

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 24, 2014
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Thomas Lake
Brent Miller
Dave Pennebacker
Neal Shawver
Jim Spendiff
Kent Spicher

Staff

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

Others

Ronald Booher, Surveyor
Lucas Parkes, The EADS Group

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:32.

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 from March's meeting. The motion was seconded by Thomas Lake. All members voted aye.

Neal Shawver made a motion to accept the minutes from the Annual Dinner Meeting. The motion was seconded by Dave Pennebacker. All members voted aye.

CDBG Updates

Jim Lettiere presented a CDBG update to the Planning Commission Board. Funds in the HOME grant that remain available are \$131,043. They exceeded the grant estimate for the number of homes to be rehabilitated. Homes completed (16), 5 under contract, and 1 in bidding process. The staff is in the process of writing another HOME grant.

The sanitary slip lining in the Juniata Terrace, on Terrace Boulevard will continue as planned. Dan questioned about the fire effect. Jim updated the commission stating they have been in contact with people to collect data on the number of houses that will be demolished, rebuilt, etc. Jim is exploring ways to see whether CDBG funds can provide assistance.

The handout showed the money left from 2012 CDBG allocation of \$170,125. Recently the office learned from DCED that the 2013 allocation for six projects had been approved.

Jim, Jodi and Doug recently attended a conference in State College. One of the items that they were informed of at the conference was any township or borough with a population under 10,000 and receives CDBG money will likely need to be administered by the county. This would mean in addition to Derry and Brown Township, the county could be responsible for Lewistown Borough and Granville Township. The question was raised about administrative funding for this and will the county receive the 18% administration money from the township and borough. A question was raised is if the municipalities do not give them administration money, does the county have the right to refuse to assist them. If this goes through it is likely additional CDBG personnel will be requested.

Subdivision and Land Development Review Committee Report

Jim stated the Subdivision and Land Development Review Committee reviewed three (3) applications on April 17, 2014. All three of the applications were under municipal ordinance. The plans were for LaRu Centre, LLC in Brown Township, John & Arlene Yoder in Brown Township and Larry & Marie Reed in Oliver Township. Jim indicated that they received three additional plans since the committee review and they would be going over those three plans all which were in Derry Township. The three plans being reviewed are for Christine Crownover, Thomas Heller and William Bowen. This review makes for a total of six (6) applications in April all under municipal ordinance.

The first plan that was reviewed was in Brown Township for John and Arlene Yoder. There were several comments that the surveyor agreed to correct, but the biggest questions had to do with the access to SR 655 and whether a shared access by Timber Lane was possible. At the meeting a revised plan showing a shared access versus a separate right-of-way or flag lot was presented. Discussion was held by the Planning Commission that access is a big issue for this plan.

One of the late plans in Derry Township was Thomas Heller and reviewed with the Commission by Jim. The plan needs scale graphic labeled and topographical contours should be displayed. A municipal driveway permit is required as well as a copy of the final deed restrictions or protective covenants. A major concern was what could be a sinkhole. A letter was presented from the township engineer that shared staff concerns over a potential sinkhole on the lots. A recommendation by staff and concurred by the Derry Planning Commission was for an evaluation by the township engineer or an engineer hired by Mr. Heller, to determine if a sink hole was present and if so, how it could be remedied in order to make this a developable lot.

Surveyor Ronald Booher was in attendance at the meeting. Mr. Booher addressed the Commission's concern over the sink hole. He commented that he was not sure if it was a sink hole. There is an existing driveway there that was filled in at one point. He stated he felt that a driveway would not be a concern since there was one there that had been filled in by the previous owner.

Neal asked the question about run off. Other Commission members agreed because there is already a problem there in the area. Dan spoke up and said that the sink hole is a possibility and that there was a quarry there at one point.

One of the late plans submitted in Derry Township for Christine Crownover was reviewed next by the Commission. Comments on this plan were the plan does not show a graphic scale, combined acreage should be shown, topographical contours should be shown and setback lines on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance. The lot addition symbol should also be on the plan, and a copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be submitted. Jim Spendiff noted that the narrative needs a correction, which reads water or sewer laterals.

