

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, JUNE 23, 2011
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

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

Other

Armond Aquilino, Nittany Eng. & Associates
Lucas Parkes, EADS Group
Jason Fralick, HRG
Nichole Mendinsky, HRG
Jim Saylor, SEDA-COG

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner

Call to Order

Susan Heimbach, Chair, called the meeting to order at 3:35 p.m.

Record of Public Attendance

Susan reminded everyone to sign the attendance sheet.

Transportation Improvement Plan (TIP) and Bridge Priority Project

Jim Saylor of SEDA-COG was present to give an update on the State's Twelve Year Plan (TYP) and associated Transportation Improvement Plan (TIP) and Local Bridge Prioritization Project. Every two years PennDOT is required to hold public hearings to get input on the plan.

The hearing for our region will be August 11, 2011 in Altoona. Projects can also be submitted by members of the public or local communities filling out a project abstract form. Written testimony is due by September 30, 2011. There are a couple of projects pertaining to Mifflin County, including a bridge replacement starting in year four with construction going into year five. Other types of eligible projects include bridge rehabilitation, road construction, transit purchase and rail construction projects.

Jim said the funding for the SEDA-COG region is expected to go down by about 13% in this update. A lot of the funding sources have specific conditions that must be met. One such condition is that in order to use federal funding, a local bridge must be 20 feet long. State money can be used for a bridge under 20 feet, but it must be included in the Capital Budget Bill for bridges. PennDOT will also be rolling out a new development process for the TYP update.

SEDA-COG is conducting a Local Bridge Prioritization Study for eight counties of the SEDA-COG region. In order to be eligible for federal funding, bridges must be 20 feet and be inspected regularly. There are no inspection requirements for bridges under 20 feet. SEDA-COG will identify and locate local bridges between 8' and 20' and enter them into the Bridge Management System. Jim will provide additional information to be sent out to municipalities for the Capital Budget Process for those under 20'. This information will also be shared with counties at the conclusion of the study.

Approval of Meeting Minutes

Neal Shawver made a motion to approve the minutes of the May 26, 2011 meeting. Dan Dunmire seconded the motion. All members voted aye.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed six plans, all of which are under municipal ordinances for which the Planning Commission provides

recommendations to the municipalities: John D. Yoder plan in Brown Township, Jeffrey L. & Connie E. Tate plan in Decatur Township, Clark M. & Daniel A. Aitkins plan in Derry Township, James W. Xanthopoulos plan in Granville Township, Coffee Run Trucking LLC plan in Brown Township and Lewistown Intermediate Elementary Center Playground plan in Lewistown Borough.

Armond Aquilino of Nittany Engineering & Associates attended on behalf of the Coffee Run Trucking Plan in Brown Township. This plan involves a lot merger and a one lot subdivision as well as a land development plan. He provided the information pertaining to the plan and will address the comments provided by the review committee on a revised plan. He stated the plan may be separated into a subdivision and land development for ownership purposes. Mark Colussy questioned the two wells as to whether an easement is provided to lot 2R for water if the plan is divided into two plans. Armond will be submitting the revised plan or plans to Brown Township. Bill asked for a copy to be provided to the Planning Commission.

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

Nicole Mendinsky and Jason Fralick of HRG presented an overview of a land development plan for Kish Bank in McVeytown Borough. The plan involves the demolition of the existing bank and replacing it with a new bank.

Mark Colussy briefly discussed an issue with the Larry and Jamie Gearhart property in Wayne Township. The landowner wants to subdivide the property and put a single-family house on it. The right-of-way agreement provides 33 feet, and the Mifflin County Subdivision and Land Development Ordinance calls for 50'. There is also no road frontage to a public road. The Planning Commission decided more information is needed to make a decision to grant a waiver.

The Subdivision Review Committee Report:

Name of Plan: Yoder, John D.
Municipality: Brown Township (Municipal Ordinance)
File Number: 2011-06-002
Tax Map #: 14-07-103/103B/102A
Applicant Name: Yoder, John D.
Land Owner Name: Yoder, John D.
Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This proposes to create Lot Addition A and B with no new development proposed.

Review Comments (List from Review Committee):

Basic Plan Information

The plan narrative should be expanded to provide more detail on the proposal.

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soil: AnB)

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

Right-of Way Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way of T-459, Barrville Mountain Road, and Bear Bottom Lane width is substandard (Section 4.204 F).

Cartway Widths

Based upon the Brown Township Subdivision and Land Development Ordinance, the cartway width of T-459, Barrville Mountain Road, and Bear Bottom Lane is substandard (Section 4.204 F).

