 302.M.1 of the Decatur Township Subdivision and Land Development Ordinance)

Name of Plan: Krentzman/Sellers

File Number: 2009-04-007

Tax Map #: 15-04-111/15-04-111A

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Sellers, Doug

Land Owner Name: Krentzman, Joe & Sons

Plan Preparer: Christopher T. Reitman, P.E.

Action Taken: The County provides comments only.

Plan Summary: The purpose of this subdivision of the Krentzman property is to provide a Lot Addition to the Sellers property. The lot addition will provide a suitable, approved septic area to replace that portion of Sellers property approved septic area that was damaged by excavation.

Review Comments (List from Review Committee):

Topographic information - Since this proposal involves a lot addition, topographic information might be able to be waived by the Township.

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

According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (Anb, AoC)

Setback Lines - The setback lines and a list of the setback requirements should be shown on the plan for the entire lot as prescribed in the Decatur Township Subdivision and Land Development Ordinance (Section 603.2.A.10).

Right-of Way and Cartway Widths - The right-of-way and cartway widths for the existing private R-O-W providing access to the Sellers property, T.M. 15-04-111A, do not meet the provisions of the Decatur Township Subdivision and Land Development Ordinance (Table 1). Access to the property is provided by only an 18' right-of-way. Providing additional right-of-way should be considered.

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

Required Signatures on Application - The subdivision application form should be signed by the municipality.

Other Comments:

1. The Site Location Map should provide the map scale (See the Decatur Township Subdivision and Land Development Ordinance (Section 603.2.A.2)).

Name of Plan: Malta Home

Tax Map #: 17-13-107A

Applicant Name: Malta Home

Plan Preparer: Tuscarora Land Surveying

File Number: 2009-04-002

Municipality: Granville Township (Municipal Ordinance)

Land Owner Name: Malta Home

Action Taken: *The County provides comments only.*

Plan Summary: *This submission proposes the creation of one lot (Lot 2) from lands of the Malta Home. (See Deed Bk. C4-224.)*

Review Comments (List from Review Committee):

Floodplain - A portion of the property lies within the 100-year floodplain, and the flood plan should be delineated on the plan. Future development in this area should be discouraged.

Soils - The Soils & Contour Plan is hard to read in some places. Is a crisper image available? According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB, BrB, Pu)

Right-of Way Widths - The right-of-way width should be shown on the plan for Malta Park Road. (Granville Township Subdivision and Land Development Ordinance, Section 6.302.a.6).

Cartway Widths - The existing road on the plan that traverses proposed Lot 2 as well as Malta Park Road should show the cartway width. (Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.11).

PennDOT HOP/Municipal Driveway Permits - Driveway permits are required in Granville Township and a copy should be provided to the Granville Township Planning Commission. However, if proposed access is to be directly off of S.R. 103, then 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.

Shared Roadway - A shared roadway agreement for the private drive 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 drive, 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."

Street Names - The existing drive shown on the plan is known as Minehart Road, according to County 911 records. This should be named 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 Granville Township Subdivision and Land Development Ordinance.

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

Signature Blocks on Plan - The Mifflin County Planning Commission signature block should be replaced with the MCPC Review Certificate.

Required Signatures on Application - The landowner's signature needs to be on the subdivision application form.

Other Comments:

1. The Soils & Contour Plan as well as the Tax Map Plan do not match the configuration shown on the main plan. Please confirm the proper configuration and show consistency. The entire parcel should be shown on the plan. (See Granville Township Subdivision and Land Development Ordinance, Section 6.302.a.5).

2. The plan references two deeds. If two deeds are represented by one tax parcel, why have the deeds not been consolidated. Explanation of this should be made. Will this proposal elicit the need to consolidate the deeds? This should be clarified.

3. All significant man made features within 50 feet of the property line should be shown on the plan, including Railroad tracks, buildings, wells, septic systems, electric lines, etc... (See Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.10).

Name of Plan: Lot #1 Woods Lane
Tax Map #: 01-14-500
Applicant Name: Woods Lane, LLC
Plan Preparer: ELA Group, Inc.

File Number: 2009-04-001
Municipality: Lewistown Borough
Land Owner Name: Woods Lane, LLC

Action Taken: The County provides comments only.

