

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
APRIL 25, 2013
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Susan Heimbach, Chair
Dan Dunmire, Vice Chair
J. Neal Shawver, Secretary
Mario Andrie
Kent Spicher
Thomas Lake
Brent Miller

Other

Chad Stafford, PTE
Dain Davis, The EADS Group, Inc.

Staff

Bill Gomes, Director
Jim Lettiere, Com. Dev. Administrator/Asst.
Director
Stephanie Neff, Office/Grants Manger

Call to Order

Susan Heimbach, Chair, called the meeting to order at 3:35 p.m.

Record of Public Attendance

Susan reminded everyone to sign the attendance sheet. Jim Spendiff and Michele Bair had previously notified the Planning and Development Office to say they would not be able to attend.

Approval of Meeting Minutes

Dan made a motion to approve the minutes of March 28, 2013 meeting. Brent Miller seconded the motion and all members voted aye. Then Dan made a motion to approve the minutes of the April 4, 2013 annual meeting with one correction, Kent Spicher did not attend the annual meeting. Brent again seconded the motion and all members voted aye.

CDBG Update

Jim Lettiere said that the 2010 Home Program for the Housing Rehabilitation has \$292,883.87 left out of the \$500,000.00 grant. They anticipate completing 19 homes through this program by September 21, 2014. He explained that recently he was at the CDBG conference in State College and initially was told that there would be an 8% reduction in CDBG funds, but has since learned that funds were added to the Disaster Mitigation Program and now there will be a 6% increase. Jim stated that he plans on holding the county's first public hearing for the 2013 CDBG Program at the Planning Commission meeting on May 23, 2013. There will be 7 or 8 applicants making presentations to the commission. A question was raised about how soon the applications would be available for the CDBG hearing. Jim said that copies of the applications would possibly be available in about one week and we would send them to everyone. Bill added that next months Planning Commission meeting will be longer since we will be having the first public hearing.

Subdivision and Land Development Review Committee Report

There were 9 subdivision plans and 8 of the plans were under municipal ordinance for which the Planning Commission provides comments: Brown Township Supervisors in Brown Township, Robert E. Snook in Decatur Township, Elsesser-Sellers in Derry Township, Marvin E. and Elaine S. Smith in Granville Township, Lake Ford-Lincoln, Inc. in Lewistown Borough, Farm View Drive in Menno Township, Carolyn A. Miller in Union Township and Sharp Shopper in Union Township.

Chad Stafford of Penn Terra Engineering gave an update on the First Quality Project that has started excavation work. They will be fully operational for Phase I by October 2013. During the discussion Bill mentioned how awkward it was that the traffic study was being done after the construction had already started and he questioned at what point we would be able to make comments. Chad explained that there

would be a public hearing scheduled in around the first week of June and there would be opportunity for comments.

Chad next gave an overview of the Sharp Shopper grocery store and parking lot project in Union Township. It will be about 3 to 4 weeks before the traffic study for this project is completed. A question was raised about subdividing the 71 acres and Chad explained that the intent is not to subdivide the land unless directed otherwise, due to arrangements with the farmer. As far as the design of the building they had everything they needed and they would let the township have their review then meet again next month. Brent had a concern about the plan stating a possible future development was noted on the plan that would include the construction of commercial space attached to the west side of the grocery store. Chad explained that Sharp Shopper has the opportunity to expand its building, but not at this time. If the building is expanded, a new plan would be submitted. Kent asked if there would be any improvements to Maple Grove Road because it is so narrow. Chad said at this time they didn't have anything planned, but he felt sure that the end results of the traffic study would show improvements. A question was asked about the hours of operation which Chad was not sure of at this time. He offered to provide an updated plan by the next week. Chad said they would be providing a traffic study at a later date.

Jim Lettiere reviewed the plan for Farm View Drive in Menno Township, which had been submitted over thirty years ago and this is an updated plan. Brent explained that part of the reason we are seeing this plan again is because of storm water issues. There is a problem of draining water away from the property and that one side of the road always floods. Bill questioned if the township would take the Planning Commission concerns into consideration, Brent felt that they would. Brent explained that one of the other issues is that the developer is ready to be done with this project because it is a 30 year project. They want the road to be dedicated to the township and the township does not want to take that road until it is updated to their standards. Bill asked that Brent share the Planning Commission concerns with the Menno Board and he agreed.

