

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, JUNE 27, 2013**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

**Members**

Dan Dunmire, Vice Chair  
J. Neal Shawver, Secretary  
Jim Spendiff  
Kent Spicher  
Mario Andrie  
Brent Miller  
Thomas Lake

**Other**

Karen Michael, PennDOT  
Vickie Rusnak, PennDOT  
Dain Davis, The EADS Group, Inc.  
Lucas Parkes, The EADS Group, Inc.

**Staff**

Bill Gomes, Director  
Jim Lettiere, CD Administrator/Assistant Director  
Stephanie Neff, Office/Grants Manager

**Call to Order**

Dan Dunmire called the meeting to order at 3:35.

**Record of Public Attendance**

Dan reminded everyone to sign the attendance sheet. Susan Heimbach and Michele Bair previously notified the Planning and Development Office to say that they would not be able to attend.

**Approval of Meeting Minutes**

Jim Spendiff made a motion to approve the minutes of May 23, 2013 meeting. Neal Shawver seconded the motion. All members voted aye.

**Annual Transportation Update**

Before reviewing the transportation update, Karen Michael gave a preview of the new PennDOT interactive website, Decade of Investment. The site can be found at [www.dotdecade.pa.gov](http://www.dotdecade.pa.gov). Karen explained that the website shows that if PennDOT were to be a recipient of additional transportation funds, what would happen. The site gives a breakdown of three different types of funding which are: the current funding; the Decade of Investment, which is what the Governor has looked at giving us approximately \$1.8 billion per year; and then the Senate version that would provide around \$2.5 billion per year.

Karen also 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 4 years consisted of 3 bridge replacements, 18 bridge preservations, 3 highway projects, 3 enhancement projects and 2 box culverts at a cost of almost 26 million.

She then reviewed the projects that are in process. The continued construction of the “Twin Bridges” located on U.S. 322 near Reedsville now has work going on in the west-bound section. Karen added that their goal is to be completed by the 1<sup>st</sup> or 2<sup>nd</sup> week of September. Also the Monument Square project which has phase I, II and III completed, with the exception of the extension in front of the borough building. Phase IV is ongoing.

The upcoming projects will begin with the Tea Creek bridge replacement in Brown Township with a bid date of September 2013. The SR 22 bypass bridges coming from Electric Ave towards the narrows have sets of bridges that will have different work done to them. The bridges over Walnut St. will get a latex deck, the Charles St. exit and the one over Jack’s Creek will get a deck replacement. The bridge over Valley Rd will have a super structure replacement with the bid date starting in January of 2014. A bridge replacement in Oliver Township on SR 4013 will have a bid date in December, a bridge replacement over Laurel Run in Armagh Township will have a bid date the Spring of 2016 and another bridge replacement on SR 22 over Messer Run will have a bid date in Spring of 2017. Karen also explained that PennDOT picks a different

county every year to do a bridge preservation project and for 2014 it will be Mifflin County. There will be 8 structures in the project and the bid date will be early 2014.

Karen then reviewed the proposed Potters Mills Gap project that would run from the intersection of SR 322 & 144 at Potters Mills up over the 7 mountains to the Centre/Mifflin County line. She advised there were many areas of concern such as: higher than average crash & fatality rates; traffic congestion; access at Decker Valley Rd & Sand Mountain Rd; substantial delay for left turns from SR 144 to SR 322 eastbound and many others. Meetings & discussions on the project began in late Spring of this year & they anticipate on a piece of the project to bid letting in the Fall of 2014. Karen explained that the project is dependant on whether they receive the Decade of Investment funding.

### **Subdivision and Land Development Review Committee Report**

Jim reported that there were 7 subdivision plans with 4 plans under municipal ordinance for which the Planning Commission provides comments: LaRu Centre, LLC in Brown Township, Walter Jr. & Carol L. Dobozyński in Derry Township, Ronald V. Engle in Derry Township and Gary L. Sunderland in Oliver Township. There were 3 plans under county ordinance: Donald R. Adams in Bratton Township, The Mattern Subdivision in Wayne Township and Sara J. Peachey in Wayne Township.

Jim reviewed the Mattern Subdivision in Wayne Township and there was discussion on the concerns of the cartway and how wide the road should be. Jim is planning on making a site visit. Since revised copies of the plan were just received, it would be premature to take action on the waivers so the plan will be looked at again next month and no action will be taken on the plan at this time.

Jim then reviewed the Walter Jr. & Carol L. Dobozyński plan in Derry Township and explained that the biggest issue was that the property was being land-locked and can only be accessed by foot, which Derry Planning Commission did not have a problem with. Lucas Parkes added that it should at least have a right of way easement on paper. After some discussion on the easement issue, Jim will discuss this with Bill Wright.

