

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 28, 2009
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Don Kauffman
Christian Aumiller
Susan Heimbach
Neal Shawver
Brent Miller

Other

Hugh Mose, Centre Area Transportation Authority
Terri Quici, Centre Area Transportation Authority
Megan Bollinger, The Sentinel
Dave Harmon, Newton Hamilton Borough
Rob Postal, MCIDC

Staff

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

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

Don Kauffman made a motion to approve the minutes of the April 23, 2009 meeting. Neal Shawver seconded the motion. All members voted aye.

Item #4 – Centre Commute Program

Bill Gomes introduced Hugh Mose, General Manager, and Terri Quici, RideShare Coordinator, of the Centre Area Transportation Authority (CATA). Mr. Mose and Ms. Quici attended the meeting to present information about the Centre Commute program, which includes the elements of RideShare, Vanpools and Guaranteed Ride Home.

Hugh Mose began by giving an overview of the program and opportunities to get the word out to surrounding communities. Terri Quici discussed RideShare, a web-based ride-matching program for long distance commuters in which participants self-register and edit their own profiles to create the best possible matches for either a carpool or vanpool. Terri then discussed the Vanpool program in which Penn State University transitioned six vanpools to CATA's Centre Commute program in 2007. One year later, 14 vanpools were in operation, and five more are on a waiting list to begin in June 2009. There are currently two passenger vans commuting from Mifflin County. Terri indicated that CATA facilitates the organization of the vanpools, provides driver safety orientation and provides the van, insurance, maintenance and gas card for groups of 10 to 15 participants. Vanpool fares are calculated on a base rate plus per mile rate and billed monthly to the vanpool group. Terri also discussed the Guaranteed Ride Home program that provides a taxi ride home up to four times a year for emergencies such as medical/personal illness, workplace shutdown, family disasters and mandatory and unscheduled overtime. Participants in a carpool or vanpool can join for an annual fee. Terri also mentioned CATA's outreach efforts for the Centre Commute program, which includes billboards, placemats at area restaurants, local newspapers, community newsletters, radio, etc.

The service area for Centre Commute covers 10 counties in central Pennsylvania. Terri provided data on new RideShare registrations, commuter origins, commuting cost comparisons, utilization and financials.

Item #5 – Reports

Subdivision and Land Development Review Committee Report: Susan Heimbach reported that the Subdivision and Land Development Review Committee reviewed ten new plan submissions and one plan tabled at the April meeting. There were ten plans 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: Karl K. Sheaffer & Lynn Langer subdivision in Armagh Township, Ryan L. Ford subdivision in Decatur Township, Joe & Frank Pannizzo land development in Derry Township, Township of Derry subdivision in Derry Township, Derry Heights Phase I land development in Derry Township, Geisinger Medical Group land development in Derry Township, Daniel K. Peachey subdivision in Menno Township, John J. Peachey subdivision in Menno Township, Kore E. Yoder subdivision in Menno Township, Cedric W. & Rodney L. Yoder subdivision in Menno Township.

Mark Colussy briefly discussed the Joe & Frank Pannizzo land development in Derry Township. He mentioned that the construction plan was originally submitted. Derry Township then requested a land development plan. A land development plan is being developed to be submitted for a follow-up review.

Mark reviewed the Derry Heights Phase I land development in Derry Township. He discussed some of the comments. There was some discussion about ingress and egress, sidewalks, power lines and traffic.

The Geisinger Medical Group land development in Derry Township was also discussed. Mark made mention of additional comments that were added after the review meeting. Bill pointed out the lack of a narrative. Bill also discussed lighting and a landscape buffer in relation to the neighboring subdivision. Mark indicated that Derry Township's Zoning Ordinance requires a landscape buffer for medical facilities and properties abutting a residential neighborhood.

Mark briefly reviewed the Kore E. Yoder subdivision in Menno Township. He explained that the Mifflin County Assessment office combined the properties into one tax map number for the purposes of Clean and Green. A tax map number was issued and should be shown on the plan.

The Cedric W. & Rodney L. Yoder subdivision in Menno Township was discussed. Mark mentioned that sewage service needs to be shown on the plan. He noted the water service line, but no easement was shown.

The one plan that had been tabled in April is under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee recommended conditional approval of the Shirley R. Crosson, et.al. subdivision in Bratton Township. Mark gave an update on the plan and indicated most of the comments were addressed. The street name already exists and should be shown on the plan. There was discussion about the non-building waivers pending approval by DEP. There was some discussion about a private right-of-way maintenance agreement for the right-of-way the existing property owners have used for a long time. There was also some discussion about whether or not the Rittenhouse deed states use of the right-of-way for abutting property owners. If not, it was mentioned that this could become a problem in the future. The Planning Commission's solicitor will review the deed restrictions. In addition, waivers were requested for the right-of-way and cartway widths.

For the Shirley R. Crosson et.al. subdivision in Bratton Township, Susan Heimbach made a motion to approve the waivers for the right-of-way and cartway widths and to conditionally approve the plan contingent upon receipt of approval from DEP for the submitted "Request for Planning Waiver and Non-Building Declaration", the requested deed restrictions be supplied to the County and approved by the Mifflin County Planning Commission's solicitor, and a formal right-of-way agreement be set up for Rhodie House Lane. Christian Aumiller seconded the motion. All members voted aye.

