

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, MAY 27, 2010**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

**Members**

Jim Spendiff, Chairman  
Dan Dunmire, Vice Chairman  
John Pannizzo, Secretary  
Chris Aumiller  
Kay Hamilton  
Brent M. Miller  
Neal Shawver  
Kent Spicher

**Other**

Brad Newlin, HRG

**Staff**

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

**Call to Order**

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

**Record of Public Attendance**

Jim reminded everyone to sign the attendance sheet.

**Approval of Meeting Minutes**

Mr. Spendiff asked if there were any additions or corrections to the April 22, 2010 minutes. With no additions or corrections, Jim said the minutes would stand approved as written.

**Stormwater Management Plan/Model Ordinance Project Update**

Brad Newlin from HRG attended the meeting to give an update on the Stormwater Plan. He discussed the schedule of dates and milestones, primary goals of the plan and strategies to meet plan goals. The executive summary will be prepared for a public hearing on June 10, 2010. This will include maps, slope, rainfall data, geology, soils and restrictions, flood control, flood damage, Juniata River maps and data and Jacks Creek analysis. The model ordinance includes peak rate control criteria, water quality impairments, thresholds of 5,000 square feet, watershed protection criteria and stream buffers. Single Family Residential activities are exempt from these requirements provided the construction complies with Sections 302.A, 302.B, and 302.C, and have buildings setback 75 feet from downstream property lines. The driveways also must discharge onto pervious surface w/gravel strip or other spreading device, max 1,000 sf of paved surface may discharge to any one point and length of flow on the pervious must exceed the length of the paved surface flow. The public hearing is June 10 and the Commissioners will adopt the plan on June 17, 2010.

**Subdivision and Land Development Review Committee Report**

Dan Dunmire reported there were 8 subdivision plans, all under municipal ordinance: Denna L. Yoder, Armagh Township, Edge Wood Estates, Inc., Brown Township, Douglas P. Varner, Decatur Township, Glenn A. Wert Estate, and Derry Heights-Phase 1 Plan, Derry Township, Barbara Mae Fink and Luther W. & Clara S. Acker, Granville Township and Alan P. Yoder, Menno Township.

Mark Colussy discussed the comments and recommendations for the Edgewood Estates Plan in Brown Township. He also discussed the comments for the Derry Heights Plan. He mentioned the high tension power lines over the parking lot. The restaurant has been changed from Damons to Quaker Steak and Lube Restaurant and Banquet Facility. There was some discussion on the number of parking spaces since the restaurant has been enlarged.

Dan overviewed the rest of the plans and a motion was made by John Pannizzo to approve the comments and recommendations of the Committee. The motion was seconded by Neal Shawver and all responded aye.

The Subdivision and Land Development Review Report:

**Name of Plan: Yoder, Denna L.**

**File Number: 2010-05-007**

**Tax Map #: 12-11-101**

**Municipality: Armagh Township**

**Applicant Name: Yoder, Denna L.**

**Land Owner Name: Yoder, Denna L.**

**Plan Preparer: Roth Surveying Services**

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to void and replace the previous subdivision of the parcel as filed of record in the Office of the Register Recorder of Mifflin County in Plan Book \_\_\_ Page \_\_\_.

Review Comments (List from Review Committee):

*Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Armagh Township Subdivision and Land Development Ordinance, Section 6.302.a.13) A site location map should be on the plan.*

*(Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.14)*

*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.*

*Floodplain / Wetlands - According Note 4 on the plan as well as County GIS information, 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 prime farmland soils. (EdB,*

*No) 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. (Ma, No)*

*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 - Since this plan was previously approved, a copy of the approval of the DEP sewage planning should be provided to the township. The sewage planning specialist at DEP may request a short narrative to be submitted, and the applicant should contact DEP for more information.*

*Water Service - The plan notes that both lots are served by a spring fed water system. Is the location of the spring for Lot 3-B located at the Northern section of the property, near Line 20? If not, the water source location should be indicated on the plan.*

Other Comments:

1. The plan narrative notes the replacement of a prior plan, yet it does not list the book and page number. This information should be provided.

2. According to the County GIS information, there are additional streams on the property. Please confirm. If there are, these should be shown on the plan.

