

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 26, 2012
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Susan Heimbach, Chair
Dan Dunmire, Vice Chair
Tom Lake
Neal Shawver
Jim Spendiff
Brent Miller
Kent Spicher

Other

Lucas Parkes, The EADS Group

Staff

Bill Gomes, Director
Jim Lettiere, Community Development Administrator
Mark Colussy, Associate Planner
Kristen Price, Office/Grants Manager

Call to Order

Susan Heimbach, Chair, called the meeting to order at 3:34 p.m.

Record of Attendance

Susan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes: January 26, 2012 and March 22, 2012

Susan asked for a motion to approve the minutes for January 26, 2012. A motion was made by Dan Dunmire to accept the January minutes as written. The motion was seconded by Neal Shawver and all voted aye. Next, Susan asked for a motion to approve the minutes for March 22, 2012. A motion was made by Dan Dunmire to accept the March minutes. The motion was seconded by Jim Spendiff and all voted aye.

Community Development Block Grant (CDBG) Update

Jim Lettiere gave an update on CDBG funded projects and provided a status report to the Planning Commission. Jim indicated that the Mifflin County 2012 CDBG funding application had been completed and would be mailed by the end of the day. The total amount requested was \$169,201.49.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed six plans. All six plans were under municipal ordinances for which the Planning Commission provides recommendations to the municipalities: Samuel and Barbara Yoder in Brown Township, Jonathan R. and Katrina Wray in Decatur Township, Michael L. Felmlee –Derry Township, McDonald's USA, LLC in Derry Township, William Goss in Derry Township and Douglas W. Miller in Union Township.

Mark discussed the McDonald's USA, LLC plan. There was some discussion about stormwater drainage and lighting issues on the property. Lucas Parkes, P.E. from The EADS Group gave input on these issues. One of the recommendations to share with Bohler Engineering, Inc. was the Planning Commission's concern over the need for a stormwater easement.

Dan Dunmire made a motion to approve the comments/recommendations of the review committee on the six municipal plans. The motion was seconded by Jim Spendiff and all voted aye.

Mark also mentioned plans that had been given conditional approval under the Mifflin County Subdivision Land Development Ordinance which have exceeded the awarded ninety day time extension.

Mark was advised during last month's meeting to contact these plan preparers to confirm their interest in another time extension. Red Barn Consulting (Living Springs School, Bratton Township) requested a second time extension. Dan Dunmire made the motion to grant Red Barn Consulting another time extension of ninety days. The motion was seconded by Neal Shawver and all voted aye.

The Subdivision Review Committee Report:

Name of Plan: Yoder, Samuel C. and Barbara S.
File Number 2012-04-004
Tax Map #: 14- 06-118AA and 14-06-118A
Municipality: Brown Township (Municipal Ordinance)
Applicant Name: Yoder, Samuel C. & Barbara
Land Owner Name: Yoder, Samuel C. & Barbara
Plan Preparer: Sarge Engineering and Surveying

Action Taken:
The County provides comments only.

Plan Summary:
The purpose of this plan is to add Lot A, of 12,000 acres, to the land of Samuel C. and Barbara S. Yoder, Tax Parcel 14- 06-118AA, from other land of Samuel C. and Barbara Yoder, Tax Parcel 14-06-118A.

Review Comments (List from Review Committee):

Clean & Green / Agriculture

The parcel (T.M. 14-6-118A) 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

As noted on the plan and according to the County GIS files, some portion of this property appears to have prime farmland soils. (Soils: HaB, HcB)

Right-of Way Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width of Old Three Cent Lane is substandard (Section 4.204.F).

Cartway Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the cartway width of Old Three Cent Lane is substandard (Section 4.204 F).

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 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 has been provided. 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 parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for Lot 1. 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, Sections 7.302.A.5, A.7 and A.9)

Name of Plan: Wray, Jonathan R., Katrina

File Number: 2010-04-006

Tax Map #: Instr. No. 2011-000189-Tract 2, Instr. No. 2011-000188-Tract 2

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Wagner, Steve & Belinda

Land Owner Name: Wray, Jonathan R., Katrina

Plan Preparer: Hornberger, P.L.S. L.L.C., D. Al

Action Taken:

The County provides comments only.