Dan asked for a motion to approve the comments/recommendations of the Subdivision Review Committee on the 4 municipal plans. Neal Shawver made a motion which was seconded by Mario Andrie and all members voted aye.

Dan then asked for a motion to conditionally approve the 2 plans under county ordinance, excluding the Mattern Plan. Jim Spendiff made a motion which was seconded by Neal Shawver and all members voted aye.

### **The Subdivision Review Committee Report:**

Name of Plan: LaRu Centre, LLC  
File Number: 2013-06-005  
Tax Map #: 14-03-0109A  
Municipality: Brown Township (Municipal Ordinance)  
Applicant Name: LaRu Centre, LLC  
Land Owner Name: LaRu Centre, LLC  
Plan Preparer: Wright Land Surveying

Action Taken:  
The County provides comments only.

Plan Summary:  
This plan proposes to create Lots 2-5 for either single-family or two-family residences. All lots will be served by the existing public sewer and water lines. The residual tract, Lot 1, has an existing building served by public sewer and water with no new development proposed.

Review Comments (List from Review Committee):

#### **Basic Plan Information**

The tax map and deed book for the residual should be provided. (Section 7.203. A. 3 of the Brown Township

Subdivision and Land Development Ordinance)

**Administrative**

The plan states the property owner is LaRu Centre, LLC, but the plan has been signed by William Rupp. The plan should be signed by the land owner unless Mr. Rupp is the property owner or authorized agent.

\* The Wright Land Surveying representative said Mr. Rupp is the property owner.

**Right-of Way Widths**

Based on the Brown Township Road Ordinance (Section 41), the right-of-way width for Kish Road is substandard. Since the parcel has the potential for future development, additional right-of-way should be provided by the applicant if there is future development under consideration.

**Cartway Widths**

Based on the Brown Township Road Ordinance (Section 41), the cartway width is substandard for Kish Road. Since the parcel has the potential for future development, additional cartway should be provided if future development is under consideration.

**PennDOT HOP / Municipal Driveway Permit**

Since multiple driveway openings are proposed along Kish Road, they should be identified on the plan after consultation with the township roadmaster.

**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 70302.B. 7 of the Brown Township Subdivision and Land Development Ordinance.

\*The Wright Land Surveying representative said there are no deed restrictions or easements.

**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 Brown Township Planning Commission.

**Water Service**

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Brown Township Planning Commission.

**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. (Brown Township Subdivision and Land Development Ordinance, Section 7.302. A. 23 )

\*The Wright Land Surveying representative said he will add additional land features to the plan such as more pavement and buildings.

**Other Comments:**

1. What are the side yard dimensions for lots 3 and 4? (Section 7.302. A. 9 of the Brown Township Subdivision and Land Development Ordinance).

2. How far is the former school building from lot 2?

\* The Wright Land Surveying representative stated approximately 81' but will indicate the exact length on the plan.

3. Are there plans for the residual?

The Wright Land Surveying representative stated the building will be leased.

Name of Plan: Dobozyński, Walter, Jr. & Carol L.

File Number: 2013-06-003

Tax Map #: 16-09-0117

Municipality: Derry Township (Municipal Ordinance

Applicant Name: Dobozyński, Walter Jr.

Land Owner Name: Dobozyński, Walter Jr

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create two lot additions with no development proposed. The residual tract, Lot 1, has an existing residence served by public sewer and water with no development proposed.

Review Comments (List from Review Committee):

**Basic Plan Information**

All abutters should be shown on the plan, including tax map numbers. ( Derry Township Subdivision and Land Development Ordinance, Section 402.2.0) Property owners on the East side, Charles and Margaret Creamer and Walter Dobozyński should be on the plan.

**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.

**Soils**

The application states there are hydric soils on the property which are not shown. According to the County GIS files, there are no hydric soils present on the subject property.

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

**Setback Lines**

Note 2 mentions no setback lines are shown since no building will take place. The two existing homes on Lot Addition B and Lot 1, appear to be located within the building setback. Were the homes constructed before the adoption of the Zoning Ordinance?

\*The Wright Land Surveying representative stated the homes construction date predated the Zoning Ordinance.

**Right-of Way Widths**

It is not clear from the plan how the Royer property is currently accessed.

\*The Wright Land Surveying representative stated access is by foot and there is no access easement.

**PennDOT HOP / Municipal Driveway Permit**

Is there a HOP present for the Baxter property onto Back Maitland Road? The plan does not show driveway access.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

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

**Water Service**

The plan states the residence is served by public water but the water line is not shown on the plan. (Section 403.2 X of the Derry Township Subdivision and Land Development Ordinance.

