

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 22, 2008
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
John Pannizzo
Dan Dunmire
Neal Shawver
Susan Heimbach

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner
Millie Sunderland, Office Manager/Grants Manager

Others

Doug Weikel, HRG
Chuck Salvanish, Centre County Assessment
Joe Davidson, Centre County Recorder of Deeds
Annette Knarr
James D. Knarr
David W. Molek, Attorney
Nick Malawskey, The Sentinel
Bonnie Filson, Mifflin County Deputy Recorder
Dana Parson, Mifflin County Assessment
Merry Bratton, Mifflin County Assessment
Laura Simonetti, Mifflin County GIS Department

Item #1 – Call to Order

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

Item #2 – Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Item #3 – Approval of Meeting Minutes

Dan Dunmire made a motion to approve the minutes of the April 24, 2008 meeting. Susan Heimbach seconded the motion. All members voted aye.

Item #4 – Uniform Parcel Identifier System

Chuck Salvanish of the Centre County Tax Assessment Office and Joe Davidson of the Centre County Recorders Office attended the meeting to provide information on Centre County’s Uniform Parcel Identifier (UPI) System. Chuck Salvanish described Centre County’s UPI Ordinance as the “watch dog” for municipalities so that no illegal subdivisions go through and so that deeds and metes and bounds are recorded correctly and as approved in the subdivision process. Chuck explained that a tax number is assigned and sent to the appropriate municipal planning body to review and approve. A metes and bounds description from a recorded survey is required so that individuals or attorneys do not write their own descriptions, which avoids problems in the future. Joe Davidson indicated that the only work with the UPI system for the Recorder’s Office is the key used. The numbers are organized by municipality, and documents are identified by number. Chuck also explained that a UPI fee is assessed for revenue purposes, and the UPI number is assigned at the time of recording.

Mifflin County is interested in the UPI system since the process would allow an approved plan to be submitted to the GIS Department so that a map layer can be created with updated parcel information instead of having to wait for a deed transfer to occur. The timing on a deed transfer can take years. Attorney Dan Searer expressed interest in how the UPI system works and hopes to be involved in any discussions that Mifflin County might have if they decide to implement such a system. Jim Spendiff indicated that the Planning Commission is gathering information at this point, and if it is decided to implement this type of program in Mifflin County, there will many individuals involved in the process.

Item #5 – Juniata River Watershed Stormwater Management Plan

Doug Weikel of HRG, the consultant on the Juniata River Watershed Stormwater Management Plan, attended the meeting to give an update on the project. Doug indicated that HRG has been doing field work of problem areas and reviewing hydraulics. The impervious layer for GIS should be completed soon; however, there have been some discrepancies with GIS to be worked out before modeling can be

done. He asked when a committee meeting could be held to go over the work that has been done to date. He estimated they would be ahead of schedule within the next six months or so. A committee meeting will be scheduled shortly.

Item #6 – Public Comment

Attorney David Molek and his clients, James D. and Annette Knarr, attended the meeting to discuss approximately 8.5 miles of railroad right-of-way owned by the Knarrs. Mr. Molek indicated that they have railroad maps for some of the areas, but not for others. He also stated that the Knarrs are being taxed as developable land, and in some cases the land is being double taxed. On behalf of the Knarrs, Mr. Molek requested a modification to avoid the need to survey some areas of the land. He said he knew there would be some areas that would need to be surveyed. John Pannizzo asked how many properties were affected by the right-of-way, and Mr. Molek responded that it could be hundreds to thousands through several municipalities, and they do not know exactly how many. John also asked about the width of the right-of-way. Mr. Molek responded that the average width is 60 feet, and the largest is 120 feet. The Knarrs have owned the right-of-way since 1992, and some property owners have asked them to purchase ground. There are no railroad tracks in the right-of-way at this time. Mr. Molek said it would be a hardship to his clients to have the right-of-way completely surveyed.

Jim Spendiff indicated that the Planning Commission could not speak to a decision for the townships that have their own subdivision and land development ordinance. However, the Planning Commission will make its solicitor aware of the request and have him contact Mr. Molek. One member asked about the deed and how the Knarrs acquired the land, and Mr. Molek responded that it is through a quit claim deed, and Mr. Knarr ended up with the right-of-way when he purchased a farm.

