

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, JUNE 26, 2014
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michele Bair
Dan Dunmire
Tyler Gum
Thomas Lake
Brent Miller
Dave Pennebacker
Neal Shawver
Jim Spendiff
Kent Spicher

Staff

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

Others

Lauren Kershner, Lewistown Sentinel
Karen Michael, PennDOT
Lucas Parkes, The EADS Group
Mark Torretti, Penn Terra Engineering

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

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

Introduction of New Member

Bill introduced the new board member, Tyler Gum. Tyler is replacing Mario Andrie who had to resign due to relocation of job. All Planning Commission members were present and introduced themselves, as well as, Lucas Parkes from The EADS Group.

Annual Transportation Update

Karen Michael from District 2 PennDOT was present to give her annual transportation update. She started her presentation with an update on the Act 89 provisions. Through this act, there has been an increase to liquid fuel funds to the municipalities. In 2014, \$946 million will be invested in state roads and bridges, public transportation, local roads and bridges, PA Turnpike expansion projects, multimodal fund and dirt/gravel/low-volume roads. The estimate for the next five years is an increase to \$2.3 – 2.4 billion and the creation of 50,000 jobs. In 2014, ACT 89 will provide the following in Mifflin County: resurfacing of PA 103 in the Pine Glen Area towards the Juniata Terrace, box culvert replacement on State Route 2004 over Tributary to Jacks Creek and box culvert replacement on State Route 4013 over Strodes Run.

Karen gave a summary of all completed, in process and upcoming transportation projects in Mifflin County as well as the proposed Potters Mills Gap project. The completed projects in Mifflin County for the past years consisted of one bridge rehabilitation, a betterment project on SR 22 in McVeytown, Phase IV enhancements of Monument Square and one box culvert.

She then reviewed the projects that are in process. The bridge replacement continues at the SR 1005-A04 Tea Creek and SR 2004-A02 box culvert Tributary to Jacks Creek. Bridge rehabilitation has started on SR 22 Bypass which includes eight bridge preservation projects.

The upcoming projects will begin with a bridge replacement SR 4013 box culvert in Granville Township and SR 4013 box culvert in Wayne Township with a let date of December 2015. Bridge replacements will

continue for several years on SR 3017 box culvert in Wayne Township, SR 22-A12 Messer Run, SR 2002-A01 Kish Creek, SR 3001-A Kish Creek, SR 2001-A03 Tributary Jacks Creek, and SR 2004-A01 Jacks Creek.

Karen concluded her program with an update on the Potters Mills Gap Project. She informed the Planning Commission of the environmental impacts the project will have in the area. She provided an overview of the process that has taken place for this project to move forward. Karen spoke on what the engineers had to take into consideration such as bridging the gap, acid bearing rock and air quality analysis. According to the schedule she provided, the bidding for phase one will begin in the fall of 2014. The project will not be fully complete until the year 2019.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed ten (11) applications on June 19, 2014. Ten of the applications were under municipal ordinance and one was under the county ordinance. The municipal ordinance plans were for Vera A. Harpster (*Burnham Borough*), Sheetz, Inc. (*Burnham Borough*), Allen H. and Danna J. Bingman (*Burnham Borough*), ELA Group, Inc. (*Derry Township*), Dean R. Wagner (*Derry Township*), Richard Macknair (*Derry Township*), Thomas J. Heller (*Derry Township*), Todd J. Kozak (*Lewistown Borough*), Ivan J. and Elsie Kauffman (*Menno Township*), and Rock Haven Church (*Union Township*). The one under the county ordinance was in Wayne Township for Daniel P. and Mary Sechrist. Jim would like to discuss three of the plans.

The first plan discussed was the Sheetz of Burnham. An engineer, Mark Torretti, from PennTerra Engineering was present to answer any questions brought up by the Planning Commission. The purpose of this plan is the development of a Sheetz convenience store with gas pump facilities on a .84 acre site, located at the northern corner of the intersection of Logan Boulevard and Freedom Avenue in the Burnham Borough.

The biggest questions were with transportation and traffic circulation. One of the requests made by the Commission was the need for a traffic circulation plan. The diagram should show if there is two way entrances and exiting and how cars and fuel delivery trucks can maneuver on the site. Mark Torretti commented that the trucks will enter the private drive from Freedom Avenue and will circle to the storage tanks and then exit via Logan Boulevard. He said, however, he wanted to reconfirm it with Sheetz.

Freedom Avenue is defined as a collector street, and a question was raised about the distance between the center line of the private drive and the center line of Freedom Avenue and whether it was adequate. PennDOT has reviewed and approved the traffic impact study and the Burnham Borough had no comments. Based on a review of the plan, there is a limited stacking area from the proposed entrance along the private drive to Freedom Avenue. One member stated that at peak times there is already a backup issue without Sheetz. Mark stated that the stopping point was less than 50 feet and said there are several ways to enter and exit the property. A question was brought up if there will be restrictions on which ways you can turn coming out of the property. Mark stated that it was looked at in the traffic study and PennDOT was fine with no restrictions.

