

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, JUNE 26, 2008**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Jim Spendiff, Chairman  
John Pannizzo  
Dan Dunmire  
Don Kauffman  
Neal Shawver  
Kay Hamilton  
Susan Heimbach  
Brent Miller

Others

Doug Weikel, HRG  
Tom Garver, Burnham Borough  
Karen Michael, PennDOT  
Kiernan Schalk, The Sentinel  
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**

Neal Shawver made a motion to approve the minutes of the May 22, 2008 meeting. Kay Hamilton seconded the motion. All members voted aye.

**Item #4 – PennDOT Area Projects Update**

Bill Gomes introduced Karen Michael, Assistant District Executive for Design, of PennDOT, who gave a presentation on projects in Mifflin County. Karen explained that PennDOT's District 2-0 covers nine counties including Mifflin, Juniata, Centre, Clearfield, Clinton, Cameron, Elk, McKean and Potter Counties. She gave an overview of projects under construction in Mifflin County, which included the Monument Square Streetscape Project in Lewistown Borough, T-702 Schoolhouse Road bridge project in Oliver Township, curve flashing devices for Seven Mountains and Twin Bridges safety project and S.R. 22-A09 Lewistown Narrows highway project. Karen also discussed upcoming projects, which included the S.R. 305-A01 Little Kish Creek bridge project in Union Township and S.R. 2002-A03 Belltown Run bridge project in Decatur Township. Future projects in Mifflin County included the S.R. 2007-A01 Kish Creek bridge replacement project in Lewistown Borough, S.R. 1005 Honey Creek bridge rehabilitation project in Brown Township, S.R. 3017 Beaver Dam Run bridge rehabilitation project in Wayne Township, US 22/322 Kish Creek and ConRail bridge rehabilitation project in Lewistown Borough, US 322 Twin Bridges rehabilitation project in Brown Township, S.R. 2001-A02 Jacks Creek bridge project in Derry Township, S.R. 1002-A02 Honey Creek bridge project in Armagh Township and S.R. 1005-A03 Bucks Run bridge project in Burnham Borough.

**Item #6 – Committee Reports**

Subdivision and Land Development Committee Plan Reviews: Dan Dunmire presented the Subdivision and Land Development Review Committee's report. There were 11 plans reviewed. There were 2 plans under the Mifflin County Subdivision and Land Development Ordinance. The following plans were recommended for conditional approval: Terry W. & Diane E. Harshbarger subdivision in Bratton Township and Lyle E. McVey plan in Wayne Township.

There were 9 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: Ner M. Hostetler subdivision in Armagh Township, Else B. Hostetler subdivision in Brown Township, Sheetz at Burnham land development in Burnham Borough,

Derry Heights Phase II land development in Derry Township, James Watson subdivision in Derry Township, Central PA Dock & Door, LLC land development in Derry Township, Snyder Family Real Estate, LP subdivision in Derry Township (sketch plan), Vogt Lot 3 subdivision in Granville Township and Vogt Lot 4 subdivision in Granville Township.

Bill Gomes and Mark Colussy first discussed the Terry W. & Diane E. Harshbarger subdivision in Bratton Township. There was discussion about the required signatures on the application, as well as the submission of the plan to Bratton Township. It was clarified that the Township did receive the plan. Bill summarized the narrative, and Mark presented the recommended conditions for approval. After some discussion, a condition was added to indicate a letter from Bratton Township regarding sewer availability would be required. There was some discussion about access, right-of-way and potential further development of the property.

The Sheetz at Burnham land development in Burnham Borough was discussed. Since an updated plan was received the day of this meeting, updated comments were provided to the Planning Commission, and photos of the property were reviewed. Mark Colussy summarized the updates to the plan, which addressed most of the preliminary comments. The comments about the property being located at the flood fringe in Burnham, right-of-way, the outstanding traffic impact study, a private driveway, the number of handicapped parking spaces, traffic circulation, highway occupancy permit, sight triangles/distance were discussed. A comment was added about ingress and egress for tankers. Another comment was added to recommend that Burnham Borough wait for the traffic impact study results to take action on the plan. A comment was also added about the stormwater management plan meeting the Kishacoquillas Creek Watershed Stormwater Management Ordinance.

The Derry Heights Phase II land development in Derry Township was also discussed. Dan summarized the plan narrative, and the Planning Commission viewed photos of the property. Bill gave an overview of the property and proposed improvements, which included a restaurant, hotel and movie complex. Bill indicated that the project would be resubmitted with all three improvements on one plan, and a traffic impact study would be done. There was also some discussion about the short ramp at the Burnham exit and the effects further development may have on the exit. Bill clarified that the comments presented at this time were preliminary, and no action should be taken at this time since this was a sketch plan.

Mark reviewed the Central PA Dock & Doors, LLC land development in Derry Township. Mark reviewed the purpose of the plan and the comments. Bill discussed additional right-of-way along Ferguson Valley Road. The comment regarding right-of-way was modified to indicate additional right-of-way should be obtained when subdividing the property rather than with the land development. The driveway entrance on Ferguson Valley Road was also discussed.