Item #7 – Committee Reports

A. Subdivision and Land Development Committee Plan Reviews: Dan Dunmire presented the Subdivision and Land Development Review Committee's report. There were six plans reviewed, all of which were under municipal ordinances for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: Harry O. and Alice E. Long subdivision in Brown Township, Shirley M. Knepp subdivision in Decatur Township, Burnham Properties, LP lot addition in Derry Township, Ralph Varner subdivision in Oliver Township, Raymond J. Byler subdivision in Oliver Township and Peachey's Greenhouse land development in Union Township.

Dan briefly summarized the plans. Mark Colussy discussed the Harry O. and Alice E. Long subdivision in Brown Township. Mark reviewed the comments about the soils not matching the data provided, the private drive/right-of-way, the inadequate cartway width, the need for a DEP sewage planning non-building declaration and sewage service.

Mark then discussed the Ralph Varner subdivision in Oliver Township. He reviewed the comments about the Highway Occupancy Permit, the shared driveway, the street name and the DEP Component 1. There was some discussion about a structure within 50 feet of the property line for which the comment was amended. A comment was added indicating that there appears to be several existing buildings on the property, which are not shown on the plan.

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

The Subdivision Review Committee report:

Name of Plan: Long, Harry O. and Alice E.

Tax Map #: 14-10-1110

Applicant Name: Young, Ernest H.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

File Number: 2008-05-007

Municipality: Brown Township (Municipal Ordinance)

Land Owner Name: Long, Harry O. and Alice E.

Plan Summary: This project involves the subdivision of one (1) lot from Tract No. 1 of the reference lands of Harry O. Long and Alice E. Long. Current Parcel A (1.6782 Acres) is to become part of the lands of Ernest H. Young. The residue (17.1643 Acres) has an existing house (and other improvement) and a domestic water source. Access to Current Lot #1 and the residue will be via Hedgeapple Drive.

Review Comments (List from Review Committee):

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

Soils - According to County Soils Data from the National Resources Conservation Services, the soil data on the plans differs. Please confirm soil locations. According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, HcB)

Cartway Widths - The cartway for Hedgeapple Drive and Stallion Drive do not meet the road provisions of Brown Township's Subdivision and Land Development Ordinance. 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 Right-of-Way - Is there a private right-of-way agreement in place for Hedgeapple Drive and Stallion Drive? If so, additional information should be provided. (See section 4.207.B.1.d of the Brown Township Subdivision Land Development Ordinance)

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 - Based on past subdivision activity, there appears to have already been ten lots taken from the parent tract. Further lots could trigger a major planning module for sewer planning purposes. A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - Existing septic system information should be provided and shown on the plan for the grantee property to ensure appropriate sewage disposal measures are in place. (See section 4.211.A of the Brown Township Subdivision and Land Development Ordinance)

Water Service - The water supply information should be provided and shown on the plan for the grantee property to ensure a proper water supply is in place. (See section 4.211.A of the Brown Township Subdivision and Land Development Ordinance)

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The Planning Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. Boundary information should be shown on the plan for the entire residue, including distances and bearings. This information could be shown on an inset map. (Brown Township Subdivision Ordinance Sections 7.302.A. 5, 7, and 9)

Other Comments:

1. The inset map should show the proposed lots' connection with the public road system. (See section 3.502.B of the Brown Township Subdivision and Land Development Ordinance)

2. Only one plan was submitted.

3. The abutter, John and Kathryn Boyer, T.M. 14-10-110, is not listed on the plans.

4. Zoning information should be provided.

5. Note 4 on the plan should refer to the Brown Township Zoning Ordinance and not the Subdivision and Land Development Ordinance.

Name of Plan: Knepp, Shirley M.

Tax Map #: 15-23-215

Applicant Name: Knepp, Shirley M.

Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to subdivide the property of Shirley M. Knepp into three lots. The total area is 6.807 acres. Lot 1, of 2.039 acres, and Lot 2 of 2.430 acres, each contain an existing single-family residence, a well and an on-lot sewage system. Lot 3, of 2.338 acres, is proposed for single-family residential use. Lot 3 was successfully tested for an on-lot sewage system and a replacement area.