Plan Summary:

It is the intent of this subdivision plan to create one (1) single family residential lot (proposed Lot 4), from lands of Jonathan Wray Et. Al. as recorded in Mifflin County Estate File No. 44-08-36, Instr. No. 2011-000189-Tract 2, Instr. No. 2011-000188-Tract 2, Deed Book 0-5 Pg 484. This newly created lot will utilize an individual well and onlot sewage disposal Ref. Sewage Application No. Z0999709.

Review Comments (List from Review Committee):

Basic Plan Information

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. It appears that General Note 1 on the plan can serve this purpose, and should be labeled as the narrative.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). 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 Sections 603.2.A.5, 7, 9, and 12) The plan labels the new lot to be subdivided as Lot 4 and the residual Lot as Lot 1. Where are lots 2 and 3? All lots should be labeled on the plan. (See section 603.2.A.13 of the Decatur Township Subdivision and Land Development Ordinance). Also, the plan labels the parcel as Tract 2. Where is Tract 1? Are there any additional tracts on the deed? More information should be provided on the plan. Why is the Residual Lot (Lot 1) not contiguous?

Clean & Green / Agriculture

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

As noted on the plan, the property is in an Agricultural Security Area.

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. (Soil: Brb) According to the County GIS files, some portion of this property appears to have prime farmland soils. (Soils: MnB, MrB)

Right-of Way Widths

The plan shows an existing 50' Right-of-Way (ROW) along Wild Hog Lane until it reaches the Tanja & Steven Fike property (T.M. 15-11-104B). After this point, it becomes an unspecified width, and then back to an existing 50' ROW at the Donald Collins property (T.M. 15-11-131B). Why is only a small section

not 50' in width? The plan shows this area as being proposed as 50' in width. Where will this revised width be recorded other than on this plan? Will making the proposed stretch 50' in width make the entire lane 50'?

Cartway Widths

The cartway width of Wild Hog Lane does not meet the road provisions of the Decatur Township Subdivision and Land Development Ordinance (Table 1). A 14' width lane may not be suitable for two-way or emergency vehicle traffic. 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 Street / Shared Driveway

Is there an existing private drive/maintenance agreement in place? General Note 13 on the plan is a simple private drive statement, which should be considered to be expanded to include the following wording: "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

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 603.2.A.6 and 6.302.2.B.7 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 Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water and Sewage Service

The plan should note if the residual tract is vacant.

Name of Plan: Felmlee, Michael L.

File Number: 2012-04-001

Tax Map #:

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Felmlee, Michael L.

Land Owner Name: Felmlee, Michael L.

Plan Preparer: George R. Campbell, PLS

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes the creation of a ten acre (10 AC.) lot from the lands of Michael L. Felmlee. This lot contains an existing dwelling, on-lot sewage disposal system and individual well. This lot is proposed for commercial use as a seasonal recreational facility for wedding receptions, parties and similar uses. The dwelling is not used as a home, but would be part of the commercial usage for event rental. A holding tank is proposed for a small restroom area.

Review Comments (List from Review Committee):

Signature Blocks on Plan

A signature block should be on the plan acknowledging the review of for the Decatur Township Planning Commission. The Mifflin County Review Certificate should be on the plan instead of the signature block. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and

Development Department. There are two Owners Statement of Intent and Certificate of Ownership on the plan. Why? All the landowners that are listed on the deed will need to sign this statement.

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. This situation in particular, where the property is being converted into a Commercial land use, could definitely trigger roll-back. If the applicant has 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 hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soils: AoB, AoC) According to the County GIS files, some portion of this property appears to have prime farmland soils. (Soils: EdB, MuB)

Right-of Way Widths

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

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Ridens Road is substandard (Section 504.2).

Private Street / Shared Driveway

Plan Note 7 should also include Mifflin County.

DEP Sewage Planning Module

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

Water Service

Will the rest rooms require a new well or be hooked up to the existing well at the house? If a new well is required, the plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Derry Township Subdivision and Land Development Ordinance, Section 403.2.X). If it is to tie into the existing well, the water line should be shown on the plan.

Signature Blocks on Plan

The new Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department.

Zoning

This type of development may not be permissible by the Derry Township Zoning Ordinance. The applicant and/or the surveyor should contact the Derry Township Zoning officer to verify if this type of commercial activity is an allowable land use within the Agricultural Zone.