**Name of Plan: Edge Wood Estates Inc.**

**File Number: 2010-05-008**

**Tax Map #: 14-03-109**

**Municipality: Brown Township (Municipal Ordinance)**

**Applicant Name: Knarr, Jim**

**Land Owner Name: Knarr, Jim**

**Plan Preparer: Roth Surveying Services**

Action Taken: The County provides comments only.

Plan Summary: This plat is being refiled to correct the line length shown along the southerly boundary of Lot 155. Please see the change noted as L-27 in the line and curve table.

Review Comments (List from Review Committee):

*Subdivision Information - The plan notes that line L-27 in the line and curve table is the dimension that is being updated with this revision. However, it does not appear that this dimension has actually been updated. The correct dimension should be shown on the plan. Considering that the lot dimensions have changed for Lot 155, does the acreage need to be updated as well? If the acreage has changed, the updated acreage amount should be shown on the plan as well.*

*Signature Blocks on Plan - There should be a new Owners Statement of Intent or Certificate of Ownership on the plan, which should be notarized. The plan carries over the old signed owner's statement of intent from the last plan that was recorded, which should be replaced by a new statement that shows the owners approve this submission. There should be a new signature block area for the Recorder of Deeds of Mifflin County. The plan has old recording information shown on the plan, which should be removed to allow the plan to be re-recorded*

Other Comments:

1. The plan appears to be a copy of the plat of the previously recorded Edge Wood Estates Phase III plan. Using the same information as what was previously recorded should be sufficient with the revision notes; however, this plan is unreadable in a lot of areas due to the poor copy quality. The plan should be a clean re-plot of this particular plat.
2. The revision block does not note the current update, which should be on the plan.

**Name of Plan: Varner, Douglas P.**

**File Number: 2010-05-001**

**Tax Map #: 15-08-0112**

**Municipality: Decatur Township (Municipal Ordinance)**

**Applicant Name: Varner, Douglas P.**

**Land Owner Name: Varner, Douglas P.**

**Plan Preparer: AXIS Professional Surveying, LLC**

Action Taken: The County provides comments only.

Plan Summary: This plan is submitted for the review of Lot 1 and Lot 2.

Review Comments (List from Review Committee):

*Basic Plan Information - Property owner and/or applicant information should be provided on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 603.A.3) A plan narrative should provide additional information and be a brief description stating the purpose of the project.*

*Right-of-Way Widths - Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Dormantown Road is substandard (Table 1).*

*Cartway Widths - The cartway width of Dormantown Road should be shown on the plan (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.11).*

*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 for Lot 1 should be noted on the plan as prescribed in the Decatur Township Subdivision and Land Development Ordinance (Section 302.M.1). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.*

*Signature Blocks on Plan - The signature block for the review of the County Planning Commission should be changed to the Decatur Township Planning Commission.*

Other Comments:

1. The site location map shall not be at a scale less than 1" = 2000'. (See section 602.2.A.14 of the Decatur Township Subdivision and Land Development Ordinance)

2. Proposed Lot 2 does not have formal access to a public roadway as presented. All lots shall front on a public street unless served by an adequate private street. (See Decatur Township Subdivision and Land Development Ordinance, Section 302.G.2). In a conversation with the surveyor, Lot 2 will be sold to a neighbor to allow access via the abutting property. However, the plan makes no note of this access, nor does it show an easement from the abutting property. The buyer of Proposed Lot 2 could consider a Lot Addition to their lands so that there will be no future issues having access to the property if it were sold to a third party. Otherwise, the township should consider requiring a deed restriction that prevents Lot 2 from being sold unless a proper access easement is recorded.

**Name of Plan: Wert, Glenn A., Estate**

**File Number: 2010-05-002**

**Tax Map #: 16-3-106A/106AA-16-3-549**

**Municipality: Derry Township (Municipal Ordinance)**

**Applicant Name: Wert, Jason G., Executor**

**Land Owner Name: Wert, Jason G., Executor**

**Plan Preparer: Sarge Engineering and Surveying**

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to clarify and consolidate the land of the Glen A. Wert Estate. Lot 1 will combine Record Book 383 page 741, Record Book 147 page 887, and Record Book 190 page 435, with the exception of Record Book 383 page 746. This exception is a strip of land two feet wide, which was added to Sand Quarry Lane. Lot 2 will combine Record Book 155 page 893, excepting Lot A and Record Book 425 page 1104, excepting Lot B. Lot 3 is Tax Parcel 16-3-106AA, Record Book 482 page 2632, belonging to Jason G. and Kimberly B. Wert, plus Lot A and Lot B.