Susan Heimbach made a motion to approve the comments and recommendations as presented and discussed for the plans under municipal ordinances. Don Kauffman seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Crosson, Shirley R. et.al.

Tax Map #: 13-06-122

Plan Preparer: Wright Land Surveying

Applicant Name: Crosson, Shirley R., et.al.

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next

File Number: 2009-04-003

Municipality: Bratton Township (County Ordinance)

Land Owner Name: Crosson, Shirley R., et.al.

90 days. Approval is contingent upon receiving receipt of approval from DEP for the submitted "Request for Planning Waiver and Non-Building Declaration", the requested deed restrictions be supplied to the County and approved by the Mifflin County Planning Commission's solicitor, and a formal right-of-way agreement be set up for Rhodie House Lane. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days. The County approved the two waiver requests for right-of-way width and cartway width.

Plan Summary: This property is jointly owned by six children of Helen E. Miller. This plan proposes to divide the property into six parcels so that each owner may have an individual piece. This is mountain ground with no development proposed. Access is along existing roadways and a 33' right-of-way is being proposed solely for the use of Lots 1-6. No soils testing has been done for on-lot systems and this plan proposes no dwellings or sewage generating activities.

Review Comments (List from Review Committee):

Floodplain - The plan should note the site does not lie within a 100-year floodplain. (See Section 7.202.a.14 of the Mifflin County Subdivision and Land Development Ordinance) *A note has been added to the revised plan on the floodplain. However, the note mentions "Carlisle Run", which isn't shown on the plan. All significant natural features should be shown on the plan (See section 7.302.A.26 of the Mifflin County Subdivision and Land Development Ordinance). **The revised plan dated 5/11/09 shows Carlisle Run.

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB) *The revised plan notes that there are hydric soils in the area.

Right-of Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width for the existing road and proposed right of way are substandard (Section 4.204 F.). In a meeting between the surveyor, the Miller family, and the Mifflin County Planning Commission, it was known that an appropriate right-of-way would not be possible in this area. If this proposal is to be approved, this requirement will need to be asked to be waived in a formal waiver request with written documentation as to why this requirement cannot be met. *A waiver for this requirement has been requested. **The waiver was approved on 5/28/09 conditional upon all other requirements be met.

Cartway Widths - The cartway width for the existing private road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). *The revised plan shows the cartway for the existing private roads. However, the cartway is substandard based upon the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). This particular requirement is another known problem for this proposal prior to its submission. This requirement will also need to be asked to be waived in order for the plan to be approved. **An additional waiver was requested on May 12, 2009 to waive the cartway requirement of the Mifflin County Subdivision and Land Development Ordinance. ***The waiver was approved on 5/28/09 conditional upon all other requirements be met.

Private Street Agreement - A private road agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, agree and understand that " _____ Road" is a private road, and as such are responsible for 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 Township 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 Township in place at such time. The maintenance and use of said private road shall be included with the private road maintenance and use agreement recorded in Deed Book ____ Page ____ of the Mifflin County Recorder of Deeds Office." (Mifflin County Subdivision and Land Development Ordinance, Section 4.204.B.1.c) *A private street agreement statement was added to the revised plan.

Street Names - The name of the existing roads should be on the plan. According to County 911 data, the existing roads are named Carlisle Gap Road and Carlisle Camp Drive. *The street names have been labeled on the revised plan.

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 Mifflin County Subdivision and Land Development Ordinance. *According to the Surveyor, there are no deed restrictions or easements. A note stating this information has been added to the revised plan. Please see Other Comment 1 for additional comment on deed restrictions.

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

Other Comments:

1. A meeting between the surveyor, the Miller family, and the Mifflin County Planning Commission, it was determined that if this property were to be subdivided, deed restrictions would have to be developed to not allow for further subdivision if the requirements of the Subdivision and Land Development Ordinance cannot be met. Additionally, it was determined that no development of a permanent residence would also have to be a deed restriction for the proposed lots. These particular restrictions are not mentioned with the proposal and will need to be made explicit before the plan is approved. *Note 5 on the revised plan addresses these requirements. This information should be supplemented with information that states that these restrictions will be deed restrictions. Considering the plan states that there are no deed restrictions in Note 4 on the revised plan, it confuses the information. The restrictions will need to be added as a deed restriction once the deeds are created, and the proposal should be clear in regards to this topic. Additionally, the Planning Commission requests a copy of the proposed deed restrictions. **The revised plan dated 5/11/09 states the requirements required will be deed restrictions in Note 5 on the plan. Also, Note 4 on the revised plan states there are no current deed restrictions associated

with the property. Copies of the proposed deed restrictions should still be submitted to the Mifflin County Planning Commission. ***The Mifflin County Planning Commission has requested the deed restrictions that are prepared by the applicant's attorney be reviewed by the Mifflin County Planning Commission's solicitor and approved prior to approval of this plan.

