

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, JUNE 23, 2015
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Tyler Gum
Thomas Lake
Kent Spicher
Neal Shawver
Jim Spendiff
Michele Bair
Kay Semler

Staff

Bill Gomes, Director
Jim Lettiere, CD Administrator / Assistant Director
Nicole Singer, Grant / Office Manager

Others

Katy DiVirgilius, The Sentinel
Lucas Parkes, The EADS Group
Karen Michael, PennDOT

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:33.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Kay Semler made a motion to accept the minutes from May's meeting. The motion was seconded by Jim Spendiff. All members voted aye.

Transportation Update – presented by Karen Michael

Karen Michael, Pennsylvania Department of Transportation Assistant District Executive for Design for District 2, provided an annual transportation update at the Mifflin County Planning Commission.

Karen stated that PennDOT has been maintaining State owned bridges and roads in Mifflin County for several years. PennDOT recently replaced bridges in Brown Township on State Route 1005 over Tea Creek, for which work began in Sept. 2013; and a box culvert on State Route 2004 over the tributary leading to Jacks Creek, for which work began in Feb. 2014.

Bridge replacements and rehabilitations in progress include bridges on U.S. Route 322 in the Lewistown Borough area, for which work began in Jan. 2014; the U.S. Route 22 Beaver Dam Run bridge; U.S. Route 522 Jacks Creek bridge; U.S. Route 522 branch Jacks Creek bridge; State Route 655 Coffee Run bridge; State Route 1002 Dry Creek bridge; State Route 2002 Kish Creek bridge; State Route 2008 Wolf Run bridge; and the State Route 3014 Juniata River Bridge, which were all ready to have construction begin in June 2014.

Ms. Michael said there are a few upcoming projects such as U.S. Route 322 in Armagh Township is expecting a makeover around April 2016. She also said the project is designed to mill and resurface the road over Seven Mountains road.

PennDOT is further scheduled to replace eight bridges in the next four years. Bridges to be replaced include: a box culvert on State Route 3017 in Wayne Township; a bridge on State Route 1005 over Laurel Run in Milroy; a bridge on State Route 22 over Messer Run; the bridge near Standard Steel on State Route 2002 over Kish Creek; a bridge on State Route 3001 over Kish Creek; a bridge on State Route 2001 over the tributary to Jacks Creek; and a bridge on State Route 2004 over Jacks Creek.

Further, in the Spring of 2018, a betterment project is scheduled for the Burnham interchange on U.S. Route 322. Karen said PennDOT is aiming to lengthen the exit ramp on the eastbound side of U.S. Route 322, as well as conduct general road maintenance and paving. Additionally, contractors will be analyzing landslide issues due to sloping on U.S. Route 322 west in the area of the Burnham exit.

Ms. Michael also provided a timeline of the construction on U.S. Route 322 in Potters Mills Gap. PennDOT has split the project into three sections. The first section is underway and involves constructing a bridge over U.S. Route 322 at the top of Seven Mountains. Materials bidding for sections two and three is scheduled to begin in the spring of 2016 and spring of 2017, respectively.

Section two involves constructing an interchange between Sand Mountain Road and the bridge currently being built. The portion of Sand Mountain Road between U.S. Route 322 eastbound and westbound will be eliminated. Travelers will utilize the bridge from section one when turning on and off of Sand Mountain Road.

The final section of the project will involve an upgrade to the four lane road and creating an access road from the area of Sand Mountain Road that connects to state Route 144, running parallel with U.S. Route 322 east. Also, an interchange that may include a roundabout will be created on U.S. Route 322 just east of state Route 144 to alleviate the traffic congestion that occurs from travelers turning on to U.S. Route 322 from state Route 144. Michael said there will be 11 residential displacements and one business displacement as a result of the construction. The construction is set to be finished by 2019, with a total cost of approximately \$119 million.

Finally, Michael mentioned 11 rapid bridge replacement projects in Mifflin and Juniata counties, which are scheduled to begin and be completed in 2017.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed eight (8) applications on June 18, 2015, six under municipal ordinance and two under county ordinance. The six under municipal ordinance included Reliable Property Rentals (*Armagh*), Willard and Joyce Wagner (*Armagh*), Blossom Hill – Ph 2A Final (*Derry*), Wade and Maxi Curry (*Derry*), Roman and Salina Peachey (*Menno*), and John and Graybill Peachey (*Union*). The two under county ordinance were in Bratton Township, Fern Anderson and other in Wayne Township for Douglas and Sharon Aurand, which was tabled at the request of the surveyor. Jim reviewed one plan.