Bill then brought up about the distance between the intersection of Logan Boulevard and the bank. Mark confirmed that the left turn lane for vehicle stacking at peak time was about 5 – 6 cars and there is 110 feet available. Unfortunately, the plan did not show the distance from the stop bar to the bank entrance but instead portrayed 271 feet, which is the distance from the center of the intersection of Logan Boulevard and Freedom Avenue to the bank entrance. A question was then raised about difficulties fuel trucks might have exiting from the back onto Logan Boulevard and that allowing trucks to exit through the bank lot might be easier. An easement agreement for the bank driveway exit has been granted by the bank, however, not the use of the parking lot.

Minor questions brought up were about the encroachment of the dumpster on the bank property. Another one was the height of the sign. Depending on the height of the sign, it could obstruct the vision of those exiting the property. Mark commented that it would not be on the pole because of the electric poles already existing. He wasn't sure what actually would be put up. Bill pointed out that the former site of Sheetz on Electric Avenue was .6 acres and this one is just slightly less than .9 acres.

Mr. Torretti said he would get back with the Commission on the traffic circulation plan and answer questions he was unable to.

There were no comments on this plan from the Burnham Planning Commission.

The second plan was for Rock Haven Church in Union Township. The purpose of this plan is to construct a framed 16,916 square feet single-story church facility and remove the existing facility upon construction completion. This plan shows that the subject site was subdivided into Lot 2, Lot 6A and 6B in 2008. The square footage of the building was clarified by the engineer. There is a canopy which makes the actual building to be 18,044 square feet. A well on the site will provide water to the church and not the school. In addition, there was a question on the number of parking spaces. They are required to have 96 parking spaces. The plan showed 116 spaces then a revised plan showed 109. The difference is the parking spots in front of the mobile home on Lot 6A. A comment will be added to remove the parking spots at the mobile home. The township engineer is reviewing the plan.

The final plan for review is one in Derry Township for Dean R. Wagner. At the Derry Township meeting, this plan was tabled. The main concern with this subdivision is the access. Lot 3 appears to be accessed by a driveway that crosses a private property of Myers Lane. Lot 4 appears to access Myers Lane by a driveway and then a proposed extension of Myers Lane that crosses the front of Lot 4 to then provide access to Lot 1. It also appears that Myers Lane provides access for two lots prior to this subdivision. Following this subdivision, it will serve more than two lots. Under the Derry Township Subdivision and Land Development Ordinance (Section 509.2) states no subdivision will be approved on a private street or road if more than two (2) lots already front on such street or road.

There was a comment added to the Todd Kozak plan in the Lewistown Borough. The comment added was with the right-of-way for the property was a road not an alley.

There was no further discussion of the eleven plans. Dan asked for a motion to approve the comments/recommendations of the Subdivision Review Committee on the 10 municipal plans. A motion was made by Neal and seconded by Kent. Members all voted aye. A motion was then made by Jim and seconded by Tom to conditionally approve the Daniel P. and Mary Sechrist plan under the County ordinance. Members all voted aye.

Subdivision and Land Development Municipal Reports

Burnham Borough (Municipal Ordinance)

Name of Plan: Vera Harpster
Municipality: Burnham Borough
File Number: 2014-06-02
Tax Map #: 08-020-0112
Applicant Name: Vera Harpster
Land Owner Name: Vera Harpster
Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes two Lots & two Lot Additions from the lands of Vera A. Harpster. Lot 2 is a proposed building lot. Lot addition #1 is a proposed lot addition from Vera A. Harpster to the lands of Kim Sowers. Lot addition #2 is a proposed Lot Addition from Vera A. Harpster to the lands of Mark A. Harpster.

Basic Plan Information

The abutters west of the subject parcels are not identified on the plan. (Borough of Burnham Subdivision and Land Development Ordinance Part 4 § 402.3.E.)

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan 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.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Borough of Burnham Subdivision and Land Development Ordinance, (Part 4 § 402.3.I.). Contours for subdivisions with no new proposed streets or rights-of-way may be waived by the Planning Commission.

Setback Lines

The setback lines should be shown on the plan not only in the plan notes as prescribed in the Burnham Borough Subdivision and Land Development Ordinance (Part 4 § 402 3.N. (3)).

Right-of Way Widths

Based upon the Borough of Burnham Subdivision and Land Development Ordinance, the right-of-way width of Dry Valley Road is substandard (Part 5 § 502. 3.).

Cartway Widths

Based upon the Borough of Burnham Subdivision and Land Development Ordinance, the cartway width of Dry Valley Road is substandard (Part 5 § 502.3.).

Private Street / 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."

Deed Restrictions and Easements

According to the surveyor, there are no known deed restrictions or easements associated with the property as noted in Note 2.

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. 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 Borough of Burnham Planning Commission.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Borough of Burnham Planning Commission. Borough of Burnham Subdivision and Land Development Ordinance (Part 4 § 403. I. J.)