Plan Summary: The applicant, Woods Lane LLC, intends to construct three separate housing structures totaling 14 residential row-house units. A Special Exception has been granted by the Borough Zoning Hearing Board on December 10, 2008 to permit this use of up to sixteen (16) units on this property. The owner/applicant intends to construct these units and rent them. The lot contains 1.73 acres more or less of which 1.51 acres, more or less are located within Lewistown Borough with the remaining 0.22 acres more or less in Granville Township. Please note no construction is proposed within Granville Township. There is no planned subdivision as part of this application. As proposed access will be provided from Woods Lane, via a twenty-foot wide drive in the existing access and utility easement (see Existing Conditions Plan). Water will be extended from its termination near the end of Woods Lane via a four inch ductile iron pipe in accordance with the Water Authority. Public sewer is provided on site and a "doghouse" style manhole will be installed along with an eight-inch main into the property terminating near the rear units. All sewers will be gravity. Each unit will have a separate lateral connection for both water and sewer with a meter water line. As proposed each unit will contain one garage, parking space and one uncovered (outside) parking space. Storm water management is proposed and has been designed to mitigate the rate increase due to the construction activities. In addition, as proposed the design also provides infiltration of the net volume increase associated with these activities. The layout was prepared utilizing current zoning regulations, and best management practices, such as low gradient roadside swales, infiltration facilities and downspouts to grade, which drain to detention basins. The site is located within the Juniata River Basin.

Review Comments (List from Review Committee):

Setback Lines - The plans label the front setback line as 24', however the Lewistown Borough Zoning Ordinance calls for the front setback to be 25'. It does appear, based upon measurements, that the setback is shown as 25' on the plan. Also, the cover sheet lists the front setback as 25'. This should be confirmed. *This has been corrected on the revised plan dated 4/20/09.

PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required in the Borough of Lewistown, and a copy should be provided to the Lewistown Borough Planning Commission. Additionally, the Borough Roadmaster should review the proposal.

Private Road Agreement - It is not clear as to if the extension of Woods lane is to be dedicated to the Borough. If so, has a formal agreement been developed? One will need to be established. However, if the roadway is to remain private, a private road agreement between all property owners that are to have use to the private right-of-way should be noted on the plan stating: "The owners of lots ___, agree and understand that " _____ Road" is a private road, and as such are responsible for 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 Borough 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 Borough in place at such time. The maintenance and use of said private road shall be included with the private road maintenance and use agreement recorded in Deed Book __ Page___ of the Mifflin County Recorder of Deeds Office."

*General Note 10 on the revised plans dated 4/20/09 state information regarding the proposed drive, but the statement does not appear adequate.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 303.2.B and 304.4 of the Borough of Lewistown Subdivision and Land Development Ordinance.

DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - See the Letter dated March 3, 2009 from David J. Frey, Borough Manager, regarding sewer discharge. This should be rectified prior to the approval of this plan.

Water Service - A letter from the municipal water authority acknowledging availability of public water has been submitted to the Mifflin County Planning Commission.

Signature Blocks on Plan - Signature blocks should be on the plan for the review of the Borough of Lewistown Planning Commission and the approval of the Borough Council. *This has been corrected on the revised plan dated 4/20/09. Also, Granville Township should be notified of this proposal. The Township may defer review entirely to the Borough, but if they request reviewing the plan, signature blocks should also be on the plan for the review and approval of Granville Township.

Other Comments:

1. This development extends a dead-end street (Woods Lane) beyond the maximum allowable length for a permanent dead-end street. The maximum length should be less than 500 feet. Additionally, dead-end streets must provide a turn around area with an outside diameter of at least 80 feet. (See Borough of Lewistown Subdivision and Land Development Ordinance, Section 501.9) *According to the project manager, a "hammerhead" style turn around has been provided. The Township Engineer should confirm if this is adequate.