The one plan reviewed was for Reliable Property Rentals in Armagh Township. This plan proposes the construction of storage units in two buildings. The existing building on the site will be demolished. There were several comments from the Subdivision Review Committee. One comment was a question as to where access to and from the property will be, will there be off-street parking spaces, what is the height of the buildings, and what elevation will the overhead doors be installed. Furthermore, comments were made about how many units are proposed, will there be any type of lighting, signage, security system or fencing, will there be any off-site improvements as part of the project, and traffic concern about circulation.

There was also some general discussion of the Fern Anderson property.

Dan entertained a motion to accept the review comments for the six plans under municipal ordinance. A motion was made by Tyler Gum and seconded by Jim Spendiff and passed with one abstention from Neal Shawver.

Dan entertained a motion for conditional approval for the one plan under county ordinance. A motion was made by Kay Semler and seconded by Tyler Gum and unanimously passed.

Dan entertained a motion to table the one plan under county ordinance in Wayne Township filed by Douglas and Sharon Aurand. A motion was made by Kent Spicher and seconded by Tom Lake and unanimously passed.

Dan concluded the portion of the meeting by stating that the submission of late subdivisions needs to be addressed. Accepting plans too early for the next month can run into a problem of the 30 day time limit to

review and provide comments. A brief discussion was held and several suggestions were made on how to handle the situation but no final decision was made.

Subdivision and Land Development Municipal Reports

Armagh Township

Name of Plan: Reliable Property Rentals, LLC

File Number: 2015-06-002

Tax Map #: 12-22-0314A

Municipality: Armagh Township

Applicant Name: Reliable Property Rentals, LLC

Land Owner Name: Reliable Property Rentals, LLC

Plan Preparer: Tuscarora Land Surveying

Plan Summary

This plan proposes the construction of storage units in two buildings. The existing building on the site will be demolished. Public water and sewer are available at the site.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan. Armagh Township Subdivision and Land Development Ordinance, (Article 6 6.202 a.7.)

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Electric Avenue is substandard (Table 1).

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Electric Avenue is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required if access will be from Electric Avenue and a copy should be provided to the Armagh Township Supervisors.

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

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. 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.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Armagh Township Subdivision and Land Development Ordinance. (Article 6 6.202 a. 13 and 6.302 b. 7)

DEP Sewage Planning Module

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided.

Sewage Service

The location of the sanitary sewer line should be shown on the plan. (Armagh Township Subdivision and Land Development Ordinance Article 6 Section 6.302 11.)

Water Service

The water supply location should be noted on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 11.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

E & S / Stormwater

Does this plan propose over an acre of earth disturbance? This proposal may require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District. Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Armagh Township Engineer.

Other Comments:

1. Where will access to and from the property be?

*The Tuscarora land surveying representative stated access will be from Old State Route 22.

2. Will there be any off-street parking spaces and if so what are the dimensions and locations?

3. What will the height of the buildings be?

4. Which elevation will the overhead doors be installed?

5. How many storage units are proposed?

*The Tuscarora land surveying representative stated there are to be a total of twenty (20) units, ten (10) units in each building and each unit would be ten (10) feet by ten (10) feet.

6. Will there be any type of lighting, signage, security system or fencing? If so, these features should be provided on the site plan.

7. Has the Township required a development agreement and financial security?

8. Will there be any off-site improvements as part of this project?

9. Traffic circulation should be demonstrated so that access to Old State Route 322 is minimized. The circulation plan should also show the width of the travel lane and if cars will be able to circulate around the building.

10. It is not clear that there will be adequate space for off-street parking, loading, landscaping and other facilities required to properly serve the intended use. How many parking spaces will be provided? Armagh Township Subdivision and Land Development Ordinance (Article 3 3.216 e.)

11. The plan narrative does not clarify why there will be two buildings instead of one long building. Will the buildings be joined together by a common party wall, or will there be some separation between the buildings?

Armagh Township

Name of Plan: Willard & Joyce Wagner

File Number: 2015-06-007

Tax Map #: 12-24-0134A/12-24-01

Municipality: Armagh

Applicant Name: Willard & Joyce Wagner

Land Owner Name: Willard & Joyce Wagner

Plan Preparer: Sarge Engineering and Survey

Plan Summary:

The purpose of this plan is to create Lot 2, of 0.307 acres, for an existing apartment building and Lots A and B as additions to the land of Alan W. Wagner. Lot 1, the 0.291 acre remainder, contains an existing single-family residence. All these lots are served with public water and sewer.