Lot Addition

The total new deed area does not equal the sum of Lot Addition #1 and the existing acreage of Tax Parcel Map number 08-020-0112A. The lot addition statement in the plan note #4 is not completely correct, since it refers to lot addition #2 twice as not being a building lot instead of stating lot addition #1.

Features

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

*The Tuscarora Land Surveying representative indicated he will provide revised plans in response to the comments.

Burnham Borough (Municipal Ordinance)

Name of Plan: Sheetz, Inc.
Municipality: Burnham Borough
File Number: 2014-06-004
Tax Map #: 08-07-0103/08-07-011
Applicant Name: Sheetz, Inc.
Land Owner Name: Sheetz, Inc.
Plan Preparer: PennTerra Engineering, Inc.

Plan Summary:

The project known as Sheetz at Burnham proposes the development of a Sheetz convenience store with gas pump facilities on a 0.84 acre site, located at the northern corner of the intersection of Logan Boulevard and Freedom Avenue in Burnham Borough, Mifflin County. Proposed development activities include the construction a Sheetz Store (~4,700 sf.) with related parking, infrastructure, and utilities. The existing site contains a service station and related driveway/parking area. The site has been acknowledged as being 100% impervious coverage by the Burnham Borough Engineer; therefore, detention and BMP's for this site is unnecessary. The impervious coverage of the site is proposed to be reduced from 100% to 91.5%. The proposed inlets and

storm sewer designs have been prepared using the Rational Method for the development of peak discharges, and using the HYDRAFLOW STORM SEWERS software by Intellisolve. Rainfall data used throughout this report is based on the PDT-IDF chart for Region 2. Times of concentration for the storm sewer analysis were assumed to be 5 minutes unless otherwise noted.

Administrative

Is the Landowner's signature a representative of PIM LP?

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the signature is a representative of the PTM, LP.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan 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.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the tax parcel numbers have been adjusted as noted. See sheet 2.

The tax parcel number for the subject parcel is 08,07-0103. Also, the tax parcel number for the Russell National Bank is 08,07-0110A.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the tax parcel numbers have been adjusted as noted. See sheet 2.

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. Borough of Burnham Subdivision and Land Development Ordinance (Part 4 Section 402.2.D.)

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the seals of the engineer and surveyor which show their names have been added to Sheet 2. The seals will be signed prior to final plan approval.

Setback Lines

If the front setback fronts Freedom Avenue, then the side yards are parallel to the twenty (20) foot private drive and Logan Boulevard. The rear setback of five (5) feet is not labeled on the plan. It appears the building is on the rear property line and does not meet the rear setback. Please consult with the Borough regarding required relief from the Borough of Burnham Zoning Ordinance (Part 5 § 505.5.D.).

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the rear setback is adjacent to the private drive and is labeled on the plan. The side setback which is 0' is adjacent to the FNB property and is labeled on the plan. The building is offset of the side property line by 2".

Right-of Way Widths

Based upon the Borough of Burnham Subdivision and Land Development Ordinance, the right-of-way width of Freedom Avenue and the private drive should be shown on the plan. Borough of Burnham Subdivision and Land Development Ordinance (Part 4 § 402.3.M.)

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the right-of-way widths for Logan Boulevard are shown on the plan. The right-of-way of Freedom Avenue has been added to the plan. The private driveway is not a right-of-way but rather portions of properties. The width of those properties varies but can be Burnham Borough (Municipal Ordinance) scaled from the plan.

Cartway Widths

The cartway width of Freedom Avenue and Logan Boulevard should be shown on the plan Burnham Borough Subdivision and Land Development Ordinance, (Part 4 § 402.3.M.).

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the cartway widths for Freedom Avenue, Logan Boulevard and the private driveway have been added to the plan. See sheet 2.

PennDOT HOP / Municipal Driveway Permit

As shown in Project Note 13, 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 Burnham Borough Planning Commission.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates a PennDOT Highway Occupancy permit will be required for access at Logan Boulevard, (SR 1005). This has been acknowledged on the plan. See Note 13 on sheet 2. A copy of the permit will be provided once it is obtained.

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. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates a copy of the sewage planning module will be provided.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Borough of Burnham Planning Commission.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates a request for intent to serve has been sent to the sewer authority.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Borough of Burnham Planning Commission. (Borough of Burnham Subdivision and Land Development Ordinance Part 4 § 402.3.P.)

*The County received a copy of a letter from the Municipal Authority of the Borough of Lewistown (MABL) verifying the availability of public water.

Signature Blocks on Plan

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

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the correct Mifflin County Review Certificate has been added to the plan. See Sheet 2. However, the certificate is not correct.

Land Development

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. If fire hydrants are required as part of this land development, the provisions of the Borough of Burnham Subdivision and Land Development Ordinance (Part 6 § 602.9.) are applicable.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the plan has been forwarded to the Fire Marshal for their review and we are awaiting their comments. A traffic study was completed for the project. Has it been reviewed by the Borough Engineer?