The final plan reviewed at the meeting was in Derry Township for William Bowen. Comments on this plan from the staff were setback lines for Land Zoned Medium-Density Residential without public water and sewer are 235 feet which was questioned because of the large setback, both the right-of-way and cartway widths were substandard, and if a private street is proposed it should be reviewed by the Derry Township Engineer. The plan should have notes for all significant man-made features as well as the septic system for Lot 1. A concern is that the parcel of land is currently zoned forest and if it is to be rezoned, this should have taken place before submitting the plan.

The Planning Commission had concerns about how the property owners would access the garage area on the property. Bill discussed what was covered at the Derry Planning Commission. A private road leads to the entrance and the owner would need to have an agreement with the other property owners to use the private road and what appears to be a garage from the aerial photo. The owners are asking for some waivers on the plan.

Bill mentioned a suggestion at Derry Township about the use of sketch plans. If townships accept sketch plans, it is going to start the clock earlier and things could be missed. The consensus was that sketch plans would not improve the timing of the approval process.

There was no further discussion of the six plan. Dan asked for a motion to accept the comments made on the six 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: LaRu Centre, LLC
Municipality: Brown Township
File Number: 2014-04-001
Tax Map #: 14-03-0109A
Applicant Name: William J. Rupp, Jr.
Land Owner Name: William J. Rupp, Jr.
Plan Preparer: Wright Land Surveying

This plan is to revise Lot 4 from the previous subdivision plan that was approved on July 1, 2013 and recorded as Instrument #2013-3367. On this revision Lot 4 is being subdivided in half, creating Lot 4A and 4B for a proposed two family dwelling. Lot 4 was previously approved for this use by the Township and DEP.

Soils

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

Right-of Way Widths

Based upon the Brown Township Road Ordinance, (Section 41) the right-of-way width of Kish Road is substandard.

Cartway Widths

Based upon the Brown Township Road Ordinance, (Section 41) the cartway width of Kish Road is substandard.

PennDOT HOP / Municipal Driveway Permit

Since multiple driveway openings are proposed along Kish Road, they should be identified on the plan after consultation of the Township Road Master.

Deed Restrictions and Easements

If there are no deed restrictions or easements, then a note indicating this should be added to the plan, Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.202 A. 13. and 18.).

DEP Sewage Planning Module

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Brown Township Planning Commission.

Water Service

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

Features

All significant man-made features, including the exercise areas, sheds, water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. The labeling of pavement areas and additional land features should be added to the plan. Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.302 A.23.).

Other Comments:

1. What are the side yard dimensions for Lots 2 and 3? Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.302 A. 10.).
2. During the review completed in June, 2013, the question of the distance from the school to Lot 2 was raised. This distance, which is eighty-one (81) feet, was provided by the Wright Land Surveying Representative. Please show this on the plan.
3. Has the plans for the residual been determined other than leasing the property to another entity?
4. Plan notes should make reference to the allowance of a zero lot line for duplexes as provided in Article 6 (Section 604 1. B.) of the Brown Township Subdivision and Land Development Ordinance.

Brown Township (Municipal Ordinance)

Name of Plan: John A. & Arlene G. Yoder
Municipality: Brown Township
File Number: 2014-04-002
Tax Map #: 14-08-115W
Applicant Name: John A. & Arlene G. Yoder
Land Owner Name: John A. & Arlene G. Yoder
Plan Preparer: Wright Land Surveying

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

Basic Plan Information

The tax parcel numbers on the application and the label on the plan for the subject parcel 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. All abutters should be shown on the plan, including tax map numbers. Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.302 A. 17.) The abutters to the south of the subject parcel are not identified on the plan.

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. Brown Township Subdivision and Land Development Ordinance Article 7 (Section 7.302 A.7.).

Floodplain / Wetlands

According to County GIS information, the southern portion of the residual lies within the 100-year floodplain, and the flood plain notation should be delineated on the plan. Future development in this area should be discouraged. Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.302 A.29.).