Mark also reviewed the Lyle E. McVey plan in Wayne Township. He indicated the purpose for the plan was to add a third residence on the property. Mark discussed the comments about the private drive and the driveways from that private drive, Clean and Green, access, floodplain, soils and street names. He also mentioned a Component 1 to DEP would be necessary due to the number of houses on the property.

A waiver request was pending for the dimensional information on the Lyle E. McVey plan in Wayne Township. Kay Hamilton made a motion to approve the waiver from the dimensional information if received. Neal Shawver seconded the motion. All members voted aye.

Dan Dunmire made a motion to conditionally approve the plans under the Mifflin County Subdivision and Land Development Ordinance. Susan Heimbach seconded the motion. All members voted aye.

Dan Dunmire made a motion to approve the comments and recommendations as presented and discussed for the plans under municipal ordinances with the exception of the sketch plan for the Snyder Family Real Estate, LP subdivision in Derry Township and the Derry Heights Phase II land development in Derry Township for which no formal action was taken. Neal Shawver seconded the motion. All members voted aye.

The Subdivision Review Committee report:

**Name of Plan: Hostetler, Ner M.**

**Tax Map #: 12-05-103BB**

**Applicant Name: Hostetler, Ner M.**

**Plan Preparer: Wright Land Surveying**

**File Number: 2008-06-009**

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

**Land Owner Name: Hostetler, Ner M.**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 15 for a single-family residence to be served by a privy and private well. Soils testing was done to comply with long-term sewage disposal planning. The residual tract of 30.000 acres has the existing house and privy. Lots 2-13 were approved in 1986 as Mil-Edge Estates, recorded in Plat Book 14, page 66. Lot 14 was approved in 2007 as part of the David Sharp Subdivision.

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. (HaB, HcB)*

*Cartway Widths - The cartway width for Hill Street and Burdock Lane should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.11).*

*PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required for new driveways in Armagh Township, and a copy should be provided to the Armagh Township Planning Commission. The proposed location for driveway to access Lot 15 should be shown on the plan. Also, the driveway for the residual tract should be shown on the plan.*

*Shared Driveway - 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."*

*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.*

*DEP Sewage Planning Module - Considering the total number of lots subdivided from the parent tract, this could trigger a major sewer planning module from DEP.*

Other Comments:

1. All significant man-made features within 50 feet of the property should be shown on the plan. It appears, based upon aerial photography, that this could be the case for Lots 1-11.

2. Abutter information should be provided (See section 6.302.a 16 & 17 of the Armagh Township Subdivision and Land Development Ordinance).

3. Based upon County GIS files, Burdock Lane stops near the Hostetler driveway. However, according to the surveyor, the GIS files are not up to date since Burdock Lane does reach Lots 14 and 15. Lot 14 was part of a subdivision approved in 2007. It was recommended to the surveyor to clarify on the plan that Burdock Lane does tie in with Lot 14 and show how it serves as the frontage for Lots 14 and 15 instead of the ordinance width requirement of 125 feet.

4. Since three lots will now be sharing the private right-of-way, at what point will the property owner have to upgrade Burdock Lane to meet township road standards?

**Name of Plan: Harshbarger, Terry W. & Diane E.**

**Tax Map #: 13-09-221**

**Applicant Name: Kanagy, Gregory**

**Plan Preparer: Taptich Engineering and Surveying**

**File Number: 2008-06-002**

**Municipality: Bratton Township (County Ordinance)**

**Land Owner Name: Harshbarger, Terry W. & Diane E.**

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next 90 days. 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.

Plan Summary: This project involves the subdivision of one (1) lot from Tract No. 1 of the reference lands of Terry W. Harshbarger. Current Parcel A (2.3773 Acres) is to become part of the lands of Gregory A. Kanagy. The residue (5.7745 Acres) has an existing house (and other improvement) and a domestic water source. Access to Current Lot #1 and the residue will be via S.R. 103.

Review Comments (List from Review Committee):

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

*Right-of Way Widths - The right-of-way width for Plank's Lane should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). The right-of-way along S. R. 103 is only 33 feet.*

*Cartway Widths - The cartway width for Plank Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). The cartway width along S. R. 103 is only 25 feet which is more in line with a local road instead of an arterial.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Mifflin County 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 is contingent upon receiving an approval from DEP following the filing of this form.*

*Sewage Service - It is not clear from the plan that there is public sewer other than sanitary manhole locations. If there is public sewer to service the lots along S.R. 103, it should be noted on the plan and sewer lines so indicated as well. Additionally, if public sewer is required, a letter from the municipality acknowledging availability of public sewer should be submitted to the Mifflin County Planning Commission from Bratton Township.*

*Water Service - The water supply location should be noted on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A20). 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.*

*Required Signatures on Application - The landowner's signature needs to be on the subdivision application form. This needs to be signed to verify there is authorization for this subdivision.*

*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. (Mifflin County Subdivision Ordinance Sections 7.302.A5, A7 and A9) The plan does not provide all property dimensions of the Kanagy property.*

**Other Comments:**

- 1. The plan appears to show one shed split between the Kanagy and French properties.*
- 2. The plan narrative mentions Tract 1, but Tract 1 is not listed on the plan.*
- 3. The Lot Addition statement as provided in Section 7.302.A22 of the County Subdivision Ordinance is not included on the plan.*
- 4. If further subdivision of the property along Plank Lane occurs in the future, this will cause potential access problems. The applicant should be aware that if further subdivision activity is to occur, they must meet provisions of the Mifflin County Subdivision and Land Development Ordinance, including road standards.*