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of College Avenue is substandard (Table 1).

Cartway Widths

The cartway width of Willard's Way should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Article 6 Section 6.202 a. 11).

* The Sarge Surveying representative stated he will add this information to the plan.

Private Street / Shared Driveway

If Willard's Way is a shared driveway, all private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

* The Sarge Surveying representative stated he will add this information to the plan.

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Bratton Township

Name of Plan: Fern N. Anderson

File Number: 2015-06-003

Tax Map #: 13-07-0110/13-06-013

Municipality: Bratton

Applicant Name: Fern N. Anderson

Land Owner Name: Fern N. Anderson

Plan Preparer: Tuscarora Land Surveying

Plan Summary

Lot 2 is being subdivided from Lot 1. Lot 1 has contained the major portion of the present residence of Anderson's for many years. This proposal is to consolidate this portion (Lot 2) with the other parcels added to this property over the years, specifically with T.M. 13-06-0133 which is composed of two deeds (147-957 and 139-253 Parcel 2.)

Subdivision Information

It would be clearer if a statement indicating that after the subdivision of Lot 2 from Lot 1 and the combination of Lot 2 with parcel 2 and deed 147-957 totals 0.402 acres while Lot one will be comprised of 2.060 acres. Therefore, there will be two separate deeds and two separate tax parcel numbers resulting from this subdivision. (See Lot Addition Language)
There should be an insert map shown on the plan, Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302 A. 24.)

Setback Lines

It appears the home on Lot 2 and parcel 2 is within front setback. This is an existing non-conforming structure.

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Pine Glen Road is substandard (Article 4 Section 4.204.F).

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Pine Glen Road is substandard (Article 4 Section 4.204 F).

Deed Restrictions and Easements

According to the surveyor, as noted in Plan Note 6, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Signature Blocks on Plan

A Mifflin County Planning Commission Approval Signature Block should be on the plan because it is under County Ordinance.

Lot Addition

A lot addition statement should be noted on the plan stating the following on the plan:
"Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot." Mifflin County Subdivision Ordinance (Article 7 Section 7.302.A.22.)

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302. A.26.)
*The Tuscarora surveying representative indicated he will address all comments on the revised plans.

Derry Township

Name of Plan: Blossom Hill-Ph 2A Final
File Number: 2015-06-001
Tax Map #: 16-11-0100E
Municipality: Derry Township
Applicant Name: ELA Group, Inc. c/o Matthew Harlow
Land Owner Name: ELA Groups, Inc.
Plan Preparer: ELA Group, Inc.

Plan Summary:

This subdivision will create 7 new single family lots, conversion of 24 duplex lots to 12 single family and consolidation of 2 single family lots to 1 lot.

This PRD was previously reviewed by the Mifflin County Planning Commission on December 18, 2014 and March 26, 2015. The 2014 application served to change Lot Lines to convert duplex lots into single-family lots and the

2015 application served to subdivide Lot 79 from the Planned Residential Development Plan, to sell off to the adjoining property owner for agricultural purposes. Additionally, the PRD was also amended and revised and conditionally approved by the Township.

Basic Plan Information

The name of the registered surveyor and/or Engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.2.E.) All abutters should be shown on the plan, including tax map numbers. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.S.)

Subdivision Information

Lots 18, 21, 22, 24, 26, 28, and 30 should be identified on Sheet 3 of 10 as newly created lots.
Do the newly created lots meet the minimum lot size and the setbacks established for this PRD?

Other Comments:

1. There should be evidence that no vegetation or part of the twenty (20) foot landscape buffer should be located within clear sight triangle on lots 25 and 70 Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.7.F.)
2. Has Item 11, as contained in the Decision Granting Tentative Approval subject to specified conditions been satisfied by the applicant based on the June 2, 2015 "Revised Master Plan for Blossom Hill"?
3. There should be a note regarding whether the June 2, 2015 Revised Master Plan has been recorded.
4. A narrative should be clearly stated on sheet one (1) of the plan. It should state what lots are being combined. There should be a note on the plan showing when Derry Township approved the PRD modification.
*The County staff shared the June 18, 2015 letter from the Township Engineer regarding the previous submissions for this project.