Land Development

It appears that a formal Land Development plan would be appropriate in this situation. This plan should either be expanded to show more information, or a separate Land Development plan may need to be submitted. Provisions for Street Lighting should be included with the plan submission. The applicant should contact the Township for more information.

Parking provisions should be indicated on the plan including the number of required versus provided spaces. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

Other Comments:

1. Is the parking area and the driveway to the parking area existing or proposed? If proposed, an E&S plan may need to be prepared and stormwater will need to be addressed. The applicant should contact the Mifflin County Conservation District and the Derry Township Engineer for more information. If an E&S plan and a stormwater plan are required, plan approval should be contingent upon receipt of approval. *Per the surveyor, the parking area and the driveway shown on the plan has already been installed. An E&S plan will most likely not be required unless additional development is to occur. The plan does propose a small amount of new development, however. Stormwater runoff could still be an issue and should be addressed.

File Number Name of Plan Applicant Name Plan Preparer:

2. According to Derry Township, Mr. Goss requested a waiver for a full boundary survey of the property. The supervisors granted this waiver, and were expecting a land development plan to be submitted that was prepared by Tom Metz. This plan was never submitted. Derry Township may request a Land Development plan to be submitted, especially considering all the development that has already occurred without any approvals and addition development to occur. The applicant should contact Derry Township for more information.

Name of Plan: McDonald's USA, LLC

File Number: 2012-04-002

Tax Map #:

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: McDonald's USA, LLC

Land Owner Name: McDonald's USA, LLC

Plan Preparer: Bohler Engineering, Inc.

Action Taken:

The County provides comments only

Plan Summary:

McDonald's USA, LLC is proposing to demolish a currently operating 5,566 square foot McDonald's Restaurant with drive-thru located on a 0.944 acre site. A new 4,432 square foot McDonald's Restaurant will be constructed including new curbing, sidewalks, parking area and landscaping facilities. The existing property currently contains 34,429 SF (83.7%) of impervious surfaces and the redeveloped site will reduce the impervious coverage to 32,389 SF (78.7%) which will result in reduced stormwater runoff volume. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Preliminary/Final Land Development, prepared by Bohler Engineering, Inc., dated 2/03/12.

Review Comments (List from Review Committee):

Basic Plan Information

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. The narrative could be similar to the project description in the PCSM report.

Subdivision Information

The acreage of the individual properties should be shown on the plan. The total acreage of all three tracts has been shown. (Derry Township Subdivision and Land Development Ordinance, Section 402.2.N)

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. (Soil: At)

Right-of Way Widths

The plan lists Electric Avenue as having a Variable R-O-W. Based upon the Township Subdivision and Land Development Ordinance, the actual right-of-way width should be shown on the plan. (Section 403.2.G). This should be done at least along the property frontage.

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) is required for access onto any State Route, as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Derry Township Planning Commission. Also, in most cases similar to the one proposed, a Traffic Impact Study (TIS) would normally be required. It is our understanding that a TIS is not going to be required for this proposal. Information about this should be provided. It appears that Clear Sight Triangles are provided on the plan, but Sight Distances are not indicated. Sight Distances should be shown on the plan for any new access onto a State Route.

Deed Restrictions and Easements

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

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. (See section 403.2.W of the Derry Township Subdivision and Land Development Ordinance)

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. (See section 403.2.X of the Derry Township Subdivision and Land Development Ordinance)

Signature Blocks on Plan

The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department.

The Derry Township Planning Commission signature block should be modified to state that they reviewed the plan, not approved it.

Lot Addition

Has the applicant considered a lot consolidation at this time since based on this proposal, all three properties will be acting in cohesion and would not work property if the properties were ever separated? A consolidation would seem appropriate in this situation and is recommended.

*According to the project engineer, the applicant has decided to consolidate the three tracts. A separate lot consolidation plan should be prepared and submitted.

Why are there three properties owned by two different owners (McDonalds Corp and Franchise Realty Interstate Corp)?

*Per the project engineer, the latter corp is just a holding corp for McDonalds. It is all essentially the same. There are no leases on the properties and building.

Land Development

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

E & S / Stormwater

This proposal will require Erosion and Sedimentation (E & S) provisions included with the plan submission to be submitted to the Mifflin County Conservation District and the DEP. Plan approval should be contingent upon receipt of approval. Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Derry Township Engineer. Plan approval should be contingent upon receipt of approval.