*The letter dated June 25, 2014 from Penn Terra Engineering indicates copies of the Traffic Study were forwarded to the Burnham Borough for their review and comment while it was under review. As noted in the attached e-mail copy, Burnham Borough did not have any comments on the traffic study. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. The plans should clearly show if there is two (2) way entrances and exiting and how cars and fuel delivery trucks can maneuver on this site.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates a traffic circulation diagram will be provided.

E & S / Stormwater

Stormwater drainage provisions should be included on the plan submission. Has the Borough Engineer reviewed the stormwater management plan?

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the stormwater management plan is currently under review by the Burnham Borough. The E and S Plan has just received approval from the Mifflin County Conservation District. A copy of the approval letter will be forwarded to you.

Other Comments:

1. If Freedom Avenue is defined as a collector street, then the distance between the center line of the private drive and the center line of Freedom Avenue is inadequate, Borough of Burnham Subdivision and Land Development Ordinance (Part 5 § 501. F.D.). Also based on a previous site visit there appears to be a limited stacking area from the proposed entrance along the private drive to Freedom Avenue. Please confirm.

*The Penn Terra representative stated that if the Borough Solicitor agrees that relief is required, they will be requesting a waiver to this provision.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the private drive is existing and currently in use. PennDOT has reviewed and approved the Traffic study. Burnham Borough has reviewed it and has no comments.

2. Has the Mifflin County Conservation District reviewed the erosion and sedimentation plan?

* See E and S response.

3. Will exiting traffic at the south west intersection of Logan Boulevard be allowed full access i.e., both right and left turning movements? There should be consideration of only allowing right turn movements from this exit, considering the traffic at this intersection.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates there will be no turning movement restrictions at Logan Boulevard. Penn DOT has reviewed and approved the traffic Study. Burnham Borough has reviewed it and has no comments.
4. Access easement agreements between Weis Markets and First National Bank should be in place and provided to Burnham Borough prior to approval and recordation.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the access easements agreements between Weis Markets and between First National Bank for the private drive have been recorded and are noted on the plan. The access easement between First National Bank for Logan Boulevard has been executed by both parties and will be recorded prior to plan recording.

5. All signage shall comply with the Borough of Burnham's Zoning Ordinance (Part 6 § 602.). Directional and business signage should be shown on the plan.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates all signage will comply with the Burnham Borough zoning regulations.

6. The plan notes state there is only one (1) handicapped space, yet the plan itself shows 2 spaces please correct.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the handicapped spaces shown on the plan have been adjusted to match the county in the notes (one).

7. The plan should show the movement of the fuel delivery trucks and how they can enter and leave the site without upsetting traffic circulation. Will the fuel delivery trucks enter from Logan Boulevard or from the private drive?

*The letter dated June 25, 2014 from Penn Terra Engineering indicates it is anticipated that the fuel delivery trucks will enter from the private drive.

8. Dimensional distances from the intersection of the private drive to Freedom Avenue should be provided. This information should include radius information.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the dimension from the private drive to the Freedom Avenue/Logan Avenue Boulevard intersection and the radius information has been added to Sheet 4.

9. The distance from the south west entrance at the bank property and the intersection of Freedom Avenue and Logan Boulevard should be provided to insure adequate stacking. This information should include radius information.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the dimension from the shared entrance to the Freedom Avenue/Logan Boulevard intersection has been added to Sheet 4.

10. The traffic study states the level service at the study intersections are at "D" or better. For rural areas an LOS of "C" is considered acceptable not "D".

*The letter dated June 25, 2014 from Penn Terra Engineering indicates PennDOT has reviewed and approved the Traffic Study and Burnham Borough has reviewed it and has no comments.

11. The dumpster site location appears to cross the property line unless there has been a lot addition added to this lot. It also appears to intrude into the rear setback which would be a zoning issue.

*The letter dated June 25, 2014 from Penn Terra Engineering indicates the encroachment of the dumpster pad is in the easement agreement with FNB.

Burnham Borough (Municipal Ordinance)

Name of Plan: Allen H. & Danna J. Bingman
Municipality: Burnham Borough
File Number: 2014-06-007
Tax Map #: 08-014-0200/08-018-0100/0300
Applicant Name: Allen H. & Danna J. Bingman
Land Owner Name: Allen H. & Danna J. Bingman
Plan Preparer: Sarge Engineering and Surveying

The purpose of this plan is to create Lot A, of 0.197 acres, as an addition to the land of David E. and Dorothy L. Bradley, Tax Parcel 8-18-100, and to create Lot B, of 0.142 acres, as an addition to the other land of Allen H. & Danna J. Bingman. Lot 1, the 0.655 acre remainder, contains an existing single-family residence.

Administrative

If this lot addition involves three (3) separate and distinct owners, their signature and consent should be part of the application. If Allen and Danna Bingman are authorized representatives of tax parcel numbers 08,14-0200 and 08-18-0100 this should be labeled on the plan and application. At this point GIS records show Faye Foster as the property owner and should sign as such and Allen and Danna Bingham and David and Dorthy Bradley are applicants trying to acquire the proposed lot additions.