Private Street / Shared Driveway

The plan references DB: 513 PG: 903 for Bear Bottom Lane. Is this a maintenance agreement? If this is not a maintenance agreement, the following note shall be included on the plan: "The owners of lots _____ agree and understand that " _____ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the

property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ____ Page ____ of the Mifflin County Recorder of Deeds Office." (See Brown Township Subdivision and Land Development Ordinance, Section 4.204.B.1.c)

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302.A.6 and 7.302.B.7 of the Brown Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

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

Other Comments:

1. Is Lot A1 to be combined with Lot A2? Mr. Hostetler should consider this at this time, especially since there is a shed crossing the lot line if not, the setbacks should now be shown contiguous across the two lots.

Name of Plan: Coffee Run Trucking, LLC - Tract No. 2R

Municipality: Brown Township (Municipal Ordinance)

File Number: 2011-06-006

Tax Map #: 14-08-124

Applicant Name: Peachey, Lavern CD., Coffee Run Trucking, LLC

Land Owner Name: Peachey, Lester M & Shirley K.

Plan Preparer: Nittany Engineering & Asso., LLC

Action Taken:

The County provides comments only.

Plan Summary:

1. Plan purpose is a combined lot adjustment plan of (2) existing tracts and land development plan associated with new tract No. 2R. 14-08-128 Tract No. 1 (83.08 Acres) into tract No. 1R (76.02 Acres) Tract No. 2 (0.38 Acres) into tract No. 2R (7.44 Acres)

2. A proposed 50' wide shared access easement agreement will be prepared and recorded to provide access from/to Barville Road for property tracts 1R and 2R. Agreement shall include shared driveway/utility maintenance and snow removal responsibilities.

3. The owners of tracts 1R and 2R, 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.

4. Tract 1R shall remain as a Residential/Agricultural use lot. No change of land use is proposed with this plan.

Review Comments (List from Review Committee):

Clean & Green / Agriculture

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

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

Soils

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

The plan designates that the first approximate 100 feet of the shared driveway has a 24 foot cartway width but then narrows to a 13' width. Either the entire cartway should be expanded to allow two-way and emergency vehicle traffic, or all traffic using these properties should be directed on and off the site in the area of the 24' wide cartway.

Additionally, unless there is curbing to be installed along the proposed private drive, there should be a landscape buffer installed to clearly indicate the entrance and exit of the property as opposed to allowing the full length (500 feet) of the property to be open to the private drive.

*According to the Project Engineer, the plan will be modified to include a grass buffer strip between the existing driveway and proposed new development. This should be shown on the plan.

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Brown Township Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Brown Township Planning Commission.

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new or modified access onto a State Route.

Street Names

According to County 911 Records, the shared driveway is already named Sisters Lane. Please confirm. If this is the case, this should be labeled on the plan.

DEP Sewage Planning Module

A copy of the DEP Component 2 Sewage Facilities Planning Module should be submitted to the Brown Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

Since development is proposed, soil percolation test pit data should be included on the subdivision plan on Sheet 2. Existing sewage service information should be shown for Lot 1R. (See section 7.302.A.20 of the Brown Township Subdivision and Land Development Ordinance)

Water Service

The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system for Lot 2R. (Brown Township Subdivision and Land Development Ordinance, Section 4.211) It is assumed that the "W" symbol on Lot 1R is a well. Is this correct? If so, this should be shown in the Legend. Also, are there two wells on Lot 1R?

*According to the Project Engineer, there are two wells on Lot 1R. One of the wells is to be utilized by proposed Lot 2R. An easement should be proposed to ensure Lot 2R will have access to the well. Also, the easement should be shown on the plan.

Land Development

Provisions for Street Lighting should be included with the plan submission. (See section 4.203.1 of the Brown Township Subdivision and Land Development Ordinance). Note 18 on the plan states that there will be building mounted lighting. Will this be sufficient?

*According to the Project Engineer, a note will be added to the revised plan stating that if the building lighting is not sufficient that street lighting will need to be installed and a lighting plan will need to be submitted to the township.

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. As noted in General Note 26 on the cover sheet, plan approval should be contingent upon an adequate developer's agreement, which should be reviewed by the Township Solicitor.

E & S / Stormwater

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Brown Township Engineer.

Considering this plan proposes over an acre of earth disturbance, this proposal should require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District.