**Name of Plan: Hostetler, Else B.**

**File Number: 2008-06-010**

**Tax Map #: 14-09-106**

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

**Applicant Name: Hostetler, Else B.**

**Land Owner Name: Hostetler, Else B.**

**Plan Preparer: Wright Land Surveying**

**Action Taken:** *The County provides comments only.*

**Plan Summary:** *This plan proposes to create lot for a single-family residence to be served by a privy and private water supply. The purpose is to split the farm so that the two Hostetler brothers may each own equal shares. The residual tract, Lot 1, has an existing house and privy with no new 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.*

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

*PennDOT HOP/Municipal Driveway Permits - As noted on the plan, 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 Brown Township Planning Commission. Clear sight triangles and sight distances should be shown on the 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 Brown 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 and Brown Township Planning Commission. Plan approval is contingent upon receiving an approval from DEP following the filing of this form.*

*Water Service - If there is a well or spring serving Lot 1, it should be identified on the property plan (See Section 7.302.A.1 of the Brown Township Subdivision and Land Development Ordinance).*

Other Comments:

1. It appears, based upon aerial photography, there could be a structure within 50 feet of the property on T.M. 14-11-107. All significant man-made features within 50 feet of the property should be shown on the plan (See Section 7.202.A.10 of the Brown Township Subdivision and Land Development Ordinance).
2. Abutter information should include deed book and page numbers as well as tax parcel numbers (See Section 7.302.a.17 of the Brown Township Subdivision and Land Development Ordinance).
3. Barville Road and East Back Mountain Road both only have an 18 foot cartway.
4. The plan should note the location of the privy on Lot 1.

**Name of Plan: Sheetz at Burnham**

**File Number: 2008-06-006**

**Tax Map #: 8-7-103**

**Municipality: Burnham Borough (Municipal Ordinance)**

**Applicant Name: Sheetz, Inc. Attn. Brian Soyka**

**Land Owner Name: Smith's Gulf Service**

**Plan Preparer: PennTerra Engineering, Inc.**

Action Taken: The County provides comments only.

Plan Summary: Sheetz, Inc, is proposing a land development for a 4,056 square-foot convenience store on tax parcel 8-07-103 located at the intersection of Freedom Avenue and Logan Boulevard in Burnham, The existing property, which the Smith Gulf and Towing is located on, contains 0.836 acres, is zoned C-1, General Commercial. The First National Bank, (formerly Omega Bank) abuts the property on the northwest side. A private drive owned by Weis Markets, Inc, is located on the northeast side. The property is also located within the Flood Fringe area of the Burnham Floodplain Overlay district. A waiver was received from the Burnham Borough Zoning Hearing Board regarding the Floodplain Overlay Districts requirements for the floor and freeboard elevations for the proposed building's floor elevation. The proposed convenience store will have four gasoline pump stations. Each station serves two vehicles, one on each side. There will also be an air station and kerosene station on-site, Twenty -five parking spaces will be provided including one handicapped van accessible space. The existing entrances will be removed from the site during construction and two new accesses to the site are proposed. One will be at Logan Boulevard near the First National Bank, property line. A PennDOT Highway Occupancy Permit will be required for this access. The second access will be from the private driveway at the northeast side of the property. The majority of the driveway is owned by Weis Markets, Inc. while one small variable width sliver adjacent to the existing Uni-Mart is owned by Russell National Bank, of Lewistown, (First National Bank). Access easement agreements with both Weiss Markets and First National Bank are currently in the process of being prepared. Access to the proposed dumpster will also be off of the existing private driveway. New sidewalks will be installed in the right-of-ways of both streets where the exiting entrances and walls were removed and not replaced by new entrances. New water and sanitary sewer laterals will be installed from the existing service mains that are located along Logan Boulevard. Electric service will be provided from the existing service near the First National Bank property line at Logan Boulevard. The stormwater management system will collect the run-off from the site and convey it to the existing storm inlet located in the right-of-way at the Logan Boulevard / Freedom Avenue intersection. "Snout" oil/debris separators will be installed at the on-site downstream stormwater inlet for the run-off prior to it leaving the site. Site lighting is proposed at the perimeter of the property and under the fuel island canopy. Onsite perimeter landscape plantings are proposed at both entrance areas and at the Logan Boulevard / Freedom Avenue intersection area.

Review Comments (List from Review Committee):

**Floodplain -** The property lies within the 100-year floodplain. This information should be noted on the plan as well as the verdict by the Zoning Hearing Board to allow this site to be developed. Otherwise, development of this property will have to adhere to Section 610 of the Burnham Borough Zoning Ordinance. Specifically, the subsection on anchoring should be adhered to for safety reasons. All structures, ducts, pipes, and tanks shall be firmly anchored to prevent flotation and be built to prevent collapse. \*The Variance by the Burnham Borough Zoning Hearing Board information has been added to the plan as a note.