2. The cover page's utility list shows sanitary sewer twice. *This has been corrected on the revised plan dated 4/20/09.

3. The right-of-way and cartway of the street improvements do not meet the requirements of the Borough of Lewistown Subdivision and Land Development Ordinance. Row houses are classified as Standard A under Utility and Street Improvements specifications under the ordinance (Section 602). The improvements should be installed as outlined by the Borough Manager (See Section 603).
4. The surveyor's certificate of accuracy was not signed and a professional seal is not on the plans.
5. Sheet 3 and 4 shows a fire hydrant in the Legend, yet the plan doesn't appear to show any hydrants. Has the local Fire Marshall been contacted to see the need of new fire hydrants?
6. Woods Lane currently has a very narrow travelway because vehicles park on both sides of the road. Considering this development will put higher traffic counts on Woods Lane, it becomes more dangerous. The Borough should consider restricting parking to one side of the street. *According to the Project Manager, a no parking sign will be installed along the private right-of-way. The Borough could consider this option for one side of the street of Woods Lane. **A no parking sign is shown on Sheet 3 of the revised plan dated 4/20/09, yet there is no detail associated with the sign similar to the stop sign detail. Providing a sign detail is recommended.
7. Sheet 6 shows profiles for the sanitary sewer lines, yet there are no road profiles. A profile for Woods Lane should be provided since road improvements are proposed.
8. A clear sight triangle and sight distances should be provided for the proposed driveway opening. *This has been corrected on the revised plan dated 4/20/09.
9. A developer's agreement should be coordinated with the Borough Solicitor.
10. Have sidewalks, street lighting, or landscaping been considered? The plans do not appear to show that any of the aforementioned are to be provided.
11. Traffic circulation should be indicated on the plan.
12. Total sight disturbance and impervious surface area should be indicated on the plan. It appears this proposal could trigger the need for a NPDES permit. The Mifflin County Conservation District should be contacted.
13. These plans should be reviewed by the Borough Engineer.
14. How many parking spaces are to be provided? Are the spaces to be 18' x 10'? This information should be provided on the plan, as well as if the proposal meets the requirements of the Zoning Ordinance (See section 507.1.B of the Borough of Lewistown Zoning Ordinance).

Name of Plan: Byler, Ephraim D. & Ruth A. Byler **File Number: 2009-04-006**
Tax Map #: 20-1-104 **Municipality: Union Township (Municipal Ordinance)**
Applicant Name: Byler, Ephraim D. **Land Owner Name: Byler, Ephraim D.**

Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to subdivide Mifflin County Tax Parcel 20-1-104, owned by Ephraim D. and Ruth A. Byler, into two lots. Lot 1 will be a lot addition to the land of Sylvanus D. and Ida L. Peachey. A second residence will be constructed. Lot 2 will be a lot addition to the land of John K. and Katie A. Peachey. A second residence will be constructed here also. Sewage testing was successful for both new houses.

Review Comments (List from Review Committee):

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

Right-of-Way Widths - The right-of-way width for Sunset Drive and Sky View Lane do not meet the road provisions of Union Township's Subdivision and Land Development Ordinance (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway width for Sunset Drive and Sky View Lane do not meet the road provisions of the Union Township's Subdivision and Land Development Ordinance (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

PennDOT HOP/Municipal Driveway Permits - The proposed driveway locations for the proposed houses should be shown on the plan.

Shared Driveway - A shared driveway 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."

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

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information

must be available in order to develop an accurate property description. The Planning Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. The entirety of the grantee property, T.M. 20-1-105A, should show tract boundaries and distances. If survey information is not available, deed information could be provided. (See Union Township Subdivision and Land Development Ordinance Section 403.1.a) Other Comments:

1. Only two plans have been submitted. The Mifflin County Planning Commission asks that at least three plans be submitted for review.
2. Zoning information is provided on the plan for the RL, Residential Limited Zone. Considering that there is a lot addition to a property in another zone, RA - Residential Agriculture, zoning information should be provided for both zones in the area (RL and RA). Zoning requirements of the new proposed lot shall be the most stringent restrictions of the two zones traversing the property.
3. All property abutters, including those of the grantee property, should be shown on the plan. (See section 403.1.d of the Union Township Subdivision and Land Development Ordinance)

Name of Plan: Snyder, Betty J.

File Number: 2009-04-004

Tax Map #: 21-09-122A/21-09-122AA

Municipality: Wayne Township (County Ordinance)

Applicant Name: Snyder, Raymond J.

Land Owner Name: Snyder, Betty J.

Plan Preparer: Wright Land Surveying

Action Taken: The County approved the plan conditionally based on clarifying adequate access to proposed Lot 1 as well as meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days.