Review Comments (List from Review Committee):

*PennDOT HOP/Municipal Driveway Permits - Is there an existing PennDOT Highway Occupancy Permit (HOP) in place for this property? *The surveyor acknowledged that one HOP has been applied for and there were two driveways that were grandfathered. The permit information should be provided upon receipt from PennDOT.*

Shared Driveway - A shared driveway agreement for the private right-of-way serving Lots 1 & 2 should be noted on the plan. The agreement should include the following: "The owners of lots _____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names - Street names are to be coordinated with the County GIS (Mapping) Department for the private drive. There is a fee associated with the street naming.

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

*Water Service - The proposed well site on Lot 3 appears to be within 100 feet of the proposed septic field. *The surveyor said that he would move the well site to a proper distance.*

Other Comments:

*1. The abutters on the plan, Price and Evans, appear to be in a different configuration than County Tax Assessment records. Please confirm the configuration. *The surveyor confirmed that the tax records were incorrect based upon deed and survey research.*

*2. The tree line should be labeled or added to the Line Legend. *The surveyor said that the plan would be labeled.*

*3. If there are any underground utilities (i.e. electric or gas) on the site, they should be shown on the plan. (See section 603.2.A.11 of the Decatur Township Subdivision and Land Development Ordinance) *The surveyor confirmed that there are no underground utilities traversing the property and would put a note on the plan regarding utilities to the site.*

4. The right-of-way of 50 feet for S.R. 522 does not meet the road provisions of the Decatur Township's Subdivision and Land Development Ordinance (Table 1 - Major Street: 80 feet).

5. The cartway of 24 feet for S.R. 522 does not meet the road provisions of Decatur Township's Subdivision and Land Development Ordinance (Table 1 - Major Street: 44 feet).

Name of Plan: Burnham Properties LP

File Number: 2008-05-005

Tax Map #: 16-04-105/16-04-105D

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Smeltz, Richard A.

Land Owner Name: Burnham Properties LP

Plan Preparer: Wright Land Surveying

Action Taken: *The County provides comments only.*

Plan Summary: *This plan proposes to create a Lot Addition from the lands of Burnham Properties LP to the lands of Richard C. Calkins. This lot addition is vacant land with no development proposed. No development is proposed on the residual tract as part of this plan.*

Review Comments (List from Review Committee):

Floodplain - A portion of the residual appears to lie within the 100-year Floodplain.

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2.6). However, since this is a lot addition/merger, this requirement could be waived.

Soils - Soil information is not on the plan. However, since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

PennDOT HOP/Municipal Driveway Permits - Is there a PennDOT Highway Occupancy Permit (HOP) existing for this property? If so, this information should be provided. Otherwise, a HOP is required for access onto SR 4013 as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Derry Township Planning Commission.

Deed Restrictions and Easements - The plan lists a 150 foot Penelec Easement. It is assumed that the easement is an overhead easement, but it cannot be certain based upon information provided on the plan. This easement should be supplemented with additional information such as deed book and page information. Also, if there are any additional deed restrictions or easements associated with the property, they should be provided. (See sections 403.2.L and 403.7 of the Derry 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.

Sewage Service - It is unclear on the plans as to sewage service provided to this property. Additional information should be provided (See Section 403.2.X of the Derry Township Subdivision and Land Development Ordinance).

Water Service - It is unclear on the plans as to the water source to this property. Additional information should be provided (See Section 403.2.X of the Derry Township Subdivision and Land Development Ordinance).

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

Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. Information on boundary information for Lot 1 should be provided and this could be done on the inset map. The dimensional information could be provided by deeds (Derry Township Subdivision Ordinance Sections 403.2. F, H and I)

Other Comments:

1. A landscaped screen is required along all property lines. (See section 207.13 of the Derry Township Zoning Ordinance)
2. See Derry Township Zoning Ordinance Section 207.5 for Lot Coverage requirements. If additional impervious surface is proposed, it shall comply with the aforementioned section. Additionally, lot coverage areas should be provided.
3. Only two plans were submitted.
4. The Location Map should be at a scale of 1"=400' (See section 402.2.P of the Derry Township Subdivision and Land Development Ordinance.)
5. All existing significant man-made features on and within 50 feet of the property should be shown on the plan. (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance)
6. The abutter McCardle does not provide deed book and page information.
7. Is there right-of-way and cartway information available for T-401?

