

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 26, 2011
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Susan Heimbach, Chair
Dan Dunmire Vice Chair
Jim Spendiff
Neal Shawver
Christian Aumiller
Brent Miller

Other

Dave Harmon, Newton Hamilton Borough
Robert Postal, MCIDC
Jim Zubler, Downtown Lewistown, Inc.
Glen Boyer, Armagh Township
Conor O'Brien, The Sentinel
Jim Saylor, SEDA-COG
Ron Napikoski, Derry Township
Vickie Rusnak, PennDOT District 2-0

Staff

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

Call to Order

Susan Heimbach, Chair, called the meeting to order at 3:30 p.m.

Record of Public Attendance

Susan reminded everyone to sign the attendance sheet.

Transportation Projects Update

Vickie Rusnak, Planning and Programming Manager of PennDOT District 2-0, attended the meeting to present an update on transportation projects in the area. District 2-0 encompasses Mifflin, Juniata, Centre, Clinton, Clearfield, Cameron, Elk, Potter and McKean Counties. Vickie first discussed structurally deficient bridges and the ages of bridges in the Commonwealth. She overviewed the percent of state owned and locally owned structurally deficient bridges in Mifflin and Juniata Counties.

Vickie reported that over the last four years, PennDOT has completed seven bridge replacements, 17 bridge preservations, three highway projects, two local bridge replacements, one enhancement project and two box culverts in Mifflin County. She gave an overview of the following completed projects in Mifflin County: SR 2002 Belltown Run box culvert replacement in Decatur Township and SR 1005 Electric Avenue highway restoration in Lewistown Borough. The following projects are underway: SR 1005 Bucks Run bridge replacement in Burnham Borough, SR 1002 box culvert replacement and SR 1002 Honey Creek bridge replacement in Armagh Township. The following projects are up and coming: SR 322 Reedsville bridges rehabilitation in Brown Township (Let Date in Summer 2011), SR 22 Bypass bridges rehabilitation in Lewistown Borough (Let Date in late 2012), SR 2002 box culvert replacement (Let Date in December 2011), SR 22 McVeytown to Atkinson Mills betterment project (Let Date in Spring 2012), SR 322 Burnham ramp improvement in Derry Township (Let Date in Fall 2011), SR 2001 Jacks Creek bridge replacement in Derry Township (Let Date in Spring 2012), SR 1005-A04 Tea Creek bridge replacement (Let Date in early 2013), SR 4013 box culvert replacement in Oliver Township (Let Date in December 2012) and SR 1005-A05 Laurel Run bridge replacement in Milroy (Let Date in early 2016).

Vickie also reported that over the last four years, PennDOT has completed five bridge replacements, ten bridge preservations, five highway projects, one local bridge replacement, one enhancement project and one box culvert in Juniata County. She gave an overview of completed projects, projects underway and upcoming projects in Juniata County.

Route 322 Rail Crossing/Relocation Study

Jim Saylor, Director of Transportation Planning of SEDA-COG, attended the meeting to discuss the SEDA-COG Joint Rail Authority's Maitland Branch of the Juniata Valley Railroad Relocation vs. Improving SR 22/322 Grade Crossing. Jim discussed the existing crossing and study alternatives. He gave highlights, including pros and cons, of the five options being considered. Jim went over the financials and comparison of the five options as well. Jim reported on the conclusion that one of the options is being ruled out, three of the options are expensive and have negative impacts and complications and one option was recommended.

The recommended option would improve/upgrade the existing at-grade crossing on SR 22/322. The scope would consist of rebuilding the existing rail crossing on the same alignment and grade with new concrete crossing ballast, new advance signals and signage and rebuilding of rail maintenance house and access. Pros of this option are: no need for any rail realignment, minimal environmental impacts, no residential or industry impacts, creates an updated safer crossing, updated concrete rail ballast for smoother crossing, upgrade to rail maintenance house with safer access and has least cost of all options. There are really no specific cons for this option other than the at-grade crossing with SR22/322 will remain. The total cost of this option is \$572,000. The conclusion is that the recommended option is cost effective and provides an improved and upgraded crossing.

Approval of Meeting Minutes

Christian Aumiller made a motion to approve the minutes of the April 7, 2011 Annual Meeting. Neal Shawver seconded the motion. All members voted aye.

Jim Spendiff made a motion to approve the minutes of the April 28, 2011 meeting. Neal Shawver seconded the motion. All members voted aye.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed six plans, all of which are under municipal ordinances for which the Planning Commission provides recommendations to the municipalities: Ruth Harman plan in Armagh Township, Charles R. Hassinger plan in Armagh Township, Richard L. & Louise J. Mitchell plan in Armagh Township, Jason Metzler plan in Derry Township, Samuel A. Wengerd plan in Union Township and Titus R. Yoder plan in Union Township.