2. In addition to the deed restrictions being determined at the meeting, there seemed to be some confusion as to if this layout was agreeable to all parties involved. Has this been settled? All parties involved will have to be agreeable to any type of roadway and/or driveway agreement that is established. *According to the surveyor and applicant, the proposal has been agreed upon by all parties.

3. Proposed Lot 6 appears to be accessed via a proposed 33' right-of-way, but it is unclear as to if Lot 5 will have access to a driveway on this right-of-way. Clarification on the proposed R-O-W serving Lots 5 and 6 should be made. Is there to be a shared driveway? If so, a shared driveway agreement would need to be in place and possibly be named through the County GIS Department. What will the proposed cartway width of the drive be? All of this information should be provided. *A shared driveway agreement has been added to the revised plan for Lots 5 and 6. The cartway width has been added to the revised plan. However, the cartway is substandard. See prior comment regarding cartway widths. Also, it is recommended that this drive is to be named for Emergency Services purposes. **Upon further investigation of the right-of-way to access proposed Lots 5 & 6, it looks as if a structure on the abutting property, T.M. 16-06-116B, owned by Charles Rittenhouse, uses the existing driveway that traverses the Crosson property. If this is the case, the private drive accessing the Rittenhouse property is known as "Rhodie House Lane". The revised plan dated 5/11/09 indicated the proposed right-of-way drive name as Whilmers Lane. If this road is already named Rhodie House Lane, it cannot have a new name. Also, a private drive maintenance agreement should allow for right-of-way access to the abutting property if this is their sole means of access. This all needs to be clarified prior to approval of the plan. ***According to the surveyor, a right of way agreement is being set up between all parties involved. The Mifflin County Planning Commission must be assured that a defined right-of-way be provided for, at a minimum, proposed lots 5 and 6. The Planning Commission also recommends that the abutter, Charles Rittenhouse, deed be researched to clarify if a formal right-of-way is in place and if not, that the property be included in the right-of-way agreement for Rhodie House Lane to allow access to T.M. 16-06-116B.

4. The site location map cannot be at a scale more than 1" = 2000'. (See section 7.202.A.14 of the Mifflin County Subdivision and Land Development Ordinance) *This has been corrected on the revised plan.

5. All significant man made features within 50' of the property should be shown on the plan (i.e. buildings, electric lines, etc.). See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance.

Name of Plan: Sheaffer, Karl K. & Langer, Lynn E.

Tax Map #: 12-21-105F/12-21-105I

Applicant Name: Sheaffer, Karl & Langer, Lynn E.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: Lot Addition A consisting of 1.376 acres onto land owned by Kenneth R. Billet. Lot Addition A is a lot addition and shall become an integral part of the property owned by Kenneth R. Billet. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Review Comments (List from Review Committee):

Clean and Green Program - The parcel, T.M. 12-21-105F, 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 - The plan should note the site does not lie within a 100-year floodplain. (See Section 6.202.a.14 of the Armagh Township Subdivision and Land Development Ordinance)

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB, At)

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. *According to the surveyor, there are no known deed restrictions or easements.

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 plan should indicate the existing water service information for the property. (See section 6.302.a.11 of the Armagh Township Subdivision and Land Development Ordinance)

Other Comments:

1. It appears that the Residual Tract Waiver and the Lot Addition Non-Building Waiver are the same. These may be able to be combined. The applicant should verify with DEP what statements they would like to see on the plan.

2. The final plan to be recorded should be signed by the surveyor.

3. It appears residue property boundary information is provided, but it is unreadable. This information should be clear to determine the distances and bearing of every property line. See Armagh Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 6.302.a.7, and 6.302.a.12.

Name of Plan: Ford, Ryan L.

Tax Map #: 15-1-104

Applicant Name: Ford, Ryan L.

Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to create Lot 3, of 10.086 acres, from the land of Ryan L. Ford in Decatur Township. Lot 3 is proposed for single-family residential use. This lot was successfully tested for an on-lot sewage system. Lot 1, the +/- 50 acre remainder, will remain in agricultural and silvicultural use.

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 the County GIS files, some portion of this property appears to have prime farmland soils (BuB, KrB, MeB, MuB). The soil KrB is labeled as a Prime Farmland soil on the plan. According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AnB)

Right-of Way Widths - A past subdivision of this lot recommended that additional right-of-way be granted for Yoder Lane, which appears to have been done along Lots 2 & 3. However, the right-of-way along Lot 1 should be expanded as well.

Cartway Widths - The cartway width for Yoder Lane does not meet the road provisions of the Decatur Township's Subdivision and Land Development Ordinance (Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. Considering development continues to occur along this drive, it is highly recommended that the cartway width be increased.

PennDOT Highway Occupancy Permit - If development continues along Yoder Lane, a PennDOT Highway Occupancy Permit may be required. A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit. 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.

Shared Driveway - Since there is shared driveway agreement for Yoder Lane, the following should be placed on the plan: "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."