Other Comments:

1. The stormwater provisions propose two outfalls within ten feet of the abutting railroad property with no retention basins. It seems possible that during a storm event, water would all be directed onto the railroad property. Has an easement been obtained for this water? Also, considering there is a steep slope between the outfalls and the rail tracks, how will rainwater velocity be addressed? Will the proposal meet the new stormwater ordinance that is currently in the process of being adopted by Derry Township?

*Per the project engineer, an existing stormwater easement is not existing. The remaining stormwater questions should be directed to the Derry Township Engineer.

2. The plan does not indicate any loading zones, and it should. Sheet 13 of 13 shows a Truck Turning Exhibit. It appears the truck will unload somewhere parallel to the drive-thru lane, thereby restricting circulation on the site. Also, adding to the conflict, the truck appears to be traveling the wrong direction in a one-way area. If a more reasonable loading zone cannot be established, how will the applicant ensure only off-peak deliveries? How long do deliveries normally take?

*Per the project engineer, the truck turning direction will be modified and the exhibit will be revised. Also, deliveries normally occur around 5 a.m.

3. When the Planning and Development Department was notified of the zoning variance requests for this proposal, comments were provided to the zoning hearing board regarding the concern that the proposal will not allow for bus traffic. Currently, the existing facility caters to bus traffic, so this is a real issue. Will bus turning movements and parking be accounted for with this proposal or will signage be installed informing bus and truck drivers that they are not permitted to enter the site?

4. Numerous sign variances were granted by the Zoning Hearing Board. It was our understanding that the main sign was to be modified. The plan shows the sign to stay in the same location. Is the mast to remain, and a new sign to be installed? If so, a sign detail should be provided.

*Per the project engineer, the main sign is to remain and not be modified.

5. The lighting plan does not show any light fixtures on the Easternmost corner of the property. Please ensure that there is adequate lighting since there is parking spaces in this area.

*Per the project engineer, the lighting design may be revised to allow more light in to two furthest corners of the property (East and West).

Name of Plan: Goss, William

File Number: 2012-04-005

Tax Map #:

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Stewart, Kurt D.

Land Owner Name: Goss, William

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only

Plan Summary:

This plan proposes to create Lot Addition A from the lands of Goss to Stewart. No new development is proposed.

Review Comments (List from Review Committee):

Start Notes

The original plan, dated 4/9/12, was given a preliminary review at the review committee meeting on 4/19/12. A revised plan, dated 4/21/12, was provided and given a revised review. The following comments are based on the revised plan.

Basic Plan Information

The plan shows Lot 1 and the abutter, David Smith (T.M. 16-2-106H), differently than what is shown on the tax map. Also, the abutter, Ryan Wilson (T.M. 16-03-145A), is not shown. Please confirm the configuration of Lot 1 and the abutters.

*The revised plan updated the property plan to show the correct abutter to the south of Tract 1 (Tract 2 versus David Smith). Where is the David Smith property located now that the plan shows the abutter being Tract 2?

File Number Name of Plan Applicant Name Plan Preparer:

The abutter Ryan and Stephanie Wilson (T.M. 16-03-145A) is still now shown on the plan and it should if it is truly an abutter, as depicted on the tax map. Also, the plan doesn't show any details about the other tracts owned by William Goss under the same Tax map parcel (T.M. 16-02-106D). Boundary information should be shown for the entire residual property, not just tract 1. Lastly, is DB: 295 PG: 890 combined with DB: 295-453 for clean and green purposes only? The property plan is confusing when you compare it to the tax map and inset map on the plan.

Clean & Green / Agriculture

As noted in Note 4 on the plan, the parcel (T.M. 16-2-106D) 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.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Van Art Lane is substandard (Section 504.2).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Van Art Lane is substandard (Section 504.2).

Private Street / Shared Driveway

A note should be added to the plan to state that the private drive is the responsibility of the landowner and not the responsibility of the State, the County, nor the Township.

*A private drive agreement has been added to the revised plan. This should be included with the new deeds that are written.

Deed Restrictions and Easements

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

*Per the surveyor, there are none known.

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.

Features

Are there structures on Lot 1? 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, Section 402.2.J)

*Per the surveyor, Lot 1 is vacant.

Other Comments:

1. The plan should show the connection to the public road system for the Stewart Property (Lot A) as well as the Goss Property Lot 1 (Old Park Road).