Setback Lines

The side-yard setback for a residential use in the Agricultural Residential District without public water and sewer is 25 feet, not 15 feet as shown in Note 3. Brown Township Zoning Ordinance Article IV (Section 406 1.).

Right-of Way Widths

The right-of-way width of the existing private driveway located east of the existing house should be shown on the plan. (Brown Township Subdivision and Land Development Article 7 (Section 7.202 A. 11.).

The right-of-way of the private drive does not meet the road provisions of the Brown Township Road Ordinance Part 4 (Section 41). 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. Timber Lane should be clearly identified on the plan and not just on the insert map.

Cartway Widths

The cartway widths of the private lanes should be shown on the plan (Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.202 A. 11.).

PennDOT HOP / Municipal Driveway Permit

As noted in note 4, a PennDOT Highway Occupancy Permit (HOP) is required 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.

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

As shown in Note 7, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

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

Features

All significant man-made features, water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan.

(Brown Township Subdivision and Land Development Ordinance, Article 7 (Section 7.302 A.23.)
This is another reason why Timber Lane should be shown, since it is within fifty (50) feet of the property.

Other Comments:

1. As noted in Note 6. this property is in the clean and green program.
2. What are the water provisions for Lot 1, the residual?
3. This proposal appears to be creating a separate right-of-way to connect lot 2 to State Route 655. As it stands now, it is questionable whether this lot configuration can meet the lot frontage provisions of the Township's Subdivision and Land Development Ordinance, or the proposed 3 to 1 lot ratio. If the intent is trying to preserve farmland, then consideration should be given to creating a flag lot. If this action is taken, then the provisions outlined on Article 4 (Section 4.205 G.1-3) of Brown Township's Subdivision and Land Development Ordinance apply, so there is direct access to State Route 655. The flag pole, however, would at a minimum have to have a thirty (30) foot right-of-way or fifty (50) feet if it is possible for further subdivision. With this being said, the applicant will likely have a difficult time obtaining an HOP, considering the close proximity to Timber Lane.
4. Has there been consideration for a shared driveway access of Timber Lane with the Metzlers, versus creating another private right-of-way?
 - * The Wright Surveying representative indicated the use of Timber Lane as a shared driveway versus creating another access point onto SR 655 has been discussed and the legalities are currently under review by an Attorney. As soon as the instrument for the shared driveway is prepared, it will be provided to the Planning and Development Department.
 - *The Wright Surveying Representative indicated a flag lot can not be constructed since the subject property owner does not own land to SR 655.
 - *The Wright Surveying representative provided revised plans on March 21, 2014 dated (revised March 19, 2014) which showed the shared driveway with Timber Lane and the connection to the subject property.
 - *The Wright Surveying representative provided revised plans on March 21, 2014 dated (revised March 19, 2014) which delineated the deed book bearing and distances for the residual, the abutting property owners and tax parcel numbers to the south of the subject parcel, that portions of the residual are in the 100 year flood plain, that lot 1 is served by off-site potable water.
 - * The outstanding item not shown on the plan that was discussed at the April 17, 2014 Committee meeting, was the access from lot 2 to the residual

Oliver Township (Municipal Ordinance)

Name of Plan: Larry D. & Marie A. Reed
Municipality: Oliver Township
File Number: 2014-04-003
Tax Map #: 19-12-0101A
Applicant Name: Larry D. & Marie A. Reed
Land Owner Name: Larry D. & Marie A. Reed
Plan Preparer: Wright Land Surveying

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

Basic Plan Information

The tax parcel number for property owned by Herbert E. and Hulda McCardle is missing the zero digit before the last three numbers.

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., a 7., a 9., and a 12.).

Clean & Green / Agriculture

According to County GIS files, the property is in an Agricultural Security Area and should be noted on the plan.

Floodplain / Wetlands

According to County GIS information, a portion of the residual property lies within the 100-year floodplain.
*The Wright Surveying representative indicated he would add to note 4 that a portion of the residual lies in the 100 year flood plain.