**Right-of Way Widths -** The right-of-way width should be shown on the plan for Freedom Avenue and the Private Drive (See Section 502.3.M of the Burnham Borough Subdivision and Land Development Ordinance). \*The right-of-way width for Freedom Avenue was added to the plan. The plan and applicant make no indication of establishing a right-of-way for the existing private drive.

**Cartway Widths -** The cartway width should be shown on the plan for Freedom Avenue and the Private Drive (See Section 502.3.M of the Burnham Borough Subdivision and Land Development Ordinance). \*The cartway width for Freedom Avenue was added to the plan. The cartway width at the entrance of the private drive is still in question. PennDOT HOP/Municipal Driveway Permits - A PennDOT Highway Occupancy Permit (HOP) is required for access onto S.R. 1005 as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to Burnham Borough. \*A note was added to the plan that references this requirement.

Additionally, clear site triangles and sight distances should be on the plan for both exits.

**Shared Driveway -** A shared driveway agreement for the private right-of-way on the Northeast side of the property 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." \*A note was added to the plan referencing an agreement that will be established. Once established, the recording information will be added to the plan.

Street Names - If multiple properties are using the Private Drive, then the drive needs to be named. Street names are to be coordinated with the County GIS (Mapping) Department for the private drive. There is a fee associated with the street naming. The applicant believes a street name will not be required but the Planning Commission recommends the applicant confirm this with the GIS Department. \*According to the GIS Department, a street name for the private drive is not required unless this is considered a primary access.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.1.D and 403.2.B of the Burnham Borough Subdivision and Land Development Ordinance. \*According to the project engineer, no existing deed restrictions or easements were found. The application states that proposed easements are being prepared. Upon completion, the easements should be provided. Other than a temporary construction easement, what other easements are proposed? This information should be explicitly noted on the plans. \*The proposed easements that will be established in reference to the plan have been added as a note to the plan.

DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer has been 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 Burnham Borough. \*The request was sent to the Borough.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to Burnham Borough. \*The request was sent to the Borough.

Signature Blocks on Plan - Signature blocks should be on the plan for the Mifflin County Planning Commission. \*A signature block has been added to the plan.

Other Comments:

1. The plans have not been certified by a professional engineer. The seal area is blank. \*The certification has been signed and the final draft will be stamped prior to recording.

2. A plan narrative that was provided via email should be on the plan. \*The narrative has been added to the plan.

3. Considering this facility definitely will affect traffic patterns on the state route and an intersection with a high average daily traffic, a traffic study is recommended and may be required by PennDOT. The study should be reviewed by the township engineer. \*The traffic study is being prepared and will be submitted upon completion to the Borough engineer for review.

4. An internal circulation diagram should be provided to insure safe vehicular movement through the site. This plan should also provide travel widths for internal traffic. \*A separate 8.5" x 11" diagram was submitted, and internal traffic widths have been added to the plans. This circulation plan is not adequate and should be properly displayed on a full sheet.

5. The plans should be reviewed by the Borough Engineer to review traffic patterns as well as Stormwater Management Plans. \*Only stormwater plans have been reviewed by the Borough engineer. This property is within the Kish watershed and subject to the Kish Creek Stormwater Management Ordinance.

6. The Mifflin County Conservation District should review the Erosion and Sedimentation Plans. \*The plans have been submitted for review.

7. Considering the owner of the property is Smith's Gulf Service, will the property be rented? If Sheetz intends to buy the property, the owner information on Sheet 2 will need to be updated. \*Smith's Gulf Service will remain the owner when the plan is recorded. The property transfer will not occur until afterwards.

8. Are there any fire hydrants existing on the property? It is recommended to consult with the Fire Marshall to see if a hydrant is needed. According to the applicant, there is a fire hydrant on the abutting bank property, but the applicant will still consult the Fire Marshall. \*The plan view has been expanded to show the location of the closest fire hydrant. The plan has been submitted to the Fire Marshall for review.

9. Will there be limited exiting onto Logan Boulevard? There should be consideration of only allowing right turns for those exiting from southwest exit. \*According to the project engineer, it is the developers intent to have full access onto Logan Boulevard. The Planning Commission is still awaiting the traffic study to ensure limited access will not be required.

10. Proposed building height information should be provided. \*The building height information has been added to the plan.

11. Information on business signage needs to be provided to insure the proposal meets Section 602 of the Burnham Borough Zoning Ordinance. \*A note has been added to the plan referencing the zoning ordinance section.

12. The plan states on Sheet 2 in Note 3D that two handicap spaces were provided, yet the plans only appear to show one handicap space. Please clarify. \*Only one space has been provided and the updated plans have been revised.

13. Delivery truck unloading locations should be considered. Is there a place for a truck to unload without upsetting traffic circulation? \*A separate 8.5" x 11" sheet was provided to show the unloading possibilities. According to the applicant, unloading times will also be at non-peak hours. The Planning Commission is concerned whether there are adequate provisions for fuel delivery trucks onto the site as proposed.