Jim explained that the Carolyn A. Miller plan in Union Township is not the same subdivision plan that was reviewed at the March meeting but it is the same property.

Dan mentioned the Janet E. Rhodes Estate plan from Wayne Township that is under the County Ordinance had no issues that needed to be discussed.

Dan asked for a motion to conditionally approve the Rhodes Estate plan as recommended by the Subdivision Review Committee under the County Ordinance plan. Tom Lake seconded the motion and all voted aye.

Bill notified the Commission that before the approval of the municipal plan comments that there would be an update on the Sharp Shopper plan and Jim would provide updated comments.

Dan Dunmire made a motion to approve the comments/recommendations for the Subdivision Review Committee on the 8 municipal plans as presented. Kent Spicher seconded the motion and all voted aye.

The Subdivision Review Committee Report:

Brown Township (Municipal Ordinance)

Name of Plan:	Brown Township Supervisors
Municipality:	Brown Township (Municipal Ordinance)
File Number:	2013-04-008
Tax Map #:	14-01-115EE
Applicant Name:	Brown Township Supervisors

Land Owner Name: Brown Township Supervisors
Plan Preparer: Taptich Engineering and Surveying

Action Taken:
The County provides comments only.

Plan Summary:
This project involves the subdivision of one lot from the lands of Brown Township (TM 14-01-115EE). Lot #1 is intended to be a stand alone lot and will be served with public water as well as public sewer. Access to Lot #1 will be via S. R. 0655.

There are no improvements proposed to the Residue.

Review Comments (List from Review Committee):

Administrative

The landowner's signature or authorized representative needs to be on the subdivision application form.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance Article 7 Section 7.302A. 10.

PennDOT HOP / Municipal Driveway Permit

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 7 Section 7.302A.6 of the Brown Township Subdivision and Land Development Ordinance.

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.

Zoning

Zoning information should be stated on the plan.

Note #4 refers to setback requirements of the subdivision and land development ordinance, but it should be referring to the Township's Zoning Ordinance.

Other Comments:

1. If development is proposed on Lot #1, a Land Development Plan will need to be submitted for review.

Decatur Township (Municipal Ordinance)

Name of Plan: Snook, Robert E.
Municipality: Decatur Township (Municipal Ordinance)
File Number: 2013-04-009
Tax Map #: 15-13-149
Applicant Name: Snook, Robert E.
Land Owner Name: Snook, Robert E.
Plan Preparer: Taptich Engineering and Surveying

Action Taken:
The County provides comments only.

Plan Summary:

This project involves the subdivision of one lot from the lands of Robert E. Snook (TM 15-13-149). Lot #1 is intended to be a stand alone lot and will be served with an on-lot sewage disposal system as well as an on-lot water source. Access to lot #1 will be via the proposed 50' Right-of-way from Mail Pouch Road. Lot 1 consists of 5 acres while the application states the residual consists of 93 acres.

There are no improvements proposed to the Residue.

Review Comments (List from Review Committee):

Administrative

The subdivision application form should be signed by the municipality.

The landowner's signature needs to be on the subdivision application form.

Basic Plan Information

The abutting properties of this subdivision plan tax map number 15-13-0140 and tax map number 15-13-0138 appear to be in different locations compared to the County's GIS files. Please clarify.

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. (Decatur Township Subdivision and Land Development Ordinance Part 6 SS 22-603.2.A.(5)).

Clean & Green / Agriculture

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 tax parcel number 15-13-0149-000 lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

General note 4 of the plan states in part that no portion of the site lies within a flood hazard area, while the County's GIS Files show portions of tax parcel number 15-13-0149-000 in the flood plain.

Topographic information

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged.

Soils

The County GIS Files do not show the soil types labeled WeD, BkB and MrC as shown on the plan.