Review Comments (List from Review Committee):

*Start Notes - As mentioned in Note 6 on the plan, the current submission (dated May 4, 2010) replaces and supersedes the plan recorded on February 2, 2020 as Instrument number 2010-423.*

*Deed Restrictions and Easements - When the previous plan that was reviewed (on January 28, 2010), the surveyor stated that there were deed restrictions in place. These deed restrictions should be referenced on the plan. (See section 403.7 of the Derry Township Subdivision and Land Development Ordinance)*

*DEP Sewage Planning Module - When the previous plan that was reviewed (on January 28, 2010), the surveyor stated that he had requested a letter from DEP stating the acknowledgement of the project and that no formal*

sewage planning was being conducted. Considering this plan is only a replacement of the old plan, this letter should be still sufficient.

Other Comments:

1. The project narrative lists Record Book 383, Page 746 as an exception to the lot consolidation, but this area is not shown on the plan. Has this area already been deeded over as a public road? \*According to the surveyor, this tract is already part of the road.

**Name of Plan: Derry Heights-Phase 1 Plan Revision**

**File Number: 2010-05-003**

**Tax Map #: 16-01-113A/113B-16-04-105**

**Municipality: Derry Township (Municipal Ordinance)**

**Applicant Name: Moraitis Properties, Inc.**

**Land Owner Name: Burnham Properties LP**

**Plan Preparer: Hawbaker Engineering, LLC**

Action Taken: The County provides comments only.

Plan Summary: Ownership Statement & Project Description - Burnham Properties, LP is the current owner of the land which the project development is located. Three tracts of land known as the "Northern Tract", "Rowe Tract" will be referenced. The owner is proposing a 5-story, 119 room Hampton Inn & Suites Hotel with an attached 16,326 sq. ft. Quaker Steak and Lube restaurant & Banquet Facility which is located on the Rowe Tract and is zoned General Commercial (GC). An 10-Plex Movie Theater is being proposed on the Northern Tract which is zoned Light Industrial (LI) and is located on the Northern Tract. The project will be served by two 28' wide entrances located on Ferguson Valley Road, currently named "Pastor Drive" & "Moraitis Boulevard" Driveways for each use will access.

Landscape Design Statement - All plant material will be selected to be adaptable to soil and site conditions. Size and condition of trees and shrubs shall be in accordance with the American Standard for Nursery Stock (ANSI Z60.1 1996). Installation of plant material shall be installed per accepted practice.

Stormwater Design Statement - Movie Theater - The Movie Theater Area uses a combination grass/lined/mulched swales, Bioretention Areas, Pipes and an Infiltration Basin. Roof leaders are to be directed to the Bioretention Facilities. The majority of the parking lot drains to multiple swales and the stormwater is then conveyed to Bioretention Facilities B1 & B2. The Bioretention Facilities discharge to stormwater management facility B.

Hampton and Damon's - The Hampton Inn & Suites and Damon's Restaurant areas uses Roof Sumps, Bioretention areas and an Infiltration Basin. Roof drains are to be tied into the pipes leading to roof sumps which discharge to Bioretention Facility A1. The majority of The Hampton Area is conveyed to Bioretention Area A1. Bioretention Facility A1 then discharges to Stormwater Management Facility A. Utilities

The Following Is A List Of Service Providers - Public water will be provided by Municipal Authority of the Borough of Lewistown. A connection is proposed at the end of the Main Access Drive. The water main will terminate at the end of the Main Access Drive near the temporary Cul-de-sac for future development. Public sewer will be provided by Derry Township Sanitary Sewer Authority. Gas service will be provided by UGI, Central Penn Gas. Electric service will be provided by First Energy.