14. Dimensional information for the intersection of the private drive and Freedom Avenue should be provided. This information should include radius information.
15. The distance from the entrance from the proposed entrance to the entrance of the abutting bank property should be provided. \*The distances between the centerlines have been provided on the plans.
16. Based on a site visit on 6/23/08, it appears there could be a very limited stacking ability on the private drive between Freedom Ave and the proposed entrance to site. Limited access to exit onto the private drive should be considered. \*According to the engineer, the developer requires full access to and from the site. The Planning Commission is still awaiting the submission of the Traffic Impact study to ensure limited access will not be required.
17. Has PennDOT been contacted or involved in the process? \*According to the project engineer, PennDOT will review the Traffic Impact Study and the highway occupancy application for access onto Logan Boulevard. The Planning Commission requests an update on PennDOT comments upon receipt.
18. Is the retaining wall that is to be removed between the site and the abutting Bank property to be replaced? \*According to the project engineer, the site will be regraded - eliminating the need for a retaining wall.
19. The Mifflin County Planning Commission recommends that Burnham Borough delay official action on this project until a complete traffic study has been submitted and reviewed by the Borough Engineer.

**Name of Plan: Derry Heights Phase II**

**File Number: 2008-06-001**

**Tax Map #: 16-001-113A**

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

**Applicant Name: Burnham Heights, L.P.**

**Land Owner Name: Burnham Properties LP**

**Plan Preparer: Tuscarora Land Surveying**

Plan Summary: This plan proposes the development of a Damon's Restaurant from the property of Burnham Properties (See Deed Ref. Bk. 553 p. 2213). The lot is located along Ferguson Valley Road and in the area zoned General Commercial. Public water and sanitary sewer service will be provided for the lot.

Review Comments (List from Review Committee):

*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 is considered a hydric soil and found here as well as on the adjoining property.*

*Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width for Ferguson Valley Road should be shown on the plan. (Section 403.2G). If there is a proposed private lane, then a private road agreement should be in place detailing responsibility for maintenance as well as access provisions unless this will be taken over by the township. Otherwise, a developer's agreement should be established.*

*Cartway Widths - The cartway width for Ferguson Valley Road and private lane should be shown on the plan (Township Subdivision and Land Development Ordinance, Section 403.2G). Road profiles need to be developed for the private lane and reviewed by the township engineer.*

*PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required, and a copy should be provided to the Derry Township Planning Commission. There is a sight visibility concern at this proposed entrance that needs to be reviewed by the Derry Township Engineer.*

*Street Names - If more than one use is proposed along the proposed lane, then it should 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 402.2G 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 Derry Township Planning Commission.*

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

*Required Signatures on Application - The subdivision application form should be signed by the municipality.*

Other Comments: These are preliminary comments.

1. If there are plans for a hotel or movie theater, they will need to go through a conditional use hearing.
2. There are no provisions for off-street loading as provided under Section 313 of the Derry Township Zoning Ordinance.
3. It is not clear that the off-street parking provisions under Section 312 of the Township's Zoning Ordinance have been met.
4. There is no signage listed on the plan to insure the proposal meets Section 315 of the Township Zoning Ordinance.
5. The plan has no traffic circulation plan, including travel lane width and parking space dimensions.
6. There should be a landscape plan that meets Section 314 of the Township Zoning Ordinance.
7. The plan note lists minimum and maximum provisions as specified in the Township Zoning Ordinance without specifying what this development will actually have.

8. *The plan mentions a stormwater plan but no plan is available for review by the township engineer.*
9. *The Riden subdivision which adjoins this property was approved in 2002 with a private road and cul-de-sac proposed. Neither the road or cul-de-sac were developed yet this road comes in at approximately the same location as the proposed road on the Derry Heights Plan. The roads seem to parallel each other. Will the road on the Riden property be constructed and how will it affect the proposed road on the Derry Heights Plan? This issue needs to be resolved before there is a conflicting access arrangement. Also information on the Riden plan should be listed since the new plan appears to show a lot merger, but in 2002 it was three separate lots.*
10. *There should be an Erosion and Sediment Control Plan, which needs to be reviewed by the Mifflin County Conservation District.*

**Name of Plan:** *Watson, James*

**File Number:** *2008-06-005*

**Tax Map #:** *16-04-112-F*

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

**Applicant Name:** *Watson, James*

**Land Owner Name:** *Watson, James*

**Plan Preparer:** *Roth Surveying Service*

**Action Taken:** *The County provides comments only.*

**Plan Summary:** *No narrative provided.*

**GENERAL NOTES**

1. *Total area being subdivided = 11.66 acres.*
2. *Total number of lots = 2.*
3. *Lot 5-A a proposed 2.97 acre parcel is to be used for construction of additional billboards, no new sewage or water facilities are required for this parcel.*
4. *Lot 5-B the residue of 8.69 acres is proposed for the construction of a single family residence to be served by public sewer - See DEP Code No. A3-44907-145-3E and an individual well.*
5. *This site is not located in a designated flood hazard or wetland area.*

**Review Comments (List from Review Committee):**

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

*Right-of Way Widths - The right-of-way for Vermont Avenue does not meet the road provisions of Derry Township's Subdivision and Land Development Ordinance (Section 504.2). 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 for Vermont Avenue does not meet the road provisions of Derry Township's Subdivision Ordinance (Section 504.2). 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.*

*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 has been 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 for Lot 5-B should be submitted to the Mifflin County and Derry Township Planning Commission.*

*Water Service - Proposed well location for Lot 5-B should be shown on the plan (See section 402.2.S of the Derry Township Subdivision and Land Development Ordinance).*