Setback Lines

The Decatur Township Subdivision and Land Development Ordinance Part 3 SS 302 G. Table 2 lists the front setback at 40', each side yard at 20' and the rear yard at 30'. The setback dimensions listed in General Note 6 contain different setbacks compared to the Decatur Township Subdivision and Land Development Ordinance. Please correct this.

Right-of Way Widths

This proposal does not provide for direct road frontage for lot 1 but only through a proposed 50 foot right-of-way.

What is the right-of-way width of Mail Pouch Road?

Cartway Widths

What is the cartway width for the proposed 50' right-of-way?

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

If more than one property is served by a private drive it will likely need to be named. The County's GIS Department names streets and should be consulted if necessary.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance

with Section 22-603. 2.A. (6) of the Decatur 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 Decatur Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water Service

The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Decatur Township Subdivision and Land Development Ordinance, Section SS 22-603 A. (11)).

Derry Township (Municipal Ordinance)

Name of Plan: Elsesser - Sellers
Municipality: Derry Township (Municipal Ordinance)
File Number: 2013-04-005
Tax Map #: 16-27-701/16-27-701A
Applicant Name: Sellers, Douglas S.
Land Owner Name: Sellers, Douglas S.
Plan Preparer: Wright Land Surveying

Action Taken:
The County provides comments only.

Plan Summary:
This plan proposes to consolidate Lots 8 through 14 of a previous subdivision plan done in 2000, recorded in Map Book 21 page 27, into two lots Lot A will consist of Lot 8 and the western third of Lot 9. Lot B will consist of the eastern two thirds of Lot 9 and all of Lots 10 through 14. These lots are part of Deed Books 478-931 and 437-937 and Tax Map parcels 16-27-701 and 701A.

The subject parcels front Old Stagecoach Road and currently are subdivided as lots 8-14 and contain 1.806 acres of land.

Review Comments (List from Review Committee):

Administrative

The plan includes Tax Parcel Numbers 16,27-0701-,000 and 16,27-0701A-,000 owned by Daniel L. Elsesser and Douglas S. Sellers respectively. There is one signature on the application. Whose signature is that and why isn't the second owner's signature on the application?
The landowner's signature needs to be on the subdivision application form.

* Mr. Elsesser signed the application on April 19, 2013.

Subdivision Information

How much area (dimensions and acreage) of lot 9 is going to lot A and lot 10?

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Old Stage Coach Road is substandard (Part 5 Section 504.2.).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Old Stage Coach Road is substandard (Part 5 Section 504.2.).

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

Granville Township (Municipal Ordinance)

Name of Plan: Smith, Marvin E. & Elaine S.
Municipality: Granville Township (Municipal Ordinance)
File Number: 2013-04-007
Tax Map #: 17-03-102
Applicant Name: Smith, Marvin E. & Elaine S.
Land Owner Name: Smith, Melvin E. & Marian E.
Plan Preparer: Sarge Engineering and Surveying

Action Taken:
The County provides comments only.

Plan Summary:
The purpose of this plan is to subdivide the land of Marvin E. and Elaine S. Smith into three lots. Lot 1, the 10.232 acre remainder, contains an existing single-family residence. Lot 2, of 1.052 acres, contains an existing single-family residence. Lot 3, of 5.320 acres contains an existing truck garage and coal sales area.

The subject lands are located south of US Highway 522 South, west of Paint Horse Lane and east of Stone Wall Lane.

Review Comments (List from Review Committee):

Setback Lines

As a result of this subdivision, do the existing structures meet the setback requirements of the Commercial District?
The setback lines should be shown on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance Article 6 Section 6.302 a.10.

*The representative from Sarge Engineering stated the existing structures meet the setback requirements and submitted a new plan that delineated the setback lines.

Cartway Widths

What is the cartway width for the proposed 50' right-of-way?

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

If a private street is proposed, the plan should be reviewed by the Granville Township Engineer. All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions associated with the property.

Other Comments:

1. Is the cul-de-sac between tax parcel numbers 17-03-0102-000 and 17-03-0102F existing or proposed?

* The representative from Sarge Engineering stated that the cul-de-sac will be constructed when the lots owned by Marvin and Elaine Smith and Richard and Jennifer Smith are developed.