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

Other Comments:

1. According to the County GIS records, there are wetlands located on the property as opposed to what is stated in Note 2 on the plan. This should be clarified. If there are wetlands, they should be shown on the plan and development in this area should be restricted.
2. The last prior subdivision of the lands of Ryan L. Ford brought up the fact that the tax parcel data does not match the deed description. If this is truly the case, deed book and page information should be provided for all tracts of the tax parcel owned by Ryan L. Ford. Also, all property line distances and bearings should be shown for the residue property. This information could be provided on the property plan. (See sections 603.2.a.5, 603.2.a.7, and 603.2.a.13 of the Decatur Township Subdivision and Land Development Ordinance)
3. The lot configuration for proposed Lot 3 is awkward. Subdivided parcels should be at right angles from street lines (See section 302.G.4 of the Decatur Township Subdivision and Land Development Ordinance). Unless there is a suitable reason for the proposed configuration, lot configuration should be reconsidered. *According to the surveyor, the proposed lot line follows an old driveway and this is the lot line the owner would like to use and agreed upon.
4. All property abutters, including Tax Map numbers, should be shown on the plan. (See section 603.2.a.16 of the Decatur Township Subdivision and Land Development Ordinance)

Name of Plan: Pannizzo, Joe & Frank

Tax Map #: 16-20-0720

Applicant Name: Bingman, Allen W.

Plan Preparer: Thomas H. Metz Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: No Narrative Provided

Review Comments (List from Review Committee):

Floodplain - The property lies within the 100-year floodplain, and the flood plan should be delineated on the plan. Future development in this area should be discouraged.

File Number: 2009-05-003

Municipality: Decatur Township (Municipal Ordinance)

Land Owner Name: Ford, Ryan L.

File Number: 2009-05-004

Municipality: Derry Township (Municipal Ordinance)

Land Owner Name: Pannizzo, Joe & Frank

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2.G).

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

Setback Lines - The setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2.K).

Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width for Electric Avenue should be shown on the plan. (Section 403.2.G).

Cartway Widths - The cartway width for Electric Avenue should be shown on the plan (Derry Township Subdivision and Land Development Ordinance, Section 403.2.G).

PennDOT HOP/Municipal Driveway Permits - Is a PennDOT Highway Occupancy Permit (HOP) in place. If not, a HOP is required as prescribed in the Municipalities Planning Code (Section 508 (6)). If a permit is already in place, this information should be provided. A copy of the permit should be provided to the Derry Township Planning Commission.

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

DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Mifflin County and Derry Township Planning Commission.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Mifflin County and Derry Township Planning Commission.

Other Comments:

1. The site plan should be at a scale of not more than one hundred (100) feet to the inch. The scale should also be listed on the plan. (See Derry Township Subdivision and Land Development Ordinance, Sections 403.1 and 403.2.C)

2. A North Arrow should be on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.C)

3. All significant man-made features (i.e. public water and sewer lines, buildings, etc.) within 50' feet of the property line should be shown on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 402.2.J)

4. Property line distances should be shown on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.F)

5. A brief project narrative should be provided on the plan.

6. Deed Book and Page Number, as well as the Tax Map Number, should be provided on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.D)

7. All abutters, including deed book and page number, should be shown on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.S)

8. Zoning information (i.e. parking provisions, lot coverage, setbacks, etc.) should be provided on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 402.2.N)

9. Are sidewalks or street lights proposed? If so, these should be shown on the plan. If not, they should be considered.

10. The local Fire Marshall should be contacted to see if this proposal will elicit the need of a fire hydrant.

11. Traffic circulation information should be provided on the plan.

12. The cover page lists that this proposal is to build three (3) units, yet the plans only show two (2) units. This should be corrected on the plan.

13. After all of these corrections have been made to this plan, it should be subject to further review.

Name of Plan: Township of Derry

Tax Map #: 16-01-114D

Applicant Name: Township of Derry

Plan Preparer: Taptich Engineering and Surveying

File Number: 2009-05-005

Municipality: Derry Township (Municipal Ordinance)

Land Owner Name: Township of Derry

Action Taken: *The County provides comments only.*

Plan Summary: *This project involves the subdivision of lands of The Township of Derry. One (1) lot is proposed as a lot addition to the adjacent lands of Gary Hagemeyer (TM 16-01-210). This lot (Lot #1 - 0.0743 Acres) is not being created as a stand alone parcel. Instead, this land will be become an integral part of the existing TM 16-01-210 and is not to be developed or conveyed separately. There are no proposed changes to the access, sanitary sewer or domestic water service to either TM 16-01-210 or TM 16-01-114D. The use of the residue lands of the Township of Derry will remain unchanged by this subdivision.*

Review Comments (List from Review Committee):

Topographic information - Topographical contours at vertical intervals are required by the Derry Township Subdivision and Land Development Ordinance, Section 402.2.G. However, since this plan involves a lot addition with no development, this may be able to be asked to be waived.

Private Drive - The private drive, Sunrise Drive, which provides access to the Hagemeyer property, T.M. 16-01-210, should be shown on the plan. This drive should include right-of-way information, cartway width, and the road name. (See section 403.2.G of the Derry 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 403.2.G 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.