Name of Plan: Varner, Ralph

File Number: 2008-05-003

Tax Map #: 19-13-200

Municipality: Oliver Township (Municipal Ordinance)

Applicant Name: Varner, Ralph

Land Owner Name: Varner, Ralph

Plan Preparer: Roth Surveying Service

Action Taken: The County provides comments only.

Plan Summary: No Narrative provided.

1. Total area being subdivided = 17.68 acres.
2. Total number of lots = 4.
3. Lot 1 consisting of 3.96 acres has a garage and shed. The property is proposed for construction of a single family residence to be served by an on-lot sewage system and an individual well.
4. Lot 2 a 4.68 acre parcel contains two garages, it is proposed for the construction of a single family residence to be served by an on-lot sewage system and an individual well.
5. Lot 3 a 3.24 acre parcel is proposed for the construction of a single family residence to be served by an on-lot sewage system and an individual well.
6. Lot 4 a 5.80 acre parcel contains an existing single family residence served by an on-lot sewage system and an individual well.
7. Soils information taken from Soil Survey of Juniata and Mifflin Counties, U.S.D.A., SC.S., April 1981.
8. 20' contours are plotted from U.S.C. & G.S. and are approximate.
9. The existing gravel driveway located on the proposed property line between lots 3 & 4, shall be used as a shared driveway. The proper documents must be prepared before conveyance of either Lot 2 or 3.
10. This site is not located in a designated flood hazard or wetland area.

Review Comments (List from Review Committee):

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

PennDOT HOP/Municipal Driveway Permits - Are there existing PennDOT Highway Occupancy Permits (HOPs) in place for the parcel? If so, the permits information should be provided. Otherwise, there should be 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 HOP. PennDOT regulations (as prescribed in Section 508(6) of the Municipalities Planning Code) provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Shared Driveway - A shared driveway agreement for the driveway serving Lots 2 and 3 should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names - Street naming for the private drive to serve Lots 2 and 3 is to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street naming.

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.

Other Comments:

1. General Note 9 on the plan should be revised to say Lot 2 and 3, not 3 and 4.
2. The abutter, Pennsylvania Electric Company, should list the tax map number, T.M. 19-16-700, as well as the deed book and page information.
3. According to County Tax Assessment records, there is a different lot configuration for the abutting parcels: T.M. 19-13-100 and 19-13-100E. Please confirm configuration.
4. Considering that the proposed house locations are not on the plans, can it be assumed that the locations are unknown because the houses will not be built until sometime in the future? Please confirm.
5. Are there any structures within 50 feet of the property line? If so, they should be shown on the plan. Based upon aerial photography, it appears there is a structure within 50 feet of the garage located on proposed Lot 1. (See section 6.202.a.10 of the Oliver Township Subdivision and Land Development Ordinance)
6. Based upon aerial photography, it appears that there is a shed and another structure located on proposed Lot 1. All existing structures should be shown on the plan. (See section 6.202.a.10 of the Oliver Township Subdivision and Land Development Ordinance)
7. The right-of-way of 50 feet for SR 22/522 does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance (Table 1 - Major Street: 80 feet).
8. The cartway of 31 feet for SR 22/522 does not meet the road provisions of the Oliver Township's Subdivision and Land Development Ordinance (Table 1 - Major Street: 44 feet).

Name of Plan: Byler, Raymond J.

File Number: 2008-05-006

Tax Map #: 19-08-115

Municipality: Oliver Township (Municipal Ordinance)

Applicant Name: Byler, Raymond J.

Land Owner Name: Byler, Raymond J.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. No development on the residual tract is proposed.

Review Comments (List from Review Committee):

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

Floodplain - Note 5 should be more specific and state "Lot 2" since a portion of the residual appears to lie within the 100-year floodplain.