Other Comments:

1. It is questionable that this plan is considered a lot line adjustment. The reasoning is that the plan is creating Lot 2R, which has no relationship to existing Tract 2, including no shared lot lines. Section 2.200 of the Brown Township defines a lot line adjustment as "the process of adjusting or eliminating an existing lot line that divides one lot from another lot...The act of adjusting a lot line requires the submission of a subdivision plan." Since no mutual line is being adjusted, it cannot be considered an adjustment. Also, a subdivision is defined as "the division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose...of lot development." For this reason, it is argued that this plan is considered a subdivision plan and not a lot adjustment plan. This plan is in turn subdividing Existing Tract 1 to create Lot 2R.

Additionally, the relationship of Existing Tract 2 to proposed Lot 1R is a lot addition. The ordinance defines a lot addition as "subdivisions that involve parcels of land that may or may not meet all the requirements of a lot as defined by this Ordinance. Lot addition subdivisions allow owners of land to subdivide land and convey such subdivisions to adjacent property...and shall be considered to be an extension of that property Owner's original lot." For this reason, we would also consider this plan to involve a lot addition of adding Existing Tract 2 to the residual tract (proposed Lot 1R).

2. A Lot Addition plan requires a "lot consolidation symbol" to clearly indicate the conveyance of land. (See section 7.302.A.24 of the Brown Township Subdivision and Land Development Ordinance)

3. 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." (See Brown Township Subdivision Ordinance Section 7.302.A.25)

Name of Plan: Tate, Jeffrey L. & Connie E., Living Trust

Municipality: Decatur Township (Municipal Ordinance)

File Number: 2011-06-003

Tax Map #: 15-07-103/103B

Applicant Name: Tate, Jeffery L. & Connie E

Land Owner Name: Tate, Jeffery L. & Connie E

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lot Addition A. No new development is proposed. The residual tract, Lot 1, is vacant woodland.

Review Comments (List from Review Committee):

Basic Plan Information

The plan narrative should be expanded to include more information about the lot addition and property owner information.

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soil: BrB)

Right-of Way Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Orchard Lane is substandard (Table 1).

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width of Orchard Lane is on 14 Feet, which is substandard (Table 1).

Private Street / Shared Driveway

The plan references DB: 390 PG: 946 for Orchard Lane. Is this a maintenance agreement? If this is not a maintenance agreement, the following note shall be included on the plan: "The owners of lots _____ agree and understand that " _____ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ____ Page ____ of the Mifflin County Recorder of Deeds Office."

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 603.2.A.6 and 603.2.B.7 of the Decatur 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

A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for Lot 1. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 603.2.A.5, 7, 9, and 12)

Name of Plan: Aitkins, Clark M. & Daniel A.

Municipality: Derry Township (Municipal Ordinance)

File Number: 2011-06-001

Tax Map #: 16-07-106, 16-06-103

Applicant Name: Aitkins, Clark M. & Daniel A

Land Owner Name: Goss, Larry

Plan Preparer: Tuscarora Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes a lot addition (Lot 2) from lands of Clark M. & Daniel A. Aitkins (T.M. 06-007-106) to lands of Larry L. Goss (T.M. 16-06-103). It also proposes Lot 3 as an agricultural lot with a non-building waiver for transfer to Larry L. Goss.

Review Comments (List from Review Committee):

Start Notes

This property was previously subdivided on February 20, 2003 and August 26, 2010. Neither of these subdivision plans was indicated on the application. This should be updated.

Administrative

The landowner's signature needs to be on the subdivision application form.

An old application was submitted. A new application should be submitted.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. This should include the abutters around the grantee property of the lot addition (T.M. 16-6-103) since it is part of this proposal. (Derry Township Subdivision and Land Development Ordinance, Section 403.2.S)

Clean & Green / Agriculture

The property (Aitkins) is in an Agricultural Security Area and should be noted on the plan.

The parcels (Aitkins and Goss) are enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

According to County GIS information, the property lies within the 100-year floodplain. This is delineated on the plan, but it is hard to distinguish given the light line weights and similar coloring to the lot hatching. A different symbology should be considered. Also, future development in this area should be discouraged.

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soil: AoB)
According to the County GIS files, some portion of this property appears to have prime farmland soils. (Soil: Edb, MeB, MuB, Ph)

Setback Lines

The proposed configuration places the Barn on Proposed Lot 3 within the setback. A different configuration should be considered.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Ridens Road and Old Stage Road, should be shown on the plan. (Section 402.2.K).

Cartway Widths

The cartway width of Ridens Road and Old Stage Road should be shown on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2.K).

DEP Sewage Planning Module

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

Water Service

The water supply location should be noted on the plan for Lot 1, as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2.X).