Water and Sewage Service - Since the property is served by public water and sewer, Water and Sewage service information should be mentioned on the plan. (See section 402.2.J 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. The property boundary information, including distances and bearings, should be provided for the grantee (Hagemeyer) property of the lot addition. (Derry Township Subdivision and Land Development Ordinance Sections 403.2.F, 403.2.H, and 403.2.N)

Other Comments:

- 1. Acreage information for the grantee (Hagemeyer) property of the lot addition should be provided. (See section 402.2.N of the Derry Township Subdivision and Land Development Ordinance)*
- 2. The Final Plan to be recorded should be signed by the surveyor.*
- 3. Only two (2) sets of plans were submitted. The Mifflin County Planning Commission requests at least three (3) plans be submitted.*

Name of Plan: Derry Heights Phase I-Pre/Final

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

Applicant Name: Moraitis Properties, Inc.

Plan Preparer: Hawbaker Construction Services, 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, 120 room Hampton Inn & Suites Hotel with an attached 14,000 sq. ft. Damon's restaurant & Banquet Facility which is located on the Rowe Tract and is zoned General Commercial (GC). An 8-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 "West Entrance" & "Main Access Drive". Driveways for each use will access the Main Access Drive.

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 Derry Township Water Authority. Two connections are proposed at the ends of the West Entrance and 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):

Review History - This plan submission, dated May 12, 2009 is sixth submission of the Derry Heights plan, under the third Engineering firm. The last plan submitted prior to the most recent submission 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, in which were prepared by Tri-Tech/Wagner.

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (BrB, Ma)

*Right-of Way & Cartway 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). 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. Will there be a speed limit for the internal road system? This should be stated in the signage information. *According to the project manager, the internal speed limit will be 25 m.p.h. Signage information should still be indicated on the plan. Why does Ferguson Valley Road list a variable R-O-W? The right of way width should be shown on the plan. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.G) Since the internal road system will remain private, a private street agreement should be provided on the plans, such as the following: "The owners of lots _____ agree and understand that " _____ Road" is a private road and as such are responsible for 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 place 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."*

Cartway Widths - The cartway width should be shown on the plan for Ferguson Valley Road. (See Derry Township Subdivision and Land Development Ordinance, Section 403.2.G).

*PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required in Derry Township, and a copy should be provided to the County Planning Commission. In a prior submission, it was brought up that the primary driveway opening to the proposed facilities could have a potential safety issue associated with it. It was said that a larger scale detail of the driveway openings would be provided to show detailed intersection data, sight distances, clear sight triangles and proposed grading. Though clear sight triangles are shown on the plan now, it not certain what the sight distances will be. It is recommended that this detailed information be shown on this set of plans to ensure the entrance will be safe. The driveway entrance should also be reviewed by the Township Roadmaster. *According to the applicant, a permit has been applied for and is pending.*

Street Names - The private streets on the plan are not named. The plan refers to the private streets as the "Main Entrance" and "West Entrance", which is incorrect. Road names have been approved for these proposed roads and street names should be labeled on the plan. This should be coordinated with the Mifflin County GIS Department.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.2.L of the Derry Township Subdivision and Land Development Ordinance. Known easements are associated with the properties and a list of all easements should be provided as well as the deed book and page number of each easement.

DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - A letter from the municipality acknowledging availability of public sewer has been submitted to the Mifflin County Planning Commission.

Water Service - A letter from the municipal water authority acknowledging availability of public water has been submitted to the Mifflin County Planning Commission.

Signature Blocks on Plan - The Mifflin County Review Certificate should be on the plan. If a copy of this certificate is needed, one can be obtained at the Mifflin County Planning and Development Department.

Other Comments:

- 1. The submittal should be reviewed by the Township Engineer to review the road profiles and stormwater plan. *The plan has been reviewed by the Township Engineer, and his comment in the letter dated May 21, 2009, should be addressed.*
- 2. There is no traffic circulation plan for the proposal in terms of insuring safe ingress and egress within the property as well as traffic lane and parking space dimensions. Also how will the second driveway opening affect this tract?*
- 3. This proposal should include an Erosion and Sediment Control Plan that needs to be reviewed by the Mifflin County Conservation District. (See Section 402.2T and 0512 A and C of the Derry Township Subdivision and Land Development Ordinance) Also, this proposal will require an NPDES permit. The prior submission of this plan had an NPDES permit request, but no update has been provided on the status of the NPDES permit. Plan approval should be contingent upon receiving a permit from DEP. *According to the project manager, a General NPDES permit will be required and the plans have been submitted and the review and permit are pending.*
- 4. The proposal should indicate if it can fully meet Section 312 of the Derry Zoning Ordinance including screening provisions. Additionally, the plan shows a 30' Landscaping and Grading Easement to the North of the Hotel and Restaurant. More detail on this easement should be provided. *According to the project manager, the Landscaping and Grading Easement is proposed and the rights to this easement are still to be acquired. Additional detail will be provided once the easement rights are finalized and included as part of the final plan submission.*
- 5. A developer's agreement will need to be in place. Plan approval should be contingent upon the developer's agreement being acceptable to the Derry Township Supervisors. *According to the applicant, a developer's agreement is now being coordinated with the Township Solicitor.*