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

Right-of Way Widths - The right-of-way for T-329, S. River Road, does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway for T-329, S. River Road, does not meet the road provisions of the Oliver Township's Subdivision Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required for access onto T-329, S. River Road, as mentioned in note 4 on the plans. A copy of the permit 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 Sections 6.302.a.6 and 6.302.b.7 of the Oliver Township Subdivision and Land Development Ordinance. According to the application, 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 Mifflin County Planning Commission and Oliver Township. Plan approval is contingent upon receiving an approval from DEP following the filing of this form.

Other Comments:

1. Only two plans were submitted.

2. Since new lot configurations are proposed, information should be provided to develop an accurate property description. The residual lot should be supported with this description. Dimensional information based on deeds should be available for the residual tract. This information could be placed on the property plan. (See Oliver Township Subdivision and Land Development Ordinance Sections 6.302.a. 5, 6, 7, 9, and 12)

Name of Plan: Peachey's Greenhouse

File Number: 2008-05-002

Tax Map #: 20-02-122

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Peachey, Daniel Jr. & Nancy L.

Land Owner Name: Peachey, Daniel Jr. & Nancy L.

Plan Preparer: Sarge Engineering and Surveying

Action Taken: *The County provides comments only.*

Plan Summary: *The purpose of this plan is to obtain approval to construct commercial greenhouses on the land of Daniel Jr. and Nancy L. Peachey. The Peachey's property is 20.266 acres and contains an existing single family residence. Sewage testing was successful for the new greenhouses.*

Review Comments (List from Review Committee):

Soils - MnB is considered a Prime Farmland Soil, as noted in the Soils Legend.

Right-of-Way Widths - The right-of-way for T-451, West Back Mountain Road, does not meet the road provisions of Union Township's Subdivision and Land Development Ordinance (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway for T-451, West Back Mountain Road, does not meet the road provisions of Union Township's Subdivision and Land Development Ordinance (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required in Union Township, and a copy should be provided to the Township Planning Commission. It is recommended that the Township Roadmaster review the plans.

DEP Sewage Planning Module - A copy of the Sewage Facilities Planning Module application has been submitted. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

*Water Service - The existing water supply for the existing house should be shown on the plan. Note 3 on the plan references an offsite spring, but further information on an easement should be provided. *The surveyor said that there was no known recorded easement.*

Other Comments:

*1. Not less than 10% of the property shall be covered by vegetative material. The plans should state the proposal meets the requirement. (See section 1006 of the Union Township Zoning Ordinance) *The surveyor confirmed this requirement was accounted for.*

*2. A buffer of 20 feet from the RA Zone is required. (See section 1008 of the Union Township Zoning Ordinance) *The plans show that the building buffer is sufficient and building placement is beyond the 20 foot requirement.*

3. The Loading Space seems to be in an awkward area since it is not surrounded by an improved surface on three sides. There doesn't seem to be a path from loading space to the building. Consider altering the location or access to the loading space.

4. The total square footage of the buildings are over 8,000 square feet, requiring two loading spaces (not one).

5. Details on the overall stormwater management are not provided on the plans. The Township Engineer should review the stormwater provisions for the project.

6. The E&S plan should be reviewed by the Mifflin County Conservation District.

*7. Travelway width should be provided for the parking lot. *The surveyor pointed out that the 20 foot width shown on the driveway continues through the parking lot.*

8. The handicap site should have a sign.

9. Handicap access will be provided, but not clear this is going to be paved. This will cause a problem for a handicapped person in a wheelchair.

B. Community Development Block Grant Update: A status report was provided to the Planning Commission for their information.

Item #8 – Other Business or Comments

- Bill Gomes reported that a draft of the Hazard Mitigation Plan is being reviewed. More information about the plan will be forthcoming.
- Attorney David Molek's letter concerning the Knarrs' railroad right-of-way will be forwarded to the solicitor, and this item will be on the agenda for the meeting next month.
- PennDOT will give an update of area projects at the next meeting.

The meeting adjourned at 5:15 p.m. upon a motion by John Pannizzo that was seconded by Dan Dunmire.

mjs