Soils

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

Right-of Way Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of

Ferguson Valley Road is substandard (Article 3 Table 1).

Cartway Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Ferguson Valley Road is substandard (Article 3 Table 1).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Oliver Township Planning Commission.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6 (Sections 6.202 a. 13. and 18.) Oliver 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 the Oliver Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Oliver Township Subdivision and Land Development Ordinance, Article 6 (Section 6.202 a.9.)

Derry Township (Municipal Ordinance)

Name of Plan:	Thomas J. Heller
Municipality:	Derry Township
File Number:	2014-04-005
Tax Map #:	16-03-0106BA
Applicant Name:	Tom Heller
Land Owner Name:	Tom Heller
Plan Preparer:	Ronald F Booher, PLS

The purpose of this plat is to subdivide the existing parcel (T.M. 16-03-0106BA) into Lot 1 and Lot 2 as shown. Lots 1 & 2 are empty with no water or sewer laterals, although sewer service can be attained by a proposed lateral to the manhole (MH 36) in Sand Quarry Lane and Municipal water can be accessed on Sand Rock Road. Both Lot 1 and 2 are to have a single residence dwelling.

Basic Plan Information

A scale graphic shall be labeled on the plan. (Derry Township Subdivision and Land Development Ordinance, Part 4 (Section 403 2.C.)

Topographic information

Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance Part 4 Section 402.2. G).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Dry Valley Road, Sand Rock Road and Sand Quarry Lane are substandard (Part 5 Section 504.2.).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Derry Township Planning Commission.

Deed Restrictions and Easements

A copy of final deed restrictions or protective covenants, if any, should be provided. (Derry Township Subdivision and Land Development Ordinance Part 4 Section 403. 4. F.)

DEP Sewage Planning Module

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Derry Township Planning Commission.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Derry Township Planning Commission. (Derry Township Subdivision and Land Development Ordinance Part 4 Section 402. 2. Z. and Section 403.2. X.)

Features

The northern most portion of the subject parcel contains a sink hole. This should be labeled on the plan. (Derry Township Subdivision and Land Development Ordinance Part 4 Section 402.2. J.) All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan.

(Derry Township Subdivision and Land Development Ordinance, Part 4 Section 402.2. J.)

Other Comments:

1. Since the sink hole may pose as an Engineering challenge for the development of 2 single family homes, pursuant to Part 5 Section 502.2. C. and F. of the Derry Township Subdivision and Land Development Ordinance, land which is unsuitable for development because of hazards to life, safety, health or property, shall not be subdivided or developed until such hazards have been eliminated or unless adequate safeguards against such hazards are provided for the subdivision or land development plan. Land included as having unsuitable characteristics would be the following: C. Land subject to subsidence of F. land which because of topography or means of access, is considered hazardous by the Township. The Township Engineer reviewed the site and provided comments contained in the April 23, 2014 letter.

* The Township Engineer will conduct another evaluation to determine if core borings could provide more evidence whether the property is suitable for development or not. If it is determined unsuitable then the subdivision will not be allowable.

2. Where will the driveway locations be for each home? Their locations should be identified on the plan.

3. What is the percentage of lot coverage for each single-family home? (Derry Township Zoning Ordinance Section 204.5.) This should be labeled on the plan.

Derry Township (Municipal Ordinance)

Name of Plan: Christine K. Crownover
Municipality: Derry Township
File Number: 2014-04-004
Tax Map #: 16-38-0136/0138
Applicant Name: Christine K. Crownover
Land Owner Name: Christine K. Crownover
Plan Preparer: Ronald F Booher, PLS

The purpose of this plat is to subdivide the existing parcel (T.M 16-38-0136) into Lot 1 and Lot 2 as shown. Lot 2 is to be an addition to Lot 16-38-0138. Lot 2 has a single family dwelling with water or sewer laterals, also Lot 16-38-0138 has a single family dwelling with water and sewer laterals.

Basic Plan Information

The plan does not show graphic scale (Derry Township Subdivision and Land Development Ordinance Section 403.2.C.) Also, Lot 2 is not indicated on the main plan.