Derry Township

Name of Plan: Wade E. & Maxi E. Curry
File Number: 2015-06-004
Tax Map #: 16-04-0101B
Municipality: Derry Township
Applicant Name: Wade E. & Maxi E. Curry
Land Owner Name: Wade E. & Maxi E. Curry
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 and Lot Addition A. Lot 1, the residual, and Lot 2 are proposing singlefamily residences to be served by on-lot sewage and wells at this time. Lot Addition A is non-building.

Basic Plan Information

The abutters east of the Curry Property, Tax Parcel 16,04-0101A, should be provided. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.2.S.)

PennDOT HOP / Municipal Driveway Permit

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. Derry Township Subdivision and Land Development Ordinance(Part 5 Section 504. 7. F.)
A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6). A copy of the permit should be provided to the Derry Township Planning Commission.

Street / Shared Driveway

Since the driveway will serve two properties has it been constructed? If not, what assurance is there for lot 1?

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.4.7.)

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Derry Township Planning Commission.

Zoning

The minimum lot width for single-family homes without public utilities in the Low-Density Residential Zone (LDR) is 225' while the plan shows each lot having a width of 223 feet. A variance to the lot width requirement may be required.

*The Wright Surveying representative stated it may be necessary to extend the width of each lot an additional two (2) feet to meet the required width distance.

Land Development

If this subdivision proposes two (2) or more residential structures, it then meets the definition of land development. Derry Township Subdivision and Land Development Ordinance (Part 2 Section 202). Additional fees may be applicable.

*The Wright surveying representative indicated there will not be two or more homes constructed on the same lot.

E & S / Stormwater

Does this plan propose over an acre of earth disturbance? If so, a NPDES Permit is required. If earth disturbance is 5,000 square feet or greater, Erosion and Sedimentation (E & S) provisions should be included with the plan submission. The applicant should contact the Mifflin County Conservation District.

Other Comments:

1. The Township Engineer should review the plan specifically regarding the construction of the driveway and Section 310 of the Derry Township's Subdivision and Land Development Ordinance.

2. Since Lot 1 does not have road frontage will it meet the Township's lot frontage requirements?

*The Wright surveying representative asked what the lot width requirements would be if utilities were present. If public water served the site, the lot width would be 180 feet and if public water and public sewer served the site, the lot width would be 75 feet.

Menno Township

Name of Plan: Roman A and Salina Peachey

File Number: 2015-06-005

Tax Map #: 18-04-0107

Municipality: Menno Township

Applicant Name: Roman A and Salina Peachey

Land Owner Name: Roman A and Salina Peachey

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A for non-building purposes. No new development is proposed at this time. This parcel was last presented in 2014 as a land development plan involving three (3) single-family homes.

Administrative

The subdivision application form should be signed by the municipality.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Menno Township Subdivision and Land Development Ordinance, Article 6 6.202 a. 16. and 6.302 a. 17).

Clean & Green / Agriculture

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

As noted in Note 6 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.

Right-of Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Rolling Hill Lane should be shown on the plan. (Article 6 6.202 a. 11. and 6.302. 1.6.)

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway widths of Rolling Hill Lane and the existing twelve (12) foot driveway are substandard (Table 1).

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property.

Sewage Service

Is the red circle south of the house the septic field? This should be identified, Menno Township Subdivision and Land Development Ordinance (Article 6 6.202 a. 10.)

*The Wright surveying representative indicated the circle is the location of the septic tank and the lines represent the drain field.

Water Service

Where is the location of the water source for Lot A? Menno Township Subdivision and Land Development Ordinance (Article 6 6.202 a. 10.)

*The Wright surveying representative indicated the water source is from the mountain and he would note that on the plan.

Other Comments:

1. Based on GIS files, by this proposal it appears a separate lot could easily be created to the area west of Lot Addition A. Are there any plans to create a separate single building on the site?
2. Man made features on lot 1 the residual should be on the plan including buildings, water and sewer facilities, Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 10.)

Union Township

Name of Plan: Peachey, John J. & Graybill Dale B.

File Number: 2015-06-008

Tax Map #: 20-01-0130

Municipality: Union Township

Applicant Name: Peachey, John J. & Graybill, Dale B.

Land Owner Name: Peachey, John J. & Graybill, Dale B.

Plan Preparer: Sarge Engineering and Surv

Plan Summary:

The purpose of this plan is to subdivide Mifflin County Tax Parcel 20-01-0130 into two Lot Additions with no remainder. Lot A, of +/- 29.78 acres, will be an addition to the land of John J. and Esther L. Peachey. Lot B, of 8.307 acres, will be an addition to the land of Joyce E. and Dale B. Graybill.