Lot Addition

The grantee property of the lot addition (T.M. 16-6-103) is not shown on the plan. A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for T.M. 16-6-103. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Derry Township Subdivision and Land Development Ordinance Sections)

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

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

The acreage of the grantee property of the Lot Addition, T.M. 16-6-103, should be shown on the plan, as well as the combined acreage with Lot 2. (See section 402.2.N of the Derry Township Subdivision and Land Development Ordinance)

Features

Based on aerial photography, it appears there are several structures on Lot 1. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Derry Township Subdivision and Land Development Ordinance, Section 402.2.J)

Name of Plan: Xanthopoulos, James W.

Municipality: Granville Township (Municipal Ordinance)

File Number: 2011-06-004

Tax Map #: 17-04-108

Applicant Name: Xanthopoulos, James W.

Land Owner Name: Xanthopoulos, James W.

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. Access will be on Dairy Lane being increased to 50' right-of-way on the property owned by Xanthopoulos. The residual tract, Lot 1, is agricultural with an existing farmhouse and no other development proposed.

Review Comments (List from Review Committee):

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. Currently, no boundary information is shown for Lot 1. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Granville Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9, and 12)

Clean & Green / Agriculture

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

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (Soil: BrB)

Right-of Way Widths

The plan narrative states Dairy Lane's R/W is to be increased to 50' along the Xanthooulos property. What is the width currently? Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width should be shown on the plan. (Section 6.302.a.6).

Cartway Widths

The cartway width of Dairy Lane does not meet the road provisions of the Granville Township 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.

Private Street / Shared Driveway

The plan mentions DB: 177 PG: 751 for Dairy Lane. Is this a maintenance agreement, or is there a maintenance agreement in place? All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

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.

DEP Sewage Planning Module

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

Signature Blocks on Plan

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

The Township Supervisors Approval Block should be labeled.

Other Comments:

1. Lot 2 appears to be an abnormal lot configuration. Please explain.
2. Lot 2 does not meet the Granville Township Road Frontage requirements in their Zoning Ordinance. The minimum lot width shall be a minimum of 80'. (Section 4.402.a.1)

Name of Plan: Lewistown Intermediate Elem. Center Playground

Municipality: Lewistown Borough (Municipal Ordinance)

File Number: 2011-06-005

Tax Map #: 06-05-100

Applicant Name: Mifflin County School District

Land Owner Name: Mifflin County School District

Plan Preparer: Keller Engineers, Inc.

Action Taken:

The County provides comments only.

Plan Summary:

No Narrative Provided

Review Comments (List from Review Committee):

Basic Plan Information

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. (Borough of Lewistown Subdivision and Land Development Ordinance, Section 7.302.A.1)

Lot numbers, and any official Parcel Information Number(s) (PIN) established by the County, and Deed Book and Page Number of the tract should be provided on the plan for the subject property. (Borough of Lewistown Subdivision and Land Development Ordinance, Section 7.302.A.13)

Subdivision Information

The plan shows the property as one parcel. According to county assessment records, there are two separate parcels in the area indicated on the plan. Please confirm. Is this plan proposing a consolidation?

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 Borough of Lewistown Subdivision and Land Development Ordinance.

Utilities

Utilities information, including utility providers, should be provided on the plan.

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.

Zoning

Zoning information should be stated on the plan.

Land Development

Provisions for Street Lighting should be included with the plan submission. (See section 4.217.3 of the Borough of Lewistown Subdivision and Land Development Ordinance)

A Landscape plan should be included with the plan submission. (See section 4.214.G of the Borough of Lewistown Subdivision and Land Development Ordinance)

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

Parking provisions should be indicated on the plan.

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.
E & S / Stormwater

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Borough of Lewistown Engineer.

Other Comments:

1. Is the plan name the proper facility name? It seems confusing, especially if someone would want to search for this plan in the future.
2. The relationship of the new development to the existing facility should be clear on the plan. For this reason, the entire existing structure on the property, as well as any other man-made features, should be shown on the plan. (See section 7.202.A.10 of the Borough of Lewistown Subdivision and Land Development Ordinance)

Public Comment

There was no public comment.

Other Business or Comments

Bill Gomes, Brent Miller and Kent Spicher attended the Stormwater meeting on June 7, 2011. Brent stated it was interesting to hear the municipal side as well as DEP's side in regard to the Stormwater Management Plan and Ordinance.

Adjournment

Neal Shawver made a motion to adjourn the meeting, and Brent Miller seconded the motion. The meeting adjourned at 5:11 p.m.

dpb