2. Will lot 1 be accessed from Gravy Train Lane, or from the proposed 50 foot right-of-way? This needs to be

clearly provided for to insure lot 1 is not land locked.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Lake Ford-Lincoln, Inc.
Municipality: Lewistown Borough (Municipal Ordinance)
File Number: 2013-04-003
Tax Map #: 06-05-226
Applicant Name: DAL Property, Inc.
Land Owner Name: DAL Property, Inc.
Plan Preparer: Thomas H. Metz Engineering, Inc.

Action Taken:
The County provides comments only.

Plan Summary:
The project will involve the demolition of the existing 2,237 S.F. residence and the 726 S.F. garage. Existing concrete drive and sidewalk shall be demolished. The entire site shall be re-paved and utilized as parking for the adjoining lot, Lake Ford, Lincoln Inc.

The site situated east of the Lake Ford Lincoln building on South Main Street, contains 17,189 square feet of land area (0.3946 acres).

Review Comments (List from Review Committee):

Basic Plan Information

All abutters to the northeast of the subject parcel should be shown on the plan, including tax map numbers. (Borough of Lewistown Subdivision and Land Development Ordinance, Part 7 7.302 A. 17.)

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 A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Borough of Lewistown Planning Commission.

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.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

Zoning

The application lists the zoning district as Manufacturing Industrial, while the plan sheet Si1-1 lists the zoning as Commercial. Please correct the application to list the zoning as Commercial.

Land Development

The Borough of Lewistown Subdivision and Land Development Ordinance Part 7 7.302 A. 31 requires that the plan show the location of proposed street lights and a lighting plan, Part 7 7.302 A. 32.

E & S / Stormwater

Has a stormwater management plan been submitted to the Borough for review, other than the general notes for erosion and sediment control plan sheet Si1-3?

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

* The Metz Engineer representative stated the plan has been submitted to the Borough for Review.

Other Comments:

1. Is the parking lot strictly for sales display?

* The Metz Engineering representative stated the parking lot will be for sales only.

2. Will there be any additional signage?

3. Are landscaping provisions part of the plan considering the proximity to residential properties?

Menno Township (Municipal Ordinance)

Name of Plan: Farm View Drive Subdivision
Municipality: Menno Township (Municipal Ordinance)
File Number: 2013-04-002
Tax Map #: 18-02-117
Applicant Name: KJH Associates - Joe Westover
Land Owner Name: KJH Associates - Joe Westover
Plan Preparer: Sweetland Engineering & Associates, Inc.

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to replot a portion of lot seven onto existing lot eight and consolidate lots six and seven, such that only three (3) lots remain for construction. The existing vacant lots consist of meadow coverage, which is periodically mowed. The project also consists of a pavement overlay of approximately 725' of Farm View Drive. This overlay will also include shoulder improvements to make up the grade difference the new pavement will create.

Review Comments (List from Review Committee):

Right-of Way Widths

The applicant has requested a waiver to the right-of-way width of Farm View Drive to the Menno Township Supervisors.

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Farm View Drive is substandard (Article 3 Table 1).

Cartway Widths

The applicant has requested a waiver to the cart-way width of Farm View Drive to the Menno Township Supervisors.

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Farm View Drive is substandard (Article 3 Table 1).

Street Names

The application indicates that Farm View Drive is public. On February 27, it was requested that Farm View Drive be dedicated to the Township. Has the Township accepted the dedication at this time?

* The Engineer of record provided a written response which states Farm View Drive is currently a private roadway. The purpose of this plan is to provide an accurate "Record Plan" of existing and proposed improvements, so that once all improvements are satisfactorily complete, Menno Township will accept dedication of the roadway and improvements.

DEP Sewage Planning Module

A subdivision proposing more than 10 lots from the parent parcel is considered a major subdivision. A DEP Component 2 Form should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

* The Engineer stated 12 of the lots are already built on and serviced by approved permitted on-lot sewage systems.