*This has been shown on the inset map of the revised plan.

Name of Plan: Miller, Douglas W.

Tile Number: 2012-04-003

Tax Map #: TM 20-05-102B

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Miller, Douglas W.

Land Owner Name: Dwight D. and Nancy L. Yoder

Plan Preparer: Taptich Engineering and Survey

Action Taken:

The County provides comments only

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Douglas W. Miller. Lot #1 is intended to be a lot addition to the adjacent lands of Dwight D. and Nancy L. Yoder (TM 20-05-102B). Lot #1 includes an on-lot sewage disposal system from previous owners. Access to Lot #1 will be via S.R. 4006.

Review Comments (List from Review Committee):

Start Notes

This property was previously subdivided in June of 2005 in Plat Book 23 Page 43. The previous plan subdivided Lot 1 (added to T.M. 20-05-121) of 96.8994 acres and Lot 2 (currently T.M. 20-05-102B, owned by Dwight Yoder) of 29.1956 acres off the residual property (T.M. 20-05-102) of 67.7038 acres, which is currently owned by Dwight Nancy Yoder. Also, according to the Tax Assessment office, T.M. 20-05-121 and 20-05-122 were combined for Clean & Green purposes in 2001.

Another plan for this property was submitted in December of 2010 and reviewed by the Planning Commission on 12/16/10 for the subdivision of another lot of 10.0137 acres. There is no record that this plan was ever finished and recorded.

Administrative

The subdivision application form should be signed by the municipality.

Subdivision Information

Since the tract described in DB 440 PG 2124 is part of T.M. 20-05-121, property boundary and acreage information should be shown for this property. Property boundary information should also be provided for the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (See Union Township Subdivision and Land Development Ordinance, Section 403.2.d)

It does not appear that the residual acreage number provided on the plan includes the lot combined for clean and green purposes (DB 440 PG 2124). This should be clarified on the plan.

Clean & Green / Agriculture

The parcel (T.M. 20-5-121) 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 hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soil: AoB)

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

Setback Lines

The setback requirements listed in Note 6 on the plan should be based on the Zoning Ordinance, not the Subdivision and Land Development Ordinance. This information should be revised.

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Back Mountain Road should be shown on the plan. (Section 402.2.a).

The 50' Access and Utility easement that was shown on the previous 2005 and 2010 plans is supposed to traverse the Residue, proposed Lot 1 and access the Dwight Yoder property (T.M. 20-5-102B). This easement should be shown on the plan. Additionally, General Note 10 on the plan states that the use of the easement is prohibited. Considering this easement was already established, it does not seem as if this access can be restricted, especially if the properties have no other road access. Please confirm.

Cartway Widths

The cartway width of Back Mountain Road should be shown on the plan (Union Township Subdivision and Land Development Ordinance, Section 402.2.a).

Private Street / Shared Driveway

Note 8 on the plan references a maintenance agreement. A maintenance agreement should be included with the deeds when the lots are sold.

Street Names

Since the public access to the private drive is via Back Mountain Road, it should be labeled on the plan. (See section 402.2.a of the Union Township Subdivision and Land Development Ordinance)

If multiple parties are to use a private drive, the roadway may 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

Union Township (Municipal Ordinance)

File Number Name of Plan Applicant Name Plan Preparer:

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.2.b of the Union 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.

Water & Sewage Service

Why is there an existing septic location and well on Lot 1 if there are no buildings?

If the Yoder property is vacant, it should be noted as such on the plan. Also, the plan should state if any development is proposed or if there is no development proposed.

Lot Addition

A lot addition statement should be noted on the plan stating the following on the plan:

"Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot."

Features

The plan shows an existing pond on the residual lot. This is very hard to see on the plan and a different line weight should be considered.

Zoning

Zoning information should be stated on the plan.

Public Comment

N/A

Other Business or Comments

Susan reminded members of the Planning Commission to complete and return the Financial Disclosure forms by May 1, 2012. Also, Bill Gomes gave an update of the last Comprehensive Plan Meeting. Bill mentioned the Walnut and Spring Street intersection is considered to be the most dangerous in Mifflin County.

Dan Dunmire made a motion to adjourn the meeting. Jim Spendiff seconded the motion and all voted aye. The meeting adjourned at 4:49 p.m.