*The Sarge Surveying representative indicated the Foster parcels have been recently purchased by the Bingmans and the Bradley property is a father in law.

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

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.

Zoning

The subject parcels of this lot addition have High Density Residential, Low Density Residential and General Commercial zoning designations. Other than Low Density Residential these should be noted on the plan. These zones have different setback provisions and does this plan conflict with those?

*The Sarge Surveying representative indicated the lot additions do not impact the setbacks and stated he will add the two other zoning districts on the plan.

Derry Township (Municipal Ordinance)

Name of Plan: DGB Properties, LP
Municipality: Derry Township
File Number: 2014-06-001
Tax Map #:
Applicant Name: ELA Group, Inc. c/o Matthew
Land Owner Name: DGB Properties, LP
Plan Preparer: ELA Group, Inc.

DGB Properties, LP (DGB) is the developer and owner of "Blossom Hill" a planned residential development (PRD). The Phase I final Subdivision and Land Development Plan was approved by Derry Township and subsequently recorded at The Mifflin County Recorder of Deeds Office in Map Book 24, Page 107 on July 27, 2007. DGB has requested a modification or re-plot of Lots 27, 28, 125, 126, 133 and 134, to replace proposed duplexes with single family dwellings. The revised lots mentioned are renumbered as 27, 127 and 133 respectively.

Basic Plan Information

Note 1. states in part "this plan is solely for the replot of lots 14-20, 31-37, 110 and 122-124". This is unclear, since the narrative statement references different lots within this subdivision. Perhaps this note should be restated to clearly indicate that these lots are not part of the this lot consolidation.

The name of the registered surveyor or engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal. There is no surveyor or engineer seal. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403. 2. E.). Deed Book and Page Number information should be provided on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2.D.). All abutters should be shown on the plan, including tax map numbers. Derry Township Subdivision and Land Ordinance, (Part 4 Section 403.2.S.).

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Derry Township Subdivision and Land Development Ordinance (Part 4, Section 402.2.I.).

Topographic information

Topographical contours at vertical intervals should be displayed on the plan, Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.G.). The applicant could request a waiver from these provisions.

Setback Lines

Setback data should be listed in the Notes. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2. K.).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Derry Township Subdivision and Land Development Ordinance (Part 4 Sections 403.2.L. 403.7.).

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. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

Sewer and water lines are not shown on the plan. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.J.). 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. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 2. X.).

Signature Blocks on Plan

The Mifflin County Review Certificate Signature language is not correct on the plan. A copy of the review certificate language can be electronically provided if necessary.

Lot Addition

A lot combination symbol "Z" should be shown on the plan connecting lots 27 and 28, 125 and 126 and 133 and 134.

Zoning

Zoning information should be stated on the plan.

*DGB Properties provided revised plans on June 16, 2014 that satisfactorily addressed all review comments.

Derry Township (Municipal Ordinance)

Name of Plan:	Dean R. Wagner
Municipality:	Derry Township
File Number:	2014-06-003
Tax Map #:	16-014-0118
Applicant Name:	Dean R. Wagner
Land Owner Name:	Dean R. Wagner
Plan Preparer:	Tuscarora Land Surveying

This plan proposes the subdivision of two lots (LOTS 3 & 4) from the lands of Roy Dean Wagner (T.M. 16-014- 0118). LOT 3 contains an existing dwelling with an on-lot sewage disposal system and individual well. LOT 4 proposes a connection to the public sewer and an individual well.

Administrative

The property was previously subdivided in September 2011 where access to what is now Lot 2 was discussed.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan 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.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance (Part 5, Section 502.2.) the rightof- way widths of Denlinger Lane and Myers Lane are substandard.

Cartway Widths

The cartway width for Denlinger Lane does not meet the road provisions of the Derry Township Subdivision and Land Development Ordinance (Part 5, Section 502.2.). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road. What will be the cartway width for the proposed 50' private access and utility easement? Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2. K. and Section 403. 2. H.). The cartway width for Myers Lane should be shown on the plan Derry Township Subdivision and Land Development Ordinance, (Part 5, Section 502.2.).

Private Street / Shared Driveway

If a private street is proposed, the plan should be reviewed by the Derry Township Engineer. 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 for Lot 1 and Lot 4 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." It appears that Myers Lane provides access for two lots prior to subdivision. After this subdivision it will serve more than two lots. The Derry Township Subdivision and Land Development Ordinance (Section 509. 2.) states no subdivision will be approved on a private

street or road if more than two (2) lots already front on such street or road or if after subdivision more than two (2) lots will front on such private street or road.

Deed Restrictions and Easements

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

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. 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.

Other Comments:

1. This subdivision has access problems. Lot 3 appears to be accessed by a driveway that crosses the James Ream property to a private road, Myers Lane. Lot 4 appears to access Myers Lane by a driveway and then a proposed extension of Myers Lane that crosses the front of Lot 4 to then provide access to Lot 1. Who owns Myers Lane and is there an access agreement for lots 1 and 4 to use Myers Lane? Also, what assurance is there that the proposed 50' private access that extends Myers Lane will be built to insure access to Lot 1? Also, in plan notes there is a provision for a shared driveway between Lot 3 and T.M. 16-034-0100. If this is supposed to be the James Ream property, the tax number on the plan is different and is this a recorded agreement?