Clean & Green / Agriculture

The Dale and Joyce Graybill 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.

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Standing Stone Trail is substandard (Article V Section 501.2.).

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width of Standing Stone Trail is substandard (Article V Section 501. 2.).

Deed Restrictions and Easements

As noted in Note 6., according to the surveyor there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

The County inquired about the applicability of the "Request for Planning Waiver and Non-building Declaration Form" and DEP indicated the Form is required since the Lot Addition has been initiated by the property owner and is not being required by the Municipality. (See attached correspondence) A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Sewage Service

If there is public sewer, it should be shown on the plan Union Township Subdivision and Land Development Ordinance (Article IV Section 402. d.)

*The Sarge surveying and engineering representative indicated there is not public sewer.

Water Service

The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. d.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

*The Sarge surveying and engineering representative indicated there is not public water.

Other Comments:

1. The GIS aerial lot lines do not correspond to the survey data in this subdivision. This will need to be further addressed upon the return of GIS staff, since they are attending a state conference out of town.
2. The plan shows the John and Ester Peachey parcel has clear access to standing Stone trail, but it is not clear access is provided for the Dale and Joyce Graybill property.

3. Dimensional information should be shown for the Dale and Joyce Graybill property. At a minimum this should be shown on the property plan. Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 1. a.)

*The Sarge surveying and engineering representative indicated he does not want to note the deed for this property on the plan, but will show the approximate location of the home.

4. The plan should indicate access from Standing Stone Trail to the public street system. *The Sarge surveying and engineering representative indicated he will place an arrow indicating the direction to SR 305.

Derry Township

Name of Plan: Aurand, Douglas C. & Sharon A.

File Number: 2015-06-006

Tax Map #: 21-06-0110

Municipality: Wayne Township

Applicant Name: Aurand, Douglas C. & Sharon A.

Land Owner Name: Aurand, Douglas C. & Sharon A.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for agricultural use. Also proposed is Lot Addition A to be added to the lands of Michael A. Worthy. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

The tax parcel numbers for all the abutters, other than the Mark Devore and Ralph Nickoloff parcels are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

Subdivision Information

What is the acreage of the Worthy property before the lot addition? Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302.A.5.)

* The Wright surveying representative stated he will add this information to the plan.

Clean & Green / Agriculture

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

Topographic information

Suitability considerations should be made for this plan. It appears only on the residual, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. 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.

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Loop Road is substandard (Section 4.204.F).

Cartway Widths

The cartway widths of Loop Road and Cookson Lane should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

PennDOT HOP / Municipal Driveway Permit

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. Is there an HOP for the Worthy property? If so, it should be noted on the plan.

*The Wright surveying representative indicated there will not be any new access onto the state right-of-way.

Deed Restrictions and Easements

According to the surveyor, as noted in Note 6 there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Sewage Service

Where is the public sewer or septic system for the house which is the recipient of Lot Addition A? Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202 A.10.)

Water Service

The water supply location should be noted on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 10.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record. 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. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

*The Wright surveying representative indicated since the land is in the Clean and Green program, the lot addition subdivision will conflict with the requirements of the program. The plan may need to be revised.

Public Comment

None

Other Business

Bill spoke about the Juniata River Trail project and the partnership with the Lewistown Borough to complete the application for DCED’s Greenway, Trails, and Recreation Program. The proposed trail will be in two phases with phase one going from Victory Park to Crystal Spring Road. The application should be completed and submitted by June 30.

The Planning Commission was approached by Mark Cloussy to write a letter of support for a 911 Memorial trail that will go from Shanksville, PA through Mifflin County to New York and then to Washington DC. The request was on behalf of the Allegheny Ridge Corp. Some of the Planning Commission members expressed concern about providing a letter with such little information. The Commission decided not to vote on this request, with the majority concurring that a general letter of support was appropriate.

Dan mentioned about another group the Western PA Conservatory has recently reached out for a letter of support for their grant application. They are doing a proposal to reduce sediment and erosion to reach the Chesapeake Bay. Bill stated that when we normally write letters of support we have more information. They wanted a letter of support showing this proposal was consistent with our comprehensive plan. It was agreed that a letter would be written and sent.

Bill announced the resignation of Grant/Office Manager, Nicole Singer, due to other employment.

Adjournment

The meeting adjourned at 4:55 p.m. upon a motion by Tyler Gum that was seconded by Jim Spendiff.