**Other Comments:**

1. *It appears, based upon the "site data", that a Zoning change has been requested. If this request is combined with this subdivision, it needs to be more explicit. This is a perfect case where a narrative would be helpful.*
2. *If there are any man-made features on and within 50 feet of the property, they should be shown on the plan, such as electric poles, water mains, sewer lines, etc. (See Section 402.2.J of the Derry Township Subdivision and Land Development Ordinance).*
3. *Billboards in the commercial zone require a conditional use hearing. If approved, however, billboards cannot be within 100 feet of each other. See section 408 of the Derry Township Zoning Ordinance for additional information on billboards.*

**Name of Plan:** *Central PA Dock & Door, LLC*

**File Number:** *2008-06-007*

**Tax Map #:** *16-04-105S*

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

**Applicant Name:** *Central PA Dock & Door, LLC*

**Land Owner Name:** *Central PA Dock & Door, LLC*

**Plan Preparer:** *Sarge Engineering and Surveying*

**Action Taken:** *The County provides comments only.*



Plan Summary: This proposal is a Land Development Plan for the construction of a 6,000 square foot building for the use of Central PA Dock and Door, LLC. The 1.927 acre Lot is located on the Eastern side of the intersection of Ferguson Valley Road and Rothemel Drive.

Review Comments (List from Review Committee):

*Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width for Ferguson Valley Road is substandard (Section 504.2.). At a minimum, 8.5 feet should be provided by the applicant. This process should have been done at the time of the original subdivision.*

*Cartway Widths - The cartway for Ferguson Valley Road does not meet the road provisions of Derry Township's Subdivision and Land Development Ordinance (Section 504.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway width should be provided by the applicant as a condition if there is future development along this road.*

*PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required for new driveways in Derry Township, and a copy should be provided to the Derry Township Planning Commission. It is recommended that the Township Roadmaster review the plans.*

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

*DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer has been 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. Since there is an entrance to the proposed building from Rothemel Drive, why is there a need for second opening onto Ferguson Valley Road? There is a potential safety concern with access off of Ferguson Valley Road considering the poor visibility at the site. An alternative suggestion by the Derry Township Planning Commission was proposed limiting access from Ferguson Valley Road to the site. The suggestion was to widen the radius, thus moving the access further south on the site, away from the top of the hill. The access would be for a limited one way entrance from Ferguson Valley Road, if approved by the Roadmaster, and has appropriate signage to prevent left-hand turns into the site.

2. Will this access opening off of Ferguson Valley Road be aligned with Clover Avenue? Misaligned intersections may cause hazardous conditions.

3. One-way entrances will need to be clearly marked with proper signage.

4. Additional information should be provided regarding the 20 foot waterline easement through the property.

5. According to the surveyor, a stormwater plan is being prepared. This plan needs to be reviewed by the Township Engineer.

6. The Mifflin County Conservation District should review the Erosion and Sedimentation plan.

7. Are there any fire hydrants in the area? The applicant should consult the Fire Marshall to see if a fire hydrant should be provided.

8. The plan does not indicate provisions for off street loading facilities. Off street loading provisions should be considered, as provided under Section 313 of the Derry Township Zoning Ordinance.

9. Are there provisions to meet the landscaping requirements in Section 314 of the Derry Township Zoning Ordinance?

10. Signage information should be provided to insure the proposal meets Section 315 of the Derry Township Zoning Ordinance.

**Name of Plan: Snyder Family Real Estate, LP**

**File Number: 2008-06-011**

**Tax Map #: 16-03-109/16-03-109C**

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

**Applicant Name: Snyder Family Real Estate, LP**

**Land Owner Name: Snyder Family Real Estate, LP**

**Plan Preparer: Tri-Tech/Wagner Engineering & Surveying**

Action Taken: The County provides comments for the conceptual plan. The Planning Commission is reserving the right to review the final plans.

Plan Summary: The purpose of this minor subdivision is for a Lot Addition to the existing lands of Eugene and Mildred Williams. (Lot 1A) Lot 1B is being subdivided as part of the Estate planning.

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.*

*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 hydric soils. The hydric soils information should be shown on the plan. (AoC)*

*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). The setbacks in the Forest District are 50 feet from all property lines. It appears that the proposed lot configuration for Tract 1B would place the garage within the building setback area. This should be addressed.*

*Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width should be shown on the plan for all private drives and Edwardtown Road, which serves as the connection to the public road system (Section 403.2.G). Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width for Wilderness Drive is substandard (Section 504.2). Providing additional right-of-way should be considered.*

*Cartway Widths - The cartway width should be shown on the plan for all private drives and Edwardtown Road (Derry Township Subdivision and Land Development Ordinance, Section 403.2.G).*

*Private Street - The following note shall be included on the plan regarding the use of a private street: "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 Derry Township 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."*

*Deed Restrictions and Easements - According to the application, there are known deed restrictions or easements associated with the property. In which case, deed restrictions and easements associated with the property 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 - Considering no new development of the residual tract seems to be occurring at this point, including sewage testing, a copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided for the residual property. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. As presented, a future Land Development Plan will need to be submitted if the residual tract is to be developed.*

*Sewage Service - The septic field location for Tract 1B should be shown on the plan (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance).*