2. What are the right-of-way and cartway widths of the common driveway from Myers Lane to Lot 3? These should be labeled on the plan. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2. K. and Section 403. 2. H.).

*The Tuscarora Land Surveying representative stated he will provide revised plans in response to the comments.

Derry Township (Municipal Ordinance)

Name of Plan: Richard Macknair
Municipality: Derry Township
File Number: 2014-06-006
Tax Map #: 16-03-606
Applicant Name: Richard Macknair
Land Owner Name: Richard Macknair
Plan Preparer: Sarge Engineering and Surveying

The purpose of this plan is to create Lot 1 and Lot 2 for single-family residential use.

Basic Plan Information

The abutter directly east is identified incorrectly. It should be labeled as Tax Parcel Number 16,26-0100 owned by Richard and Rhoda Beck.

*The Sarge Surveying representative stated he will correct this.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan 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.

*The Sarge Surveying representative stated he will correct this.

Floodplain / Wetlands

As noted in note #3 and on the plan, part of the property lies within the 100 year floodplain.

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 Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Old Park Road is substandard (Part 5 Section 504.2.). What is the range of the variable right-of-way of SR 2002 (Vira Road)?

*The Sarge Surveying representative stated it varies between 33 and 36 feet.

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Old Park Road is substandard (Part 5 Section 504.2.).

PennDOT HOP / Municipal Driveway Permit

Have HOP permits been applied for? Normally a clear sight triangle should be provided on the plan.

Deed Restrictions and Easements

As noted in Note 4, 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 Derry Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Derry Township (Municipal Ordinance)

Name of Plan: Thomas J. Heller
Municipality: Derry Township
File Number: 2014-06-011
Tax Map #: 160,03-0106BA
Applicant Name: Thomas J. Heller
Land Owner Name: Thomas J. Heller
Plan Preparer: Ronald Booher

The purpose of this plat is to subdivide the existing parcel (T.M., 16,03-0106BA) into Lot 1 and Lot 2 as shown. Lots 1 & 2 are empty with no water or sewer laterals, although sewer service can be attained by a proposed manhole and lateral to the existing manhole (MH36) in Sand Quarry Lane and municipal water can be accessed on Sand Rock Road. Both Lot 1 & 2 are to have single family dwelling units.

Basic Plan Information

A scale graphic shall be labeled on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2. C.).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Dry Valley Road, Sand Rock Road and Sand Quarry Lane are substandard (Part 5 Section 504.2.).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Derry Township Planning Commission.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.4.F.).

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. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service

A letter from the Municipal Sewer Authority acknowledging availability of public sewer should be submitted to the Derry Township Planning Commission. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.Z. and Section 403.2.X.).

Water Service

A letter from the Municipal Water Authority acknowledging availability of public water should be submitted to the Derry Township Planning Commission. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.Z. and Section 403.2.X.).

Other Comments:

1. This application was reviewed by the Mifflin Planning County Planning Commission and the Derry Township Planning Commission on April 24, 2014. It was subsequently withdrawn on May 20, 2014, mainly because there were concerns that a sinkhole may be present at the site due to the large depression of the earth relative to the surrounding grades. It was suggested that a geologist conduct tests on site, to ascertain if a sinkhole exists or not. In a letter dated June 4, 2014 from Todd M. Colocino, P.E. with CMT Laboratories, Inc. in State College, there is scientific evidence that sinkholes do not exist on the site. The conclusion is that the depression of the earth is the result of a borrow pit used as fill for the surrounding residential development. The test results further indicates that the site has been used as dumping ground for tires, stumps, fallen trees old toys, a golf bag carrier, grass, leaves and rubble fill.
2. Where will the driveway locations be for each home? Their locations should be labeled on the plan.
3. What is the percentage of lot coverage for each single-family home? Derry Township Subdivision and Land Development Ordinance Part 2 Section 204.5.). This should be labeled on the plan.
4. Reference to the June 4, 2014 letter from CMT Laboratories, Inc. should be made on the plan notes, validating that a geologist has confirmed there are no sinkholes on lot 2 of this subdivision plan.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Todd J. Kozak
Municipality: Lewistown Borough
File Number: 2014-06-005
Tax Map #: 01-04-0110
Applicant Name: Todd J. Kozak
Land Owner Name: Todd J. Kozak
Plan Preparer: Sarge Engineering and Surveying

The purpose of this plan is to create Lot 2 and Lot 3 for single-family residential use.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the first, second and third numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

Right-of Way Widths

The right-of-way widths of West Fourth Street ,Silversand Avenue, and Riverview Lane shall be in accordance with the Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 4.202 I.) Since the right-of-way of Riverview Lane is only sixteen (16) feet, which may be substandard, the Borough Council may require dedication of additional right-of-way along the frontage of the new lots being subdivided, unless the applicant has requested a waiver in accordance with Section 9.200. If the residual lot cannot be further subdivided, the Borough Council may require dedication along the entire frontage of the property. Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 Section 4.204 A.12.).