Other Comments:

1. Have the waiver requests contained in the February 27, 2013 letter to the Township Supervisors been approved?

* The Engineer of record wrote that formal action/approval of waiver requests is expected at the May 6, 2013 Menno Township Supervisors meeting.

2. Sheet one is titled existing conditions but should it also state proposed conditions.

* The Engineer of record wrote that sheet title is labeled as existing conditions sheet and notes that Lots 6, 7, 8 are being re-subdivided into 6R and 8R. Proposed conditions are shown on Sheet 2 of 4.

3. Plan should clearly show what is being taken from lot 7 to add to lot 8. Plan only shows a grey line without specific lot information as to what is being added to lot 8. Also lot addition symbol and statement should be added to the plan.

* The Engineer of record wrote that 15 feet of former lot 7 is being added to Lot 8R by this plan but Sheet 1 shows 20 feet is being taken from lot 7. Please clarify which is accurate.

4. Lot consolidation/addition symbol should be shown for lots 6 and 7.

*The Engineer of record wrote new lot 6R and new Lot 8R are boldly labeled on the lots on both Sheets 1 and 2.

5. The current ordinance is dated 1991 and this revised plan should meet the provisions if at all possible. What is particularly troubling is the waiver requests for the surety requirement and the developer's agreement considering the thirty years that have passed since the plan was recorded. These provisions are there to protect the interests of the township and we do not recommend they be waived. We are also concerned about the adequacy of the 15 foot cartway pavement radius waiver request and recommend the Township Engineer review this for public safety.

* The Engineer of record wrote all provisions of the 1991 Ordinance which could be reasonably met are accomplished with this plan. Waiver requests for only items which cannot be reasonably accommodated have been requested. The Township Engineer's request for a 25 foot radius on Farm View Drive at the at the right turn in from Zook Road has been added to Sheet 2 of 4.

Union Township (Municipal Ordinance)

Name of Plan: Sharp Shopper
Municipality: Union Township (Municipal Ordinance)
File Number: 2013-04-001
Tax Map #: 20-06-0115
Applicant Name: Sharp Properties, LP
Land Owner Name: Sharp Properties, LP
Plan Preparer: PennTerra Engineering, Inc.

Action Taken:
The County provides comments only.

Plan Summary:
This is a preliminary/final Phase I land development plan for the construction of a new grocery store with parking, access drives and stormwater management. The project will consist of 71.456 acres of land situated in Union Township. Possible future development would include the construction of commercial space attached to the West side of the grocery store.

Review Comments (List from Review Committee):

Basic Plan Information

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

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.

Soils

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 2.g.).

Buffer yards along any residential district boundary line shall be provided within the Commercial District not less than twenty (20) feet in width and shall be in accordance with provisions of Article III, Section 307.4.C. (1) (2).

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Union Township Planning Commission.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

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.

Name of Plan: Sharp Shopper
Municipality: Union Township (Municipal Ordinance)
File Number: 2013-04-001
Tax Map #: 20-06-0115
Applicant Name: Sharp Properties, LP
Land Owner Name: Sharp Properties, LP
Plan Preparer: PennTerra Engineering, Inc.

Action Taken:
The County provides comments only.

Plan Summary:
This is a preliminary/final Phase I land development plan for the construction of a new grocery store with parking, access drives and stormwater management. The project will consist of 71.456 acres of land situated in Union Township. Possible future development would include the construction of commercial space attached to the West side of the grocery store.

Review Comments (List from Review Committee):

Basic Plan Information

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

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.

Soils

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 2.g.).

Buffer yards along any residential district boundary line shall be provided within the Commercial District not less than twenty (20) feet in width and shall be in accordance with provisions of Article III, Section 307.4.C. (1) (2).

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Union Township Planning Commission.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

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.