6. Please refer to the review of the Traffic Impact Study for the Proposed Derry Heights Development dated August 12, 2008 (and August 14 supplement) by the Mifflin County Planning and Development Department. Trans Associates submitted a response on September 9, 2008. A portion of our concerns have been addressed. If the traffic impact study comments are requested, they can be obtained at the Mifflin County Planning and Development Department. General Note 2 on the plan states that improvements to Ferguson Valley Road will be subject to an approved Traffic Impact Study. What is the status of this study? The proposed improvements should be shown on the final plan. *According to the surveyor, approval of the traffic impact study is pending and any proposed improvements will be shown on the plan once everything is finalized. The traffic arrangements should be complete as part of the final plan approval process. These improvements should not be separate from the final land development plan.
7. Act 287 information is provided on the plan, yet the plan does not indicate what utility each company will provide. Additionally, Granville Township is listed in this information and it is not known why this would be listed. This should be clarified.
8. The cul-de-sac street that is proposed exceeds the maximum length allowable in Derry Township (See Derry Township Zoning Ordinance, Section 504.4.D).
9. There are high tension power lines over the parking lot. Has Penelec been consulted on this as to what is permitted under these lines? At the time of the prior submission, it was mentioned that it was being looked into about the possibility of moving the power lines. What is the status of this request? *According to the applicant, two proposals have been developed by Penelec to on reroute or change the electric line configuration. Final decision on what the applicant wants to do is still being worked out.
10. In past discussions with the developer, he stated that he will provide sidewalks in future phases. The current proposal shows sidewalks have been provided along the main drive for this particular phase of the project, however the sidewalk terminates at the movie theater. It should be made clear that the sidewalks will be extended to the rest of the future development. This information could be indicated by showing it on the master plan. Additionally, there is no connection from the hotel and restaurant to the main sidewalk. This should be addressed. *A revised master plan that was shown at the Subdivision Review Committee meeting shows sidewalks extending from the movie theater to the rest of the development. However, the copy that was provided to the Mifflin County Planning Commission does not show this connection. This plan should be revised to show the most up to date proposal.
11. Sheet 13 and 15 labels a tree as "BN", which is not listed in the plant schedule. This should be clarified.
12. There appears to be an unnamed stream on Sheet 4. What is the name of this stream? *According to the project manager, this is an unnamed tributary.
13. Are all the internal travelways 24' in width? This should be clarified on the plan. *According to the project manager, all internal travelways are 24'. This should still be clarified on the plan.
14. Where is detail information, such as facility size and dimensions, regarding Bioretention facilities A1, B1, and B2? This information should be provided.

Name of Plan: Geisinger Medical Group

Tax Map #: 16-11-100A

Applicant Name: Geisinger Medical Group

Plan Preparer: Thomas H. Metz Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: Geisinger Medical Group of Lewistown and site owner Mariano Enterprises, Inc. are proposing to construct an additional 46 space parking area to satisfy additional parking need for the existing medical facility as located above. The proposed construction will require the conversion of 11,350 square foot of existing dense lawn into an impervious bituminous surface. The site is approximately 1.0 miles north-east of the intersection of Green Avenue (S.R.2004) with South Main Street in the Township of Derry. No service utility extensions are required for the project. Only stormwater improvements/facilities are necessary as to conform with the requirements of the Kishacoquillas Creek Watershed. A combined filtration - recharge trench is proposed for along the lower edge of the existing and proposed parking lot in a effort to retain 25 percent of the pre-development runoff rate and percolate the differential runoff. An over flow of the trench shall be directly piped onto the proposed diversion conduit that allows off-site runoff to traverse the current parking perimeter. Minor grading for proposed parking lot drainage and stormwater improvements will be necessary as well as the construction of an underground recharge trench/pit. All proposed construction will be limited to the existing area as indicated above. Of the total 4.79 acres in the project site, only the 11.350 +/- s.f. (0.261 acres) will be disturbed for the parking lot construction. Grading at various locations of the site for parking and stormwater facility construction will be initially required in an effort to create positive drainage, control runoff, and divert the post-development stormwater. The development consists of a tributary discharging its flow into existing conduits that traverse Green Ave, (S.R. 2004) and drain via lined-swale into Kishacoquillas Creek (TSF). The site's stormwater runoff is discharged into the Juniata River, (Chapter 93 designation "WWF"). No other developments, stream or tributaries are affected by runoff from the same.

Review Comments (List from Review Committee):

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

Cartway Widths - The cartway width of Geisinger Lane should be shown on the plan. (See section 403.2.G of the Derry Township Subdivision and Land Development Ordinance)

Street Names - The street name of the road accessing the property, Geisinger Lane, should be labeled on the plan. (See section 403.2.G of the Derry 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 403.2.G and 403.7 of the Derry Township Subdivision and Land Development Ordinance.