Cartway Widths

The cartway widths of West Fourth Street, Silversand Avenue, and Riverview Lane shall be in accordance with the Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 4.202 I.)

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Borough of Lewistown Planning Commission.

Deed Restrictions and Easements

As noted in Note 5, according to the surveyor, there are no known deed restrictions or easements associated with the property.

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. 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 Borough of Lewistown Planning Commission, Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 4.212).

*The Sarge Surveying representative stated Rex Fink with Lewistown Borough will be providing this letter.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Borough of Lewistown Planning Commission, Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 Section 4.212).

*The Sarge Surveying representative stated he will be obtaining a letter from the Water Authority.

Other Comments:

1. Lots 2 and 3 will need to be addressed through the County's GIS Department.

Menno Township (Municipal Ordinance)

Name of Plan: Ivan J. & Elsie J. Kauffman
Municipality: Menno Township
File Number: 2014-06-008
Tax Map #: 18-04-0105/0105A
Applicant Name: Ivan J. & Elsie J. Kauffman
Land Owner Name: Ivan J. & Elsie J. Kauffman
Plan Preparer: Wright Land Surveying

Lot Addition A consisting of 0.230 acres is to be added onto land owned by Trustees of the Allensville Mennonite Cemetery. Lot Addition A is a lot addition and shall become an integral part of the property owned by the Cemetery to make a total of 2.037 acres. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Administrative

The subdivision application form should be signed by the municipality.

Clean & Green / Agriculture

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

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Section 6.202.a14 of the Menno Township Subdivision and Land Development Ordinance)

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 of State Route 655 should be shown on the plan Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202.a. 11.).

Cartway Widths

The cartway width of State Route 655 should be shown on the plan Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.11).

PennDOT HOP / Municipal Driveway Permit

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 rightof- 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 Menno Township Subdivision and Land Development Ordinance (Article 6 Sections 6.302.a.6. and 6.302.b.7.).

* The Wright Surveying representative stated there are no easements or deed restrictions.

Union Township (Municipal Ordinance)

Name of Plan:	Rock Haven Church
Municipality:	Union Township
File Number:	2014-06-010
Tax Map #:	20-03-116B
Applicant Name:	Rock Haven Church
Land Owner Name:	Rock Haven Church
Plan Preparer:	Thomas H. Merz Engineering

The Rock Haven Church (c/o David Peight, Project Coordinator) is proposing to construct a framed 18,044 foot (s.f.) single-story church facility and to remove an existing 5,000 s.f. two-story church building upon complete construction of the proposed facility. Due to the proposed new single-story structure being constructed partially over the existing parking area and the demolition of the original church facility, a net increase in building area of only 7,900 square feet is proposed. Minimally added parking spaces are required to accommodate parking for the proposed building in an effort to meet municipal requirements for the same. Approximately 8,282 s.f. of existing lawn area is to be stripped and converted to match the existing gravel parking lot along with nearly 1,500 s.f. being utilized for planting and landscaping about the perimeter of the proposed. All proposed parking areas are to be immediately graveled for stabilization, and then for the purpose of the stormwater analysis, are designed as being impervious, bituminous paving for pre and post development analysis purposes.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan 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.

*The revised plans dated June 25, 2014 corrected the tax parcel numbers. The square footage of the church in the stormwater management plan is 18,044 while the plan shows the church being constructed at 16,916 square feet. Please confirm which figure is accurate.

* The Metz Surveying representative stated the building will be 16,916 square feet while the building and the drive through canopy will contain 18,044 square feet.

Subdivision Information

It appears on Sheet S11-2 that the subject site was subdivided into Lot 2, Lot 6A and Lot 6B. The County's records shows tax parcel numbers 20,03-0116 and 20,03-0116C were subdivided into these lot configurations in 2008. Therefore, tax parcel number 20,03-0116B is one tract containing 5.85 deeded acres.

*The revised plans dated June 25 accurately indicates the recorded survey shows lots 6A and 6B, however, these were lot additions from the adjoining properties and not recorded as separate lots.

Soils

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

* The letter dated June 25, 2014 from Metz Engineering indicates the portion of the site being developed has not been utilized as prime farmland ever since the owner has owned the property nor does the owner ever plan on utilizing the portion of the land being developed as farmland in the future.

Right-of Way Widths

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

Deed Restrictions and Easements

Is there an easement agreement in place for use of the forty (40') right-of-way to access lot #6 south of the subject parcel? Union Township Subdivision and Land Development Ordinance (Article IV Section 402 1.b.)

*The letter dated June 25, 2014 from Metz Engineering indicates an easement agreement is already in place for the forty (40') right-of-way, to access lot #6 south of the subject parcel. The easement is being relocated however to align with the proposed parking/driveway of the church. The new location of the easement has been indicated on the plans.