Name of Plan: Miller, A. Carolyn
Municipality: Union Township (Municipal Ordinance)
File Number: 2013-04-006
Tax Map #: 20-05-121
Applicant Name: Miller, A. Carolyn
Land Owner Name: Miller, A. Carolyn
Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to make two lot additions from a vacant parcel of land owned by A. Carolyn Miller, Instrument #2011-3745. Lot Addition A is to be added on to lands owned by Wilmer N. Zook. Lot Addition B is to be added on to other lands owned by A Carolyn Miller as shown. No lot additions may be sold or conveyed independently of the parcels to which they are added. Previous surveys as noted conveyed another parcel to lands of A. Carolyn Miller and these parcels are identified as Tax Map: 20-05-121. Also, a 30' private right-of-way is being proposed for access to the Wilmer N. Zook property as shown. No development is proposed.

Lot addition A consisting of 16.363 acres of land is to be added to lands owned by Wilmer Zook consisting of 17.76 acres of land totaling 34.123 acres. Lot addition B consisting of 1.370 acres is to be added to lands owned by Carolyn Miller consisting of 15.021 acres totaling 16.391 acres.

Review Comments (List from Review Committee):

Clean & Green / Agriculture

The Tax Map Parcel 20,05-0109W-,000 owned by Wilmer Zook is in an Agricultural Security Area and should be noted on the plan.

Topographic information

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged.

Setback Lines

Although Note 4 lists setbacks, the setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402 2.g.).

Cartway Widths

The cartway width of the private road should be shown on the plan (Union Township Subdivision and Land Development Ordinance, Article IV Section 402 2.2.).

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning

Code (Section 508 (6)). A copy of the permit should be provided to the Union Township Planning Commission.

Private Street / Shared Driveway

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

Will a road profile be provided unless this is a shared driveway?

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

According to the surveyor, there are no known deed restrictions or easements associated with the property.

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. Does this plan take into consideration the plan filed by Dan Taptich dated March 2013 for the subdivision of 10.0137 acres from the lands of Carolyn A. Miller, Tax Parcel Number 20,05-0121-,000? This was reviewed by the Mifflin County Planning Commission March 28, 2013. How does this affect total acreage?

- The Wright Surveying representative stated he will check to determine if this plan has been recorded and if this plan conflicts with the plan filed by Dan Taptich in March 2013.

Wayne Township (County Ordinance)

Name of Plan: Rhodes Estate, Janet E.
Municipality: Wayne Township (County Ordinance)
File Number: 2013-04-004
Tax Map #: 12-14-112
Applicant Name: Rhodes Estate, Janet E.
Land Owner Name: Rhodes Estate, Janet E.
Plan Preparer: Wright Land Surveying

Action Taken:

The Mifflin County Planning Commission 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:

This plan is to show the existing lot that Marion R. & Janet E. Rhodes retained when he deeded the rest of this farm to his son in 1998 and recorded in Deed Book 456, page 343. This lot was approved by the County, Township and State but the Plan was never recorded. No new development is proposed.

Lot 2 consists of 1.038 acres while the residual contains 148.129 acres. Lot 2 has frontage to SR 103 and contains a mobile home served by an on lot septic system and well.

Review Comments (List from Review Committee):

Subdivision Information

Dimensional information for residual tract should be shown as provided for in Section 7.302 A 5. and A 7. of the Mifflin County Subdivision and Land Development Ordinance.

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.

Topographic information

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site, solely on the residual, and development in these should be discouraged.

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 Highway. 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 a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

Public Comment

There was no public comment.

Other Business or Comments

Susan Heimbach read a letter she received from Rob Postal that he wanted her to share with the Planning Commission expressing what a great honor he felt it was to receive the Planning Excellence Award. He also expressed how he felt fortunate to work with the Planning Commission for the betterment of our community.

Susan and Bill talked about the Hazard Mitigation Meeting on Tuesday, April 30, 2013 and that all municipalities must participate in order to stay in the plan and all have been notified.

Bill gave an update on the Juniata River Boat Access project. He stated that one application was submitted to the National Park Service and Ann Toole has worked diligently to get our 2nd application submitted to DCNR. Both applications were for \$125,000.00. He also was notified that the property owner had met with the surveyor and was agreeable with the proposal.

Adjournment

The meeting adjourned at 4:55 p.m. upon a motion by Dan Dunmire that was seconded by Brent Miller.