Name of Plan: Engle, Ronald V.

File Number: 2013-06-006

Tax Map #: 16-030-216 & 221

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Engle, Ronald V

Land Owner Name: Engle, Ronald V.

Plan Preparer: George R. Campbell, PLS

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes a subdivision of one lot (Lot 2) from the lands of Ronald V. Engle.

Review Comments (List from Review Committee):

**Administrative**

The property owner must sign the application, or some form of written verification from the property owner must be provided acknowledging Michael Wagner as the authorized representative.

**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.

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

**Setback Lines**

This proposed subdivision creates a flag lot whose frontage along the rear alley does not meet the minimum lot width of seventy-five (75) feet. Will a zoning variance need to be submitted? If access to lot 2 is from Princeton Street then the applicant can meet the lot width requirements. However, there is a concern about the proposed lot 1 coming from an unnamed alley, which is normally a secondary means of access, rather than from a public street. Has there been consideration of a shared driveway with lot 2 onto Princeton Avenue?

\*The Tuscarora Land Surveying representative agreed to place a shared driveway and a twenty (20) foot easement on Lot 2 and stated there will be no access from the Alley. He added he will place the appropriate shared driveway agreement language on the plan.

The warehouse building on Lot 1 does not meet the setback requirements of the Derry Township Zoning Ordinance (Article 2 Section 204.5.).

**Right-of Way Widths**

Based upon the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.2.G.), the right-of-way width of Knepp Avenue should be shown on the plan.

**Cartway Widths**

The cartway width of Knepp Avenue should be shown on the plan Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2.G.)

Based upon the Derry Township Subdivision and Land Development Ordinance (Part 5 section 504 2.), the cartway width of Princeton Street is substandard.

**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**

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

**Water Service**

The water supply location should be noted on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.3.B.(17)). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

\*The Tuscarora Land Surveying representative stated he will place the location of the water line on the plan and will provide the County letters from the Municipal Authority of the Borough of Lewistown.

Name of Plan: Sunderland, Gary L.

File Number: 2013-06-002

Tax Map #: 19-07-0106IA

Municipality: Oliver Township (Municipal Ordinance)

Applicant Name: Sunderland, Gary L.

Land Owner Name: Sunderland, Gary L.

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lot 8 with an existing single-family residence served by on-lot sewage disposal and private well. The residual tract, Lot 7, has had soils testing done for an on-lot system to serve a proposed house.

Review Comments (List from Review Committee):

**Basic Plan Information**

The tax parcel numbers for the abutters located adjacent to lines 6 - 10 are not accurate. There is not a 10 after the first two numbers but two zeros. Please correct.

**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 of Old State Road does not meet the road provisions of the Oliver Township Subdivision and Land Development Ordinance (Article 3 Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

The right-of-way width of Idle Acres Lane should be shown on the plan (Oliver Township Subdivision and Land Development Ordinance, Article 6, Section 6.302 a. 6. and 7.).

\*The Wright Land Surveying representative stated Idle Acres Lane is not a right-of-way.

#### **Cartway Widths**

The cartway width of Old State Road does not meet the road provisions of the Oliver Township Subdivision and Land Development Ordinance (Article 3 Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

The cartway width of Idle Acres Lane should be shown on the plan (Oliver Township Subdivision and Land Development Ordinance, Article 6, Section 6.302 a. 6 and 7).

\*The Wright Land Surveying representative stated Idle Acres Lane is not a right-of-way.

#### **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 Oliver Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

#### **Features**

It appears from the aerial map for lot 8 that there are accessory buildings that are not noted on the plan. If there are accessory buildings on Lot 8, please note their location on the plan.

\*The Wright Land Surveying representative stated he will check on this.

#### **Other Comments:**

1. It appears that lot 8 encompasses part of the entire Township right-of-way as opposed to going to the center line of the road.

\*The Wright Land Surveying representative affirmed this is correct. He also stated a stream study was completed and approved for this plan.

2. Lot 7 shows plus or minus 6.73 acres. If this was surveyed, why is it not exact?

\*The Wright Land Surveying representative stated he did not survey this lot.

Name of Plan: Adams, Donald R.

File Number: 2013-06-007

Tax Map #: 03-005-115

Municipality: Bratton Township (County Ordinance)

Tax Map #: 03-005-115

Land Owner Name: Adams, Donald R.

Plan Preparer: George R. Campbell, PLS

#### **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 two (2) small lot additions (LOTS 2 & 3) from the lands of Donald R. Adams (T.M. 03-005-115) to the two adjoining properties (T.M. 13-005-114 & T.M. 13-005-115B).