Review Comments (List from Review Committee):

Plan History - This plan submission, stated to be plotted on May 10, 2010, is the eighth version of the Derry Heights plan that was submitted for review. This revision addresses adding Pastor Drive to the first Phase of the development, changing the Damon's Restaurant to a Quaker Steak and Lube restaurant that is 2,326 square feet larger than the previous proposal, and addresses Penelec's request for the movement of the light fixtures in the parking lot of the movie theater. The latest plans submitted were prepared by Hawbaker Engineering, which is the third Engineering firm working on this plan. The previous plan, the seventh version, that was submitted had a revision dated July 28, 2009. The previous submission to the last mentioned plan was a revised final land development plan, dated December 11, 2008. That particular plan was an update of the Final Land Development plans dated November 12, 2008. The original review comments were based upon plans dated August 28, 2008, which were prepared by Tuscarora Land Surveying. There were two revisions of the original plans submitted, dated September 22, 2008 and September 2, 2008, which were prepared by Tri-Tech/Wagner. The comments below reflect what issues remain from previous County Planning Commission review.

Right-of Way Widths - The proposal does not meet the right-of-way and cartway width requirement of the Derry Township Subdivision and Land Development Ordinance (Section 402.2.K), which is 30'. The plan shows a 28' cartway that is proposed. General Note 4 on the plan states that all drives are to remain private and will not meet the ordinance requirements. \*According to the project Engineer, he is assuming there is an error in the ordinance since other road types have lesser cartway requirements. He also said that since a previous version of this plan had been approved with this size that it was acceptable to the township. If this is a known error in the ordinance, it should be correct for future plans. Otherwise a formal waiver should have been requested.

Private Street / Shared Driveway - Note 12 on the plan mentions roads and stormwater facilities being under private ownership. This note should be supplemented with information saying that the Township, County and State do not have responsibility for the maintenance of these facilities.

Other Comments:

1. The plan has been previously reviewed by the Township Engineer, who provided comment on the plan. Have all the issues brought up by the Engineer been addressed? \*A final review by the Township Engineer has been completed and a letter dated May 27, 2010 states all outstanding issues with the plan. These comments should be addressed.
2. The plan shows a 30' Landscaping and Grading Easement to the North of the Hotel and Restaurant. General Note 10 on the plan provides information about an easement being acquired from the Pennsylvania Department of General Services. \*According to the project engineer, the easement has been finalized with the state and the easement will be recorded and 85% of the work has already been completed at the time of this review. Plan approval should be contingent upon this easement being recorded.
3. General Note 2 on the plan states that improvements to Ferguson Valley Road will be subject to a Point of Impact Study that will be conducted by the developer in coordination with PennDOT for the on and off ramp to 322. The current traffic study calls for a new traffic signal, intersection improvements, a three-way stopping area coming off the Burnham exit, a turning lane onto and off of Logan Boulevard, and pavement replacement and widening. However, the developer is requesting the road widening to be delayed until the results of the Point of Impact Study is completed. This should be included in the developers agreement to make sure that the improvements are completed. Also, since not all the traffic improvements are going to be addressed with the first phase of the development, any future phase will require that an updated Traffic Impact Study. Though the current traffic impact study states that a left turn lane from Ferguson Valley Road to Freedom Ave is not being considered at this time, this should be considered with any future Phase of the project.
4. It was previously mentioned in a past review that Granville Township is listed in the Act 287 information and it is not known why this would be listed since Granville does not service this area. \*According to the project engineer, this is the information that was provided by the PA One call program.
5. There are high tension power lines over the parking lot. At the time of the prior submission, it was mentioned that it was being looked into about the possibility of moving the power lines and a few options were being considered. The latest submission appears to still be considering options, based upon General Note 11 on the plan. \*According to the project manager, the changes to the power line easement and lines are near completion and should be finalized very soon. The final configuration the electric lines should be shown on the plan and do away with the wording that options are still being considered. Also, it should be clear on the plan as to what exists on the existing conditions plan, and what is proposed on a separate utilities and easements plan.
6. Detailed information, such as facility volume, should be provided for all stormwater ponds and bioretention facilities, which had been requested in a previous review since there is sometimes a disconnect between the stormwater plan and the land development plan.
7. The Mifflin County Planning Commission has concerns about the enlargement of the restaurant and the reduction of parking spaces provided. The developer has devised a scenario that they can reduce the parking requirements based on a shared use using the shared parking lot provision of the Zoning Ordinance (Section 312.3.2.G). This provision speaks to shopping centers and office parks, or facilities that do not operate at the same time. Has an official interpretation been completed by the Township Zoning Officer? If officer has not been given this latitude to make this decision, this issue may need to go before the Zoning Hearing Board.
8. It is unclear whether the number of shorter parking spaces has changed from what was approved by the Zoning Hearing Board in September 2009. The number approved was up to 71 out of 339 for the theater and up to 149 out of 295 spaces for the hotel and restaurant. However, the new plan shows 286 spaces for the hotel and restaurant. A count of each parking space type should be provided. \*According to the project manager, there are no additional reduced size spaces proposed.
9. It appears that the parking calculation shown on the cover page is incorrect. The plan shows calculations for parking requirements based upon a Hotel Land Use and a Restaurant Land Use. However, since the Restaurant also has a Banquet facility associated with it, the parking calculation should be redone. The requirement for a Banquet facility is higher than a restaurant. The restaurant requires 1 space for each employee and 1 space for every 4 seats. A banquet facility requires one space for ever three seats. According to the Zoning Ordinance (Section 312.3.2.H), the Hotel will require 137 spaces, the Restaurant will require 126 spaces, and the Banquet facility will require 86 spaces for a total of 349 spaces. The plan only accounts for 286 spaces. Even taking into consideration the 20% reduction in spaces, there aren't enough spaces provided. The parking configuration should be reconsidered. Also, the developer should consider restricting employee parking to the Theater Lot, which has extra spaces than what is required. \*One option suggested by the project engineer and the township engineer was to accommodate the additional spaces at the theater parking lot. If this is the decision, this should be noted on the plan and signage directing patrons of the availability of using the theater parking for overflow parking should be provided.
10. The cover sheet still references Damon's restaurant instead of Quaker Steak. This should be updated.