Mark Colussy discussed the Richard L. & Louise J. Mitchell plan in Armagh Township. Mark overviewed some of the comments and recommendations in the committee's report. There was some discussion about the right of way and road frontage.

Dan briefly went over the other five plans and made a motion to approve the comments and recommendations for the plans under municipal ordinances. Jim Spendiff seconded the motion. All members voted aye.

The Subdivision Review Committee Report:

Name of Plan: Harman, Ruth

Tax Map #: 12-18-115

Applicant Name: McCleaf, Dwayne

Plan Preparer: Roth Surveying Services

Action Taken: The County provides comments only.

Plan Summary: This is a lot addition of Lot 2 to previously subdivided Parcel B.

Review Comments (List from Review Committee):

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 - Topographical contours at vertical intervals should be displayed on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.7). Suitability considerations should be made for this property. It appears, according to County GIS information, that there are steep slopes (grades over

File Number: 2011-05-002

Municipality: Armagh Township (Municipal Ordinance)

Land Owner Name: Harman, Ruth

15%) and very steep slopes (grades over 25%) across the entire site and future development in these should be discouraged.

Soils - Soils information should be shown on the plan. (Armagh Township Subdivision Ordinance, Section 6.202.a.8)
Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Reeds Gap Road is substandard (Table 1).

Private Street / Shared Driveway - Is there an existing maintenance agreement in place for Reeds Gap Road? If not, one should be established and the following note shall be included on the plan: "The owners of lots _____ agree and understand that " _____ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ___ Page ___ of the Mifflin County Recorder of Deeds Office."

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.

Water & Sewage Service - Water and Sewage service information should be noted for Parcel B and Lot 2. General Note 5 on the plan should be more specific. If the property is vacant, this should be specifically stated on the plan.

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 Parcel B. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9 and 12). A previous survey was completed in 1996 by Charles Colony, which had dimensional information for Parcel B on it. This information could seemingly be used on this plan.

Other Comments:

1. The plan lists Parcel B as T.M. 12-18-115G. According to Tax Assessment records, this is still part of T.M. 12-18-115. According to the tax assessment office, these parcels were combined via a deed in 2000. Please confirm.
2. The plan shows the abutter to the West of Parcel B as T.M. 12-18-115GA. According to Tax Assessment information, this parcel is 12-118-115A. Has this area of land, indicated as Parcel A on Plat Book 17 Pg 168 been deeded? Please confirm.
3. Note 4 on the plan has missing language in it making reference to Lot 2. It should clearly state that Lot 2 is not a stand alone parcel and cannot be developed nor conveyed as an independent lot.
4. The new combined acreage for Lot 2 and Parcel B should be noted on the plan.
5. It would be helpful to have an inset map when a lot addition is involved, particularly where the subdivision is not directly connected to a public road.

Name of Plan: Hassinger, Charles R.

File Number: 2011-05-005

Tax Map #: 12-15-104/104E/104H

Municipality: Armagh Township (Municipal Ordinance)

Applicant Name: Hassinger, Charles R.

Land Owner Name: Hassinger, Charles R.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 7 for a single-family residence to be served by on-lot sewage disposal and private well. Also, Lot Additions A & B are being proposed. The residual tract, Lot 1, is vacant land with no other development proposed.

Review Comments (List from Review Committee):

Basic Plan Information - The plan narrative should be more specific about the lot additions. The language from the lot addition statements could potentially be used.

Clean & Green / Agriculture - As mentioned in Note 6 on the plan, the parcels (T.M. 12-15-104 and 12-15-104H) are 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 and development in these should be discouraged.

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

Right-of Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Havice Valley Road is substandard (Table 1). Is there a formal Right-of-Way for the Siglerville Millheim Pike? *According to the surveyor, it is unclear what the R/W width is, per the deed.

Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Havice Valley Road and Siglerville Millheim Pike is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit - As mentioned in Note 4 on the plan, a municipal driveway permit is required for any new driveway openings.

Private Street / Shared Driveway - It appears there is a shared driveway between the Thomas Hassinger Property and the Jennifer Parks property. All private drives that are used by more than one party should have a shared driveway agreement in place. If one exists, it should be noted on the plan. If not, 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." *According to the surveyor, the shared driveway was established on a separate plan, which should be noted on the plan. Also, there should at minimum be a statement on the plan stating that the maintenance of the roads is not the responsibility of the Township, County, or the State.

Street Names - According to County 9-1-1 records, there is a private drive between the Thomas Hassinger Property and the Jennifer Parks property named Deer Haven Lane. Please confirm. This should be shown and labeled on the plan.

DEP Sewage Planning Module - A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Armagh Township Supervisors. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. There are High Quality Streams in the area. This may require a stream study to be conducted to obtain DEP approval.