*Signature Blocks on Plan - Signature blocks should be on the plan for the Mifflin County Planning Commission and Derry Township. The Mifflin County Planning Commission Signature Block should be changed to "Reviewed by the Mifflin County Planning Commission" instead of "Approved".*

*\*Preliminary Comments: \*Note that these comments should be considered preliminary. The Planning Commission is asking to reserve the right to review the final plans submitted.*

- 1. A Zoning Boundary traverses the center of the property between the Forest District and the Rural District. This boundary should be shown on the plan.*
- 2. According to County GIS records, Michael's Lane does not extend to Tract 1B, as shown on the plans. Please confirm.*
- 3. Lot design should be reconsidered. Given the fact that the gap between the proposed lot addition of T.M. 16-03-109C and Tract 1B is approximately 15 feet at its narrowest, it renders the entire wedge shaped area behind the gap useless. As presented, this portion of the lot will unlikely to be approved for further subdivision or development.*
- 4. Tract boundaries including bearings and lengths in feet and hundredths of a foot should be shown on the plan for the entire property (See Sections 403.2. F and N of the Derry Township Subdivision and Land Development Ordinance).*

**Name of Plan: Vogt Lot 3**

**Tax Map #: 17-05-114-B**

**Applicant Name: Vogt, David**

**Plan Preparer: Roth Surveying Service**

**Action Taken:** The County provides comments only.

**Plan Summary:** No narrative provided.

**GENERAL NOTES**

- 1. Total area being subdivided = 12.451 acres.*
- 2. No new lots are being created.*
- 3. Lot 3-A the residual parcel of 6.264 acres contains a single family residence served by an on-lot sewage system and an individual well.*

**File Number: 2008-06-003**

**Municipality: Granville Township (Municipal**

**Land Owner Name: Vogt, David**

4. Lot 3-B a 6.187 acre tract shall be a lot addition to the lands of Alan D. and Betsy S. Gordon, (Tax Map 17-05, Parcel 114-B and may not be conveyed or developed independently.

5. This site is not located in a designated flood hazard or wetland area.

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.*

*Topographic information - Topographical contours at vertical intervals are required by the Granville Township Subdivision and Land Development Ordinance (Section 6.202.a.7). Considering this is a lot addition, this requirement should be asked to be waived.*

*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. The hydric soils information should be shown on the plan.*

*Cartway Widths - Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width for Ridge Runner Lane is substandard (Table 1). This is problematic for emergency vehicle access.*

*PennDOT HOP/Municipal Driveway Permits - Is there an existing Highway Occupancy Permit (HOP) in place for Ridge Runner Lane's access to S.R. 3044? If not, Penn DOT may require a new HOP.*

*Private Right-of-Way - Is there a private right-of-way agreement in place for Ridge Runner Lane? If not, one should be put in place. Also, it should be noted that Granville Township nor Mifflin County will be responsible for maintaining the private drive.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Granville Township Subdivision and Land Development Ordinance. According to the surveyor, there are 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. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.*

*Water Service - The water supply location for Lot 1 should be noted on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Sections 6.202.a.10 and 3.213.a).*

*Signature Blocks on Plan - Signature blocks should be on the plan for the Mifflin County Planning Commission as provided in the Pennsylvania Municipalities Planning Code.*

Other Comments:

1. Lot 1 has a different tax map number, according to County Tax Assessment records. Lot 1 should be T.M. 17-05-114D, not 17-05-114B.

2. The Location Map is very poor quality. Please provide a more readable location map. The map that has been provided is very hard to distinguish features and fails the purpose of a Location Map, which is to easily identify the location of the site.

**Name of Plan: Vogt Lot 4**

**Tax Map #: 17-05-114**

**Applicant Name: Vogt, David**

**Plan Preparer: Roth Surveying Service**

**Action Taken:** The County provides comments only.

**Plan Summary:** No narrative provided.

**GENERAL NOTES**

1. Total area being subdivided = 6.084 acres.

2. No new lots are being created.

3. Lot 4-A the residual parcel of 5.034 acres contains a garage and stable. This parcel was previously tested and approved for an on-lot sewage system and an individual well.

4. Lot 4-B a 1.050 acre tract shall be a lot addition to the lands of Alan D. and Betsy S. Gordon, (Tax Map 17-05, Parcel 114-B) and may not be conveyed or developed independently.

5. This site is not located in a designated flood hazard or wetland area.

Review Comments (List from Review Committee):

*Topographic information - Topographical contours at vertical intervals are required by the Granville Township Subdivision and Land Development Ordinance (Section 6.202.a.7). Considering this is a lot addition, this requirement should be asked to be waived.*

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

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

*Cartway Widths - Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width for Ridge Runner Lane is substandard (Table 1). This is problematic for emergency vehicle access.*

*PennDOT HOP/Municipal Driveway Permits - Is there an existing Highway Occupancy Permit (HOP) in place, allowing Ridge Runner Lane access onto S.R. 3044? If not, Penn DOT may require a HOP.*

*Private Right-of-Way - Is there an existing private right-of-way agreement in place for Ridge Runner Lane? If not, one should be put in place. Additionally, a note should be put on the plan stating that Granville Township, nor Mifflin County are responsible for maintenance of said private drive.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Granville Township Subdivision and Land Development Ordinance. According to the application, 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 has been provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.*