**Name of Plan: Fink, Barbara Mae**  
**Tax Map #: 17-14-101H/17-14-101FA**  
**Applicant Name: Weston, Craig A.**  
**Plan Preparer: Wright Land Surveying**

**File Number: 2010-05-004**  
**Municipality: Granville Township (Municipal Ordinance)**  
**Land Owner Name: Fink, Barbara Mae**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create a Lot Addition from the lands of Barbara Mae Fink to Craig A. Weston. No new development is proposed.

Review Comments (List from Review Committee):

*Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Granville Township Subdivision and Land Development Ordinance, Section 6.302.a.16)*

*Clean & Green / Agriculture - As mentioned in Note 4 on the plan, the parcel (T.M. 17-14-101H) 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 - According to County GIS information, the residual 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 prime farmland soils. (AbB, As) 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.*

*Right-of Way Widths - Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Roundhouse Road is substandard (Table 1).*

*Cartway Widths - Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width of Roundhouse Road is substandard (Table 1).*

*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 Granville Township Subdivision and Land Development Ordinance. \*According to 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.*

*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.*

*Lot Addition - The combined acreage of Lot 2 and the Lot Addition should be provided on the plan. (See section 6.202.a.5 of the Granville Township Subdivision and Land Development Ordinance) 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."*

*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 residual lot, T.M. 17-14-101H. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Granville Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9 & 12)*

*Zoning - The Zoning information shown on the plan appears to be out-dated. This information should be updated.*

Other Comments:

*1. There are High-Quality Cold Water Fishery Streams in the area. If future development in this area is to occur, this could affect the sewage planning process.*

*2. The proposed lot configuration seems curious. The plan shows only a 20' section of Lot 2 touching the Lot Addition. Side lot lines should be at substantially right angles or radial to street lines. (See section 3.202.d of the Granville Township Subdivision and Land Development Ordinance). Has the applicant considered acquiring a lot addition along the entire length of the rear of Lot 2?*

**Name of Plan: Acker, Luther W. & Clara S.**  
**Tax Map #: 17-32-703/703A/702B**  
**Applicant Name: Acker, Luther W. & Clara S.**  
**Plan Preparer: AXIS Professional Surveying, LLC**

**File Number: 2010-05-006**  
**Municipality: Granville Township (Municipal Ordinance)**  
**Land Owner Name: Acker, Luther W. & Clara S.**

Action Taken: The County provides comments only.