Other Comments:

- 1. ADA accessibility guidelines dictate that there be seven (7) handicap spaces provided for every 201 to 300 parking spaces provided. General Note 8 on the plan states four (4) spaces are provided and the plan shows six (6) provided handicap spaces. The note should be clarified and the number of handicap spaces shall comply with ADA accessibility guidelines.*
- 2. The Erosion and Sediment Control plan should be reviewed by the Mifflin County Conservation District.*
- 3. This plan should be reviewed by the Township Engineer.*
- 4. The Derry Township Zoning Ordinance requires a 10 foot landscaped screen along all property lines (Sections 208.13 and 314). The plan should indicate how this is to be accomplished.*
- 5. A brief narrative should be provided on the plan, similar to the information provided in the stormwater report.*
- 6. Deed Book and Page Number, as well as the Tax Map number, should be provided for the property. (See section 402.2.D of the Derry Township Subdivision and Land Development Ordinance)*
- 7. Traffic circulation for the new parking area is shown on the plan. Traffic control devices, such as stop signage, should be delineated on the plan.*
- 8. " Lot 1 " labeling does not show up on Sheet S1-2.*
- 9. Is Lewistown Heritage Hills still the correct abutter? This should be confirmed.*
- 10. The existing condition plan should show cross hatched area where the proposed new parking lot will be located.*
- 11. The proposed contours on sheet S1-2 clutters the plan, making it harder to read.*
- 12. Will new light fixtures be proposed for the expanded parking lot?*

Name of Plan: Peachey, Daniel K.

Tax Map #: 18-06-108A

Applicant Name: Peachey, Daniel K.

Plan Preparer: Wright Land Surveying

Action Taken: *The County provides comments only.*

Plan Summary: *This plan proposes to create Lot 2 (6.000 acres) for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, is agricultural with no development 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.

Agriculture Security Area - The property is in an Agricultural Security Area and should be noted on the plan.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (BuB, HhC) According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AnB, BrA, BrB)

Right-of-Way Widths - The right-of-way width of T-451, West Back Mountain Road, does not meet the road provisions of Menno Township's Subdivision and Land Development Ordinance (Table 1). 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 width of T-451, West Back Mountain Road, does not meet the road provisions of Menno Township's Subdivision Ordinance (Table 1). 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.

*Easements - Easements associated with the property, if any, should be provided in accordance with Section 6.302.a.6 of the Menno Township Subdivision and Land Development Ordinance. *According to the surveyor, there are no known easements associated with the property.*

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

Other Comments:

- 1. Property line distances and bearings for the residual tract should be shown on the plan. (See sections 6.302.a.5, 6.302.a.7 and 6.302.a.12 of the Menno Township Subdivision and Land Development Ordinance)*
- 2. All significant man-made features within 50' of the property should be shown on the plan. It appears, based upon aerial photography, that there are structures on the residual property. (See section 6.202.a.10 of the Menno Township Subdivision*

and Land Development Ordinance) *According to the surveyor, there are no structures within 50' of the proposed lot. If the Township requires it, these structures may still need to be shown on the tract map.

3. The final plan to be recorded should be signed by the surveyor.

4. It appears, based upon aerial photography, a stream traverses the property. All significant natural features should be shown on the plan. (See section 6.202.a.9 of the Menno Township Subdivision and Land Development Ordinance)

*According to the surveyor, the stream is not within 50' of the proposed lot. If the Township requires it, this stream may still need to be shown on the tract map.

Name of Plan: Peachey, John J.

Tax Map #: 18-09-125

Applicant Name: Peachey, John J.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the lands of John J. Peachey. Current Lot #1 is vacant and is proposed to house one (1) single family residential/recreational dwelling. The residue is likewise proposing use as a single family residential/recreational dwelling. Both lots will be served with individual wells and on-lot sewage disposal systems to be developed by the future owners. Access to Current Lot #1 and the Residue will be via the existing gravel drive developed off of SR 4006.

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.

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

Cartway Widths - The cartway width of private drive does not meet the road provisions of Menno Township's Subdivision and Land Development Ordinance (Table 1). 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 - Does the existing drive have a PennDOT Highway Occupancy Permit (HOP)? If not, a HOP may be required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Township and to the County Planning Commission.

Shared Driveway - A shared driveway agreement for the proposed private right-of-way 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 - This proposal may elicit the need for the private drive 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 Menno Township Subdivision and Land Development Ordinance.

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

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Menno Township Subdivision and Land Development Ordinance, Section 6.302.a.11)

Signature Blocks on Plan - The Mifflin County Planning Commission Signature Block should be changed to the Mifflin County Review Certificate. If a copy of the certificate is needed, one can be obtained at the Mifflin County Planning and Development Department.

Required Signatures on Application - The landowner's signature needs to be on the subdivision application form. Without this signature, who is authorizing the subdivision?

Name of Plan: Yoder, Kore E.

Tax Map #: 18-09-125C/18-09-114W

Applicant Name: Yoder, Kore E.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the consolidation of one (2) lots owned by Kore E. and Susanna A. Yoder. There are no changes proposed to the lot access. Likewise there are no improvements proposed. Please note that Lot #1 hereon was originally created as a Non-Building Lot Addition to lands of Marlin Peachey (TM 18-09-108W). The previous owner

File Number: 2009-05-006

Municipality: Menno Township (Municipal Ordinance)

Land Owner Name: Peachey, John J.