Lot Addition - Acreage information for the Thomas Hassinger and the Timothy Hassinger properties should be shown on the plan. 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 the Timothy Hassinger and the Thomas Hassinger properties, as well as 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. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302.b.5, 7, 9 and 12)

E & S / Stormwater - Will a stormwater plan and an E & S plan be required for Lot 7 considering the amount of earth that will be disturbed to create the long driveway and the proposed house? *According to the surveyor, the road shown on Lot 7 is already existing, which should be noted as such on the plan. Additionally, if additional grading and earth disturbance is to exceed one acre, an E & S plan may still be required and the applicant should contact the County Conservation District for more information.

Name of Plan: Mitchell, Richard L. & Louise J. File Number: 2011-05-006
Tax Map #: 12-17-106C/106B Municipality: Armagh Township (Municipal Ordinance)
Applicant Name: Goss, Gregory J. & Michele E. Land Owner Name: Mitchell, Richard L. & Louise J.
Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of One (1) lot from the lands of Richard L. and Louise J. Mitchell (TM 12-17-106C). Lot #1 is intended to be a lot addition to the adjacent lands of Richard L. and Louise J. Mitchell (TM 12-17-106B). The Residue is intended to be a stand alone lot. There are no improvements proposed for the residue.

Review Comments (List from Review Committee):

Administrative - The landowner's signature needs to be on the subdivision application form. It appears someone has signed the application but it does not appear the signature is from Richard Mitchell.

Basic Plan Information - The landowner's information should be provided on the plan. The plan shows Gregory J Goss and Michele E Goss as the client. If this subdivision is part of an estate, it should note this on the plan, particularly if Mr. and Mrs. Mitchell are deceased. Are the clients the executor of the estate? More information should be provided.

Clean & Green / Agriculture - The parcel (T.M. 12-17-106C) 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 / Wetlands - Plan Note 4 appears to be incorrect. According to County GIS information, a portion of the property lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

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)

Setback Lines - The setback lines should be shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

Right-of Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the proposed right-of-way width along the existing gravel drive is substandard (Table 1). Since it appears that future development is possible, providing additional right-of-way at this time is encouraged.

Cartway Widths - The cartway width of the existing gravel drive should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.11). If future development is to occur, the road should meet the Armagh Township Road Standards.

Private Street / Shared Driveway - 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."

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

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Armagh 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. A High Quality Stream traverses the property, which could require a hydro study to be conducted if future development is proposed.

Water & Sewage Service - Existing water and sewage service information should be provided for the grantee property of the lot addition (T.M. 12-17-106B). (See section 6.302.a.11 of the Armagh Township Subdivision and Land Development Ordinance)

Signature Blocks on Plan - The signature block on the plan acknowledging the review of for the municipal Planning Commission should be removed.

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." The combined acreage of Lot 1 and the grantee property (T.M. 12-17-106B) should be provided on the plan. (See section 6.202.a.5 of the Armagh Township Subdivision and Land Development Ordinance)

Features - The stream shown on the plan is hard to distinguish from the topography and soils lines. This is especially true on the black and white plan, and a different symbology should be considered since the plan will be recorded without color. The stream should be labeled as Honey Creek.

Other Comments:

1. Is the sole access to the residual property to be via the proposed 20' Right-of-Way? Please confirm. It does not appear the current proposal has enough road frontage, as required in the Armagh Township Subdivision and Land Development Ordinance (Table 2).
2. The plan states it has been copyrighted before it was submitted for review and approved.

Name of Plan: Metzler, Jason

Tax Map #: 16-22-516

Applicant Name: Metzler, Jason

Plan Preparer: Roth Surveying Services

Action Taken: The County provides comments only.

Plan Summary:

1. Total area being subdivided - 16,500 sq. ft.
2. Total number of lots - 2
3. Lot 1 & 2 are both 8.250 sq. ft. and are served with public sewer and public water.
4. No new construction is planned with this subdivision.
5. This property is not located in a 100-year flood zone or wetland area.

Review Comments (List from Review Committee):

Basic Plan Information - A plan narrative should be placed on the plan, which should be a brief description stating the purpose of the project. All abutters should be shown on the plan, including tax map numbers. (Derry Township Subdivision and Land Development Ordinance, Section 403.2.R)

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2.G). If no additional development is proposed, this could be considered to be waived.

Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of the Alley and First Avenue are substandard (Section 504.2).

Cartway Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of the Alley is substandard (Section 504.2).

Water & Sewage Service - The Public Water and Sewage providers should be listed on the plan.

Zoning - Additional Zoning information should be provided on the plan, such as minimum lot size, maximum lot coverage, minimum road frontage, etc.