Plan Summary: The purpose of this Subdivision is to create conforming lots from existing non conforming lots. TM# 17-32-702A, Parcel #2 will be subdivided creating "Proposed Parcel 2A". Parcel 2A will then be added to existing TM# 17-32-703 thereby increasing the acreage to 0.520 from 0.264 and is not to be sold for any other purpose. The Residue of Parcel 2 will be added to the existing lands of TM # 17-32-703A thereby increasing the acreage to 0.955 from .4655 and will not be sold for any other purpose.

Review Comments (List from Review Committee):

*Administrative - An appropriate amount of plans should be submitted for review. The Mifflin County Planning Commission requests at least three (3) plans be submitted for review. Only 2 plans have been submitted.*

*Basic Plan Information - Property owner and/or applicant information should be provided on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.302.a.3)*

*Topographic information - Topographic contours are displayed on the plan, but it appears that they are not labeled with their appropriate elevation numbers. Some elevation numbers should be given on the plan for reference.*

*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.*

*Right-of Way Widths - The plan shows an existing 12' Right-of-Way along the East side of the property, as well as a proposed 12' Right-of-Way along the South side of the property. What is the purpose of this ROW? If this is for access, this with will be insufficient and addition right-of-way should be provided.*

*PennDOT HOP / Municipal Driveway Permit - A notation about the requirement stating: Any new access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT. Is there an existing HOP in place for these properties? If so, the HOP permit number should be listed.*

*Deed Restrictions and Easements - Deed restrictions associated with the property, if any, should be provided in accordance with Section 6.302.b.7 of the Granville 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.*

*Lot Addition - The Lot Combination symbol appears to be shown in the wrong orientation on the plan. This should be corrected. 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."*

*Other Comments: The plan narrative lists T.M. 17-32-702A. According to County Assessment records, this lot should be T.M. 17-32-703A. Please confirm.*

**Name of Plan: Yoder, Alan P.**

**Tax Map #: 18-08-138A**

**Applicant Name: Yoder, Alan P.**

**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 Alan P. Yoder. Lot #1 is currently vacant and is intended to be a stand alone lot. There are no changes proposed to the lot access. The residue land is used for agricultural purposes.

Review Comments (List from Review Committee):

*Basic Plan Information - All abutters' names should be shown on the plan. (Menno Township Subdivision and Land Development Ordinance, Section 6.302.a.16)*

*Subdivision Information - The residual lot acreage should be shown on the plan.. (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.5)*

*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. (BrA)*

*Right-of Way Widths - Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Quarry Lane should be shown on the plan. (Section 6.302.a.6).*

*Cartway Widths - The cartway width of Quarry Lane should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.11).*

*Street Names - According to County GIS information, the existing gravel lane shown on the plan is named Quarry Lane. This should be labeled on the plan. (See section 6.202.a.11 of the Menno Township Subdivision and Land Development Ordinance).*

*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 Menno 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.*

**Other Comments:**

- 1. Considering the North arrow on the plans to the top corner, the plan is not oriented correctly. This should be corrected.*
- 2. The plan narrative states that Lot 1 is Vacant, yet there appears to be a building on the property. Has this building been demolished? If this is correct, the narrative should be updated. Also, if there is an existing building on the site, is it served by water and sewer? If so, this information should also be shown on the plan.*
- 3. Quarry Lane is supposed to front along the entire length of the tract, but the plan only shows it going part of the way; otherwise, it would bring into question access to Lot 1. The Lane should be shown on the plan as it exists.*

**Public Comment**

There was no public comment.

**Other Business or Comments**

- Bill commented on the Stormwater Management Plan public hearing scheduled for June 10, 2010 at 9:00 a.m. and encouraged all to attend.
  
- Bill said Karen Michael from PennDOT will attend the next meeting.

**Adjournment**

Brent Miller made a motion to adjourn the meeting. Dan Dunmire seconded the motion and the meeting adjourned at 5:00 p.m.

db