*Water and Sewage Service - The water supply and sanitary sewer system location should be noted on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Sections 6.202.a.10 and 3.213.a).*

*Signature Blocks on Plan - Signature blocks should be on the plan for the Mifflin County Planning Commission as provided in the Pennsylvania Municipalities Planning Code.*

**Other Comments:**

*1. Lot 1 and 4-A have different tax map numbers, according to County Tax Assessment records. Lot 1 should be T.M. 17-05-114D, not 17-05-114B and Lot 4-A should be T.M. 17-05-114G, not 17-05-114.*

*2. The Location Map is very poor quality. Please provide a more readable location map. The map that has been provided is very hard to distinguish features and fails the purpose of a Location Map, which is to easily identify the location of the site.*

**Name of Plan: McVey, Lyle E.**

**File Number: 2008-06-008**

**Tax Map #: 21-10-119**

**Municipality: Wayne Township-County Ordinance**

**Applicant Name: Miller, David**

**Land Owner Name: McVey, Lyle E.**

**Plan Preparer: Wright Land Surveying**

**Action Taken:** *The County approved the plan conditionally based on meeting the following conditions within the next 90 days. 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.*

**Plan Summary:** *This plan proposes to place a third single-family residence served by individual on-lot sewage disposal systems on the McVey property. No Subdivision is proposed. Access is from the Sugar Valley Road, T-301, which ends at the McVey property. All roads on the McVey property are private driveways and are to be continued to be maintained by the property owners. Currently spring water supplies the existing houses and a new well is proposed to be shared by all three residences.*

**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 - A portion of 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. Note 4 disagrees with the most recent FEMA floodplain mapping.*

*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 surveyor will place a notation on the plan.*

*Right-of Way Widths - The right-of-way width for Sugar Valley Road and McVeys Road should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6).*

*Cartway Widths - The cartway width for Sugar Valley Road and McVeys Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11).*

*Shared Driveway - Normally, a shared driveway agreement for the private right-of-way should be noted on the plan as provided in Section 4.205.G.4c of the Mifflin County Subdivision and Land Development Ordinance. However, the only users of the driveway are all on one property and all homes on the property are owned by the same family. A statement will be placed on the plan that states if the property is sold or subdivided, a shared driveway agreement will be established.*

*Street Names - The street name for McVeys road should be shown on the plan. This private drive is shown as a driveway on the plan. This should be clarified.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Mifflin County Subdivision and Land Development Ordinance. 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 "Component 1 Sewage Facilities Planning Module" should be submitted to the Mifflin County Planning Commission. Plan approval is contingent upon receiving an approval from DEP following the filing of this form.*

*Other Comments:*

- 1. The Property Plan is blurry. Considering this is the mode to show the property boundaries and abutters, this should be addressed.*
- 2. It appears, based upon County GIS records, there is a small stream that traverses the property. Please confirm. If so, the stream should be shown on the plan (See section 7.302.A.26 of the Mifflin County Subdivision and Land Development Ordinance).*
- 3. The plan does not show the acreage or property dimensions. This information could be placed on the property plan (See sections 7.302.A.5 and 7.302.A.7 of the Mifflin County Subdivision and Land Development Ordinance). The applicant will request a waiver since the property has a bounded deed. \*The waiver was approved by the Planning Commission pending receipt of request.*
- 4. The plan should show how private drives access a public road.*
- 5. If further development is to occur on the property, it will have to meet the provisions of the Mifflin County Subdivision and Land Development Ordinance, including road standards.*

Bill also discussed the Knarr railroad right-of-way that was discussed at a previous meeting. He provided the Planning Commission with a letter from the solicitor to the Knarrs' attorney. The Planning Commission's solicitor's letter indicated that since the townships in which the rights-of-way are located have their own subdivision and land development ordinances, it was his opinion that the Planning Commission should not take any type of role in this matter. There is no subdivision plan being submitted to the townships for which they need to seek a review or recommendation of the county, and he would hesitate to have the county give any type of advisory opinion on this since they have no jurisdiction.

**Item #7 – Public Comment**

Doug Weikel of HRG attended the meeting to give an update on the status of Phase II of the countywide Stormwater Management Plan. Doug reported that the Watershed Plan Advisory Committee (WPAC) met on June 17 to discuss the plan and the identified stormwater problem areas. The problem areas were distributed for review and comment. Current stormwater issues affecting some of the plans for review at this meeting were also discussed. The next WPAC meeting will be held in September at which time a draft of the modeling and conceptual solutions for the problem areas will be provided.

**Item #8 – Other Business or Comments**

Bill provided a letter from PennDOT regarding the confirmation of the Planning Commission being placed in the permit review process for highway occupancy permits (HOP). The letter indicated that PennDOT will return permit applications back to applicants if it does not have a reference or sign off that the Planning Commission has seen it. They will monitor the time an application takes to move through this process and respectfully request our diligence and timeliness of reviews so that it does not adversely affect their mandated review periods of the HOP process.

The meeting adjourned at 5:25 p.m. upon a motion by Dan Dunmire that was seconded by Neal Shawver.

mjs