Subdivision Information

The plan should show what the combined acreage of Lot 2 and Tax Map Parcel 16, 38-0138 will be.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2. a.). This could be waived since this is a lot addition.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403. 2. K.).

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width for Ridge Avenue is substandard (Section 504.2).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths for Ridge Avenue, Roosevelt Avenue and Lincoln Avenue are substandard (Section 504.2).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 4 (Sections 403.2. G. and 403.7) of the Derry Township Subdivision and Land Development Ordinance.

* The Booher Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Lot Addition

Lot Combination Symbol "Z" showing Lot 2 addition to Lot 16, 38-0138 should be shown on the plan.

* At the Derry Township Planning Commission meeting held April 24, 2014 the suggestion to revise reference to lot 2 (the lot addition acreage) to tax parcel number 16,38-0138 then refer that the lot addition acreage as the land is to be added to lot 2, was provided to the Booher Surveying representative.

Derry Township (Municipal Ordinance)

Name of Plan: William D Bowen Jr.
Municipality: Derry Township
File Number: 2014-04-006
Tax Map #: 16-01-0129A
Applicant Name: William D Bowen Jr.
Land Owner Name: William D Bowen Jr.
Plan Preparer: Wright Land Surveying

This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed. Access will be by a 30' right-of-way centered on the existing driveway.

Setback Lines

The side yard setback dimensions for Land Zoned Medium-Density Residential (MDR) without public water and sewer is 235 feet (As an alternative, one of the side yard requirements may be 160 feet, and the other 85 feet) or 245 feet for both sides. (Derry Township Zoning Ordinance Section 204.5.).

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Winding Lane and the proposed private right-of-way is substandard Part 5 (Section 504.2.).

Cartway Widths

At a minimum, the cartway width of the private lane should be twenty-four (24) feet to accommodate two-way traffic.

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Winding Lane and the proposed private right-of-way is substandard Part 5 (Section 504.2.).

Private Street / Shared Driveway

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

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 4 Sections 403.G. and 402. L. of the Derry 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 the Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

Where is the location of the septic system for Lot 1? This should be noted on the plan. (Derry Township Subdivision and Land Development Ordinance Section 403.2. M.)

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Derry Township Subdivision and Land Development Ordinance, Part 4 Section 402.2. J.)

Zoning

The subject parcel is currently zoned Forest (F). When is it anticipated that the parcel will be re-zoned to Medium Density Residential?

The zoning change should have occurred before this plan was submitted since the zoning district on the plan is only proposed. Given the current Forest zoning designation can the subdivision meet the zoning requirements of that zone? Current zoning information should be stated on the plan.

Other Comments:

1. What is the lot frontage for this lot since this is not direct road frontage? This appears to be a private shared driveway off Winding Lane. Who will own the right-of-way since it appears to cross several properties?

* The Director of Planning and Development indicated that a discussion held at the Derry Township Planning Commission meeting held April 24, 2014 included asking for a waiver to the minimum lot size of 10 acres for a single-family dwelling unit in the Forest Zoning District, rather than basing the bulk and lot dimensions on the presumption that the property will be rezoned to Medium Density Residential (MDR).

Comprehensive Plan

Bill informed the Planning Commission that the County Commissioners adopted the Comprehensive plan on April 24, 2014, at their meeting. Michelle Brummer, from Gannett Fleming and Bill are proofing the report for any grammar or minor corrections. They are updating some of the information to be more current with the last two years.

Public Comment

None

Other Business

Dan read a thank you note that was received from Kay Hamilton thanking the committee for presenting her the Excellence in Planning Award at the annual dinner meeting.

Dan reminded the board there will be a solid waste meeting in May.

Bill informed the committee that the Hazard Mitigation plan is in limbo right now. We are waiting to hear back from Delta Development on changes and if it has been submitted to FEMA.

Adjournment

The meeting adjourned at 4:45 p.m. upon a motion by Jim Spendiff that was seconded by Neal Shawver.