Name of Plan: Wengerd, Samuel A.

Tax Map #: 20-01-113/20-01-113A

Applicant Name: Wengerd, Samuel A.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot Additions A & B for non-residential use only. The residual tract, Lot 1, has an existing house with on-lot system. Lot Addition A consisting of 1.648 acres and Lot Addition B consisting of 0.008 acres are to be added onto land owned by Omar L. Peachey. Lot addition A and B are lot additions and shall become an integral part of the property owned by Omar L. Peachey. Lot Addition A and B are not building lots and cannot be maintained or developed as separate individual lots. After the lot additions take place the Omar L. Peachey property will be 3.045 acres.

Review Comments (List from Review Committee):

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Union Township Subdivision and Land Development Ordinance, Section 403.1.d)

Clean & Green / Agriculture - As stated in Note 6 on the plan, the parcel (T.M. 20-1-113) 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 hydric soils. Hydric soils can indicate the presence of wetlands. (Soil: AoB)

Right-of Way Widths - Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Wengerd Lane should be shown on the plan. (Section 402.2.a). *According to the surveyor, there is no right of way width described on the deed. Is the existing 10' lane to the East of Lot A used by the abutter, Andy Yoder? If so, a formal Right-of-Way agreement should be considered at this time. Also, if this is Mr. Yoder's main access, this road may need to be named. The applicant should contact the County GIS (Mapping) Department for more information. *According to the surveyor, this lane is only used by Mr. Yoder, which serves as his sole driveway.

Cartway Widths - The cartway width of Wengerd Lane does not meet the road provisions of the Union Township 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.

Deed Restrictions and Easements - 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. *According to the surveyor, there are none known other than what is shown on the plan.

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

Water Service - The water supply location should be noted on the plan for Lot A and the residual Lot as prescribed in the Union Township Subdivision and Land Development Ordinance (Section 402.2.c). *According to the surveyor, the property is served by spring water. This should be noted on the plan.

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. (Union Township Subdivision and Land Development Ordinance Section 402.1.a)

Other Comments:

1. What is the purpose of the Existing 20' Right-of-Way to the East of Lot A? Who has access to this R/W? Information about where this is recorded should be provided on the plan. (See section 402.1.b of the Union Township Subdivision and Land Development Ordinance) *According to the surveyor, this right-of-way is only to be used by Mr. Peachey.

2. More information should be provided for the On-Lot System Easement, such as where this is recorded, etc.

Name of Plan: Yoder, Titus R.

Tax Map #: 20-01-110/20-01-110B

Applicant Name: Yoder, Titus R.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot Addition A for non-residential building purposes. Lot Addition A consisting of 0.376 acres is to be added onto land owned by Joseph J. Byler. Lot addition A is a lot addition and shall become an integral part of the property owned by Joseph J. Byler. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot. After the lot addition the Joseph J. Byler property will be +/- 1.176 acres.

Review Comments (List from Review Committee):

Basic Plan Information - The narrative should provide more information. What specific development is proposed?

*According to the surveyor, it is agricultural use.

Clean & Green / Agriculture - The parcel (T.M. 20-1-110) is enrolled in the Clean and Green program, and should be noted as such on the plan. 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 - Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance. According to the County GIS files, some portion of the residual 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)

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 Service - The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Section 402.2.c). *According to the surveyor, the property is served by spring water off-site. This should be noted on the plan.

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. (Union Township Subdivision and Land Development Ordinance Sections 402.1.a)

Features - All significant natural features, including ponds, swales, ditches, trees, water courses, sinkholes, rock outcropping, etc. should be shown on the plan. (Union Township Subdivision and Land Development Ordinance, Section 402.1.e)

Public Comment

There was no public comment.

Other Business or Comments

- Bill Gomes mentioned a workshop on the new stormwater management ordinance would be held on June 7, 2011 at 6:00 p.m. at the Regional Business Center.
- Bill mentioned Jim Saylor of SEDA-COG will give a presentation on the Transportation Improvement Plan (TIP) and the new bridge priority project at the June meeting.
- Bill briefly discussed a recent legal issue of subdivisions and lot mergers being created by deed. The Planning Commission's solicitor has been consulted, and the matter will be discussed with the County Commissioners.
- Dan Dunmire reported that a public hearing was held in Belleville on the Total Maximum Daily Load (TMDL) for nutrients and sediments for the upper Kish Watershed, which is similar to the situation with the Chesapeake Bay. Dan discussed the process of determining the water quality in this area. The project is currently in the public comment period. He also discussed funding through the Conservation District that can help make changes to improve water quality in the streams.

Adjournment

Dan Dunmire made a motion to adjourn the meeting, and Brent Miller seconded the motion. The meeting adjourned at 5:13 p.m.

mjs