DEP Sewage Planning Module

A DEP Component 2 Form should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

*The Metz Engineering representative indicated this will not be required since they are relying on existing well and septic systems previously approved.

Water Service

Will the well identified on the plan serve the new church and the existing school?

* The letter dated June 25, 2014 from Metz Engineering indicates the existing well currently serves the church and the school and the owner will utilize the same for the new church.

Land Development

Will the parking lot include pole lighting?

*The Metz Engineering revised plans dated June 25, 2014 delineate the locations of the pole lighting on the plan. There appears to be 115 parking spaces provided, while the Zoning and Land Development notes show 116.

*The revised plans dated June 25, 2014 show 109 total parking spaces which meet the parking provisions, however, the spaces nearest the mobile home are to be removed from the plan.

E & S / Stormwater

Has an Erosion and Sedimentation Plan been prepared and provided to the Mifflin County Conservation District?

* The letter dated June 25, 2014 from Metz Engineering indicates an erosion and sedimentation plan has been prepared and provided to the Mifflin County Conservation District who have generated comments and the comments have been responded to and resubmitted to the same. Does this plan propose over an acre of earth disturbance? This may require an NPDES permit and may require an Erosion and Sedimentation plan. The applicant should contact the Mifflin County Conservation District.

*The Metz surveying representative indicated there will not be over one (1) acre of earth disturbance.

Other Comments:

1. Has the Township Engineer reviewed the plan for compliance with the stormwater management plan.

*The Metz surveying representative stated this is under review.

2. How will this project impact traffic circulation patterns on an around the site?

* The letter dated June 25, 2014 from Metz Engineering indicates this project will not impose any additional traffic circulation around the site than already exists.

3. The plan needs to provide information on the two entrances and the radius coming into the church parking lot. Is there an existing driveway permit?

* The letter dated June 25, 2014 from Metz Engineering indicates the driveways and their entrances are existing and shall remain unchanged.

4. Will a dumpster be provided on site?

* The letter dated June 25, 2014 from Metz Engineering indicates a dumpster will be provided on site and the location has been indicated on the revised plans.

5. If the driveway goes behind the church there should be traffic circulations arrows on the plan.

* The letter dated June 25, 2014 from Metz Engineering indicates the proposed driveway does not circulate around the church. All proposed circulation paths are indicated with arrows.

6. In the 2008 subdivision plan for Paul Peachey, access to Lot 6A appears to be the same as the main driveway for the church. If this correct there should be a shared driveway agreement in place. Also what is the access for lot 6?

* The letter dated June 25, 2014 from Metz Engineering indicates there is currently no shared driveway agreement for Lot 6B since the church is the owner of the lot. If the church would ever sell the lot, a shared driveway agreement would then be developed between the church and the new owner of the lot. The same would be true for Lot6A also.

7. There is some confusion in the plan of the portrayal of lots 6A and 6B on the plan since we assume they are separate. It also appears that the existing mobile home is on lot 6A and if so why is it showing the proposed church parking lot crossing onto lot 6A.

* The letter dated June 25, 2014 from Metz Engineering indicates the shared parking spots have been removed from the existing mobile home unit and the parking spots at the mobile home shall be utilized for the mobile home unit only. However, the revised plans do not show these spaces as being removed. Please remove these from the plan.

8. Does the proposal include directional signage and church identification signage?

* The letter dated June 25, 2014 from Metz Engineering indicates the directional signage and church identification signage are existing and are not included in the proposed submittal.

Wayne Township (County Ordinance)

Name of Plan: Daniel P. & Mary Sechrist
 Municipality: Wayne Township
 File Number: 2014-06-009
 Tax Map #: 21-07-0113A
 Applicant Name: Daniel P. & Mary Sechrist
 Land Owner Name: Daniel P. & Mary Sechrist
 Plan Preparer: Wright Land Surveying

This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

Clean & Green / Agriculture

Note #5 states the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

Although lot 2, as stated in Note #7, is not within a floodplain and there are no wetlands present, portions of the residual are in the floodplain and do have hydric soils. This should be noted on the plan.

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. Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202A. 8.).

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, (Part 4 Section 4.204.F.1.), the right-of-way width of Ferguson Valley Road is substandard.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Part 4 Section 4.204.F.1.), the cartway width of Ferguson Valley Road is substandard.

PennDOT HOP / Municipal Driveway Permit

As stated in Note #4, a municipal driveway permit is required, and a copy should be provided to the Mifflin County Planning Commission. The plan should show where the proposed driveway will be located.

*The Wright Surveying representative stated he will add the location of the driveway.

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

Sewage Service

The plan should show the location of the existing on-lot water and sewer systems for lot 1 Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.20.).

Features

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, (Article 7 Section 7.302. A.20.).

Public Comment

None

Other Business

Bill made sure each member had received the final copy of the Comprehensive Plan. He also updated the Planning Commission that things were moving along with the Dog Park at Kish Park and the Boat Launch in McVeytown.

Adjournment

The meeting adjourned at 5:05 p.m. upon a motion by Brent Miller that was seconded by Tom Lake.