File Number: 2009-05-007

Municipality: Menno Township (Municipal Ordinance)

Land Owner Name: Yoder, Kore E.

instead transferred this lot to the Kore E. Yoder via the instrument referenced (DB 572, PG 818). This plan is intended to formally consolidate the two (2) parcels presently owned by Kore E. and Susanna A. Yoder.

Review Comments (List from Review Committee):

Clean and Green Program - The parcel, T.M. 18-09-114W, is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (KrB, MuB) According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AnB)

Setback Lines - The setback lines, or at a minimum the list of the setback requirements, should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

PennDOT HOP/Municipal Driveway Permits - A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP).

PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

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

Required Signatures on Application - The landowner's signature needs to be on the subdivision application form. Without a signature, who is authorizing the subdivision?

Other Comments:

1. Abutters do not match tax assessment records. Tax mapping in this area has been known to be erroneous, so the surveyor should confirm the shown configuration is correct.

2. Lot 2 on the plan is listed as having an unknown Tax Parcel number. According to County Tax Assessment records, Lot 2 has the T.M. number 18-09-128. However, since that tract is combined with T.M. 18-09-114W for Clean and Green Tax Assessment purposes. The correct tax parcel information should be shown on the plan.

3. What are provisions for water for the proposed lot?

Name of Plan: Yoder, Cedric W. & Rodney L.

Tax Map #: 18-10-132

Applicant Name: Yoder, Cedric W. & Rodney L.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the Cedric Yoder and Rodney Yoder property in Menno Township. This two (2) lot subdivision will create Current Lot #1 and Current Lot #2. Each of these proposed lots are to become a "Lot Addition" to the existing adjacent lands of Rodney Yoder. Access will be via the existing gravel land (Hickory Lane). The proposed lots are presently vacant and are not to be developed or conveyed separately unless applicable sewage facilities planning is completed.

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 - The plan should note the site does not lie within a 100-year floodplain. (See Section 6.202.a.14 of the Menno Township Subdivision and Land Development Ordinance)

Soils - Soils information appears to be shown on the plan, yet each area is not labeled with the soil type. Each soil area should be labeled. According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB)

Setback Lines - The setback lines, or at a minimum a list of the setback requirements, should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

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

Shared Driveway - Is a shared private drive agreement in place for Hickory Lane? Considering development is proposed, this may want to be considered to be established at this time if an agreement is not already in place. Also, a shared driveway agreement for the private right-of-way 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 - The road name of the existing gravel lane, Hickory Lane, should be shown 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.

Sewage Service - Since a proposed house and well is shown for parcel A, the proposed septic absorption area should be shown as well. (See section 6.202.a.10 of the Menno Township Subdivision and Land Development Ordinance) Where is the existing service for the existing single family house?

Water Service - Is there an easement in place to allow for the existing private water service line to parcel 18-14-132B in place? If not, one may want to be established at this time.

Signature Blocks on Plan - The Mifflin County Planning Commission Signature Block should be changed to the Mifflin County Review Certificate. If a copy of the review certificate is required, one can be obtained at the Mifflin County Planning and Development Department.

Required Signatures on Application - The landowner's signature needs to be on the subdivision application form.

Other Comments:

1. Since a previous subdivision of the property established Parcel A and the plan and deed were recorded, the Tax Map number (T.M. 18-10-132C) and the Deed Book and Page Number should be provided.

2. The North Arrow on the plan does not appear to point North. This should be corrected.

3. The map scale is larger than required (1" = 2000') by the Menno Township Subdivision and Land Development Ordinance (Section 6.202.a.14). The location map should be replaced with a more appropriate map to show the relationship of the plat to the surrounding area.

Item #6 – Public Comment

There was no public comment.

Item #7 – Other Business or Comments

- Mark reported that he and Bill Gomes attended a Law and Ethics seminar. He provided copies of the handouts from a session on environmental law to the Planning Commission members.
- Bill reported that the Juniata County Comprehensive Plan project is progressing toward completion. He has completed his review of the draft document. Adjoining counties have a comment period. Bill asked the Planning Commission to accept his review for Mifflin County based on his involvement with the project.
- Bill also reported he is completing his review of the Lewistown Borough's draft subdivision and land development ordinance and will be sending them a letter next week.
- Bill mentioned that the Quillas Creek master plan was received recently. Mark explained that this project was submitted as a master plan as required by Brown Township's Traditional Neighborhood Development Ordinance. Brown Township's Zoning Ordinance does not require a preliminary plan submission; however, Mifflin County will treat the master plan as a preliminary plan for review purposes. Christian Aumiller asked if they have a sewer plan. Mark explained that a master plan is not required to show certain things such as sewer.
- Bill reminded the group that PennDOT and SEDA-COG will attend next month's meeting to present area transportation project updates and information on the 12-year transportation plan.

The meeting adjourned at 5:18 p.m. upon a motion by Brent Miller that was seconded by Neal Shawver.

mjs