Plan Summary: This plan proposes to create Lot Addition A from the lands of Betty J. Snyder to the lands of Raymond J. Snyder. The Lot Addition and the Residual Lot 1 are vacant woodland with no development proposed. Lot Addition A consisting of 62.400 acres onto land owned by Raymond J. Snyder. Lot Addition A is a lot addition and shall become an integral part of the property owned by Raymond J. Snyder. Lot Addition A is not a building lot and cannot be developed as a separate individual lot.

Review Comments (List from Review Committee):

Clean and Green Program - The parcel T.M. 21-09-122A is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain - The property lies within the 100-year floodplain. Future development in this area should be discouraged.

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

Setback Lines - The setback lines should be shown on the plan for all properties involved as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10). *This information has been added to the revised plan.

Right-of Way Widths - The right-of-way width for the private roadway providing access to the properties should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). *This information has been added to the revised plan. Is there a right-of-way associated with the Norfolk-Southern Rail? *According to the Surveyor, the rail is actually a property and there is no right-of-way associated with the line. What access is there for Lot 1? Access to the residual property should be made explicit on the plan. *The revised plan notes that access to Lot 1 will be via other lands. This access should be shown on the plan. No property can be subdivided unless the property has frontage on a public or private street. (See section 4.205.B of the Mifflin County Subdivision and Land Development Ordinance)

Cartway Widths - The cartway width for the private roadway providing access to the properties should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). *This information has been added to the revised plan. The cartway width is substandard based upon the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). If future development is to occur along this road, the cartway should be increased.

Private Road Agreement - A private road agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ___, agree and understand that " _____ Road" is a private road, and as such are responsible for 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 Township 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 Township in place at such time. The maintenance and use of said private road shall be included with the private road maintenance and use agreement recorded in Deed Book ___ Page ___ of the Mifflin County Recorder of Deeds Office." (Mifflin County Subdivision and Land Development Ordinance, Section 4.204.B.1.c) *This information has been added to the revised plan.

Street Names - The private drive providing access to the affected properties should be shown and named on the plan. According to the County 911 records, this drive is known as Snyder Est. *The road name is mentioned in the private road agreement on the revised plan, but the road is not labeled.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Mifflin County Subdivision and Land Development

Ordinance. *According to the surveyor, there are no deed restrictions or easements. This information has been noted on the revised plan.

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

Other Comments:

1. The site location map cannot be at a scale more than 1" = 2000'. (See section 7.202.A.14 of the Mifflin County Subdivision and Land Development Ordinance) *This has been corrected to the revised plan.
2. The Beaverdam Run should be shown to cross Lot 2. All significant natural features must be shown on the plan. (See section 7.302.A.26 of the Mifflin County Subdivision and Land Development Ordinance) *This information has been added to the revised plan.
3. All significant man-made features within 50' of the property lines should be shown on the plan, such as eclectic lines, railroad tracks, etc. (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance)
4. The connection to the public road system (Ferguson Valley Road) should be shown on the plan. *This information has been added to the revised plan. However, Ferguson Valley Road is not supplemented with Right-of-Way and Cartway width information. This information should be included on the plan. (See section 7.202.A.11 of the Mifflin County Subdivision and Land Development Ordinance)
5. All property abutters should be shown on the plan, including tax map number and deed book and page number. There appears to be properties to the North of T.M. 21-09-118 that are not shown (See section 7.302.A.17 of the Mifflin County Subdivision and Land Development Ordinance) *This information has been added to the revised plan.

CDBG Status Update: Jan McDonald provided the CDBG status report. Jan briefly discussed additional stimulus funding for shovel-ready projects from the recovery fund. Applications will be submitted once the amounts available are determined.

Item #6 – Public Comment

There was no public comment.

Item #7 – Other Business or Comments

Bill mentioned that information on the CENTRE COMMUTE program will be presented at next month's meeting. CENTRE COMMUTE provides services to a 10-county area of long-distance commuters and has 1,100 participants registered in its database. There are two vanpool groups and five carpools commuting from the Lewistown area currently, with a new vanpool group starting on June 1. At present there are only ninety participants from Mifflin County in the RideShare database, and the CATA staff is certain that there is great potential to assist many more commuters.

The meeting adjourned at 5:10 p.m. upon a motion by Neal Shawver that was seconded by Brent Miller.

mjs