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

##### **Basic Plan Information**

The tax parcel numbers for all the parcels identified on the plan are incorrectly labeled. The first two numbers should be 13 not 03. Please make the corrections to the tax parcel numbers.

##### **Clean & Green / Agriculture**

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

County Assessment Office for more information.

**Topographic information**

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

**Soils**

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

**Right-of Way Widths**

The right-of-way widths of Adams and Planks Lanes should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6).

\*The representative from Tuscarora Land Surveying indicated he would ask his client if they are willing to provide additional right-of-way or an easement.

**Cartway Widths**

The cartway widths of Adams and Planks Lanes do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum, a twenty (20) foot cartway should be constructed to allow for adequate two way traffic.

Please confirm that Adams Lane has a ten (10) foot cartway. If this is correct, no further development should be allowed until this is widened.

\* The Tuscarora representative stated the deeds did not reveal the cartway width.

He affirmed that Adams Lane has a ten (10) foot cartway.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

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

**Lot Addition**

A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.24)

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

"Lot # \_\_\_ consisting of \_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Mifflin County Subdivision Ordinance Section 7.302.A.22)

**Other Comments:**

1. Is Adams Lane a private drive or private street? It appears to be a private street and note #5 is for a private drive. The private street statement should be used if it is a private street and is located in Section 4.204.B. 1.c. of the Mifflin County Subdivision and Land Development Ordinance.

\* The Tuscarora representative indicated it is a Street.

2. If Adams Lane is a private street, it should show linkage to the public road system, State Route 103.

Name of Plan: The Mattern Subdivision

File Number: 2013-06-001

Tax Map #: 21-06-103

Municipality: Wayne Township (County Ordinance)

Applicant Name: Mattern, Daniel L. & Allen R.

Land Owner Name: Mattern, Daniel L. & Allen R.

Plan Preparer: Knapka Surveying, Inc.

Action Taken:

At the June 27, 2013 Planning Commission meeting the application was tabled.

Plan Summary:

This subdivision consists of five (5) lots for the development of four (4) single family dwelling units on lots 1-4 inclusive. Lot five (5) will be an open space/forest use lot. The total site area consists of 27.993 acres. The land is currently undeveloped with no structures.

Review Comments (List from Review Committee):

**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.

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

**Right-of Way Widths**

The right-of-ways of Ferguson Valley Road, Bice Lane, and Loop Road do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1.). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road. Note #3 implies additional right-of-way being proposed for Bice Lane and Ferguson Valley Road. This needs to be clean and a mechanism needs to be in place to dedicate this to the Township. What about Loop Road?

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way widths of Ferguson Valley Road, Bice Lane, and Loop Road are substandard (Section 4.204.F.1.).

\*The Knapka Surveying representative stated the land owner will provide ten (10) feet of right-of-way to Ferguson Valley Road. Five (5) feet will be dedicated to each side of Ferguson Valley Road. He added that 8.5 feet of right-of-way will be added to Bice Lane and Loop Road. This will be dedicated through an easement.

**Cartway Widths**

The cartway widths of Ferguson Valley Road, Bice Lane, and Loop Road do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1.). Since the parcel has the potential for future development, road improvements should be considered prior to development. At a minimum additional cartway should be provided by the applicant. A fourteen foot cartway is inadequate for two way traffic.

\*The Knapka Surveying representative stated he will be requesting a waiver request to the cartway widths of Loop Road and Bice Lane.

**Deed Restrictions and Easements**

The application indicates there are no easements or deed restrictions and Note 6. states the plan site is under and subject to all other easements, restrictions and reservations of record. Please clarify.

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

**DEP Sewage Planning Module**

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

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has been provided for lot 5. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

**E & S / Stormwater**

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

\* The Knapka Surveying representative stated that a stream study has been completed. He also said that an NPDES permit may be required, if there is over an acre of earth disturbance.

**Other Comments:**

1. This plan must be reviewed by the County Engineer for compliance with stormwater and possible road improvements as provided in Article 7 of the Mifflin County Subdivision and Land Development Ordinance.
2. Wayne Township requires driveway permits and copies of the permits have been provided. However, the plan states "possible driveway locations". Please verify their locations.

\*The Knapka Surveying representative stated the driveway locations at the intersections of the property line and the right-of-ways are accurate. He added the uncertainty is the location from that point to the proposed dwelling units.

Name of Plan: Peachey, Sara J.

File Number: 2013-06-004

Tax Map #: 21-15-0104

Municipality: Wayne Township (County Ordinance)

Applicant Name: Peachey, Sara J.

Land Owner Name: Peachey, Sara J.

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 create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. Access will be on the proposed 50' right-of-way. An easement will be given to Lot 2 for on-lot-sewage disposal as shown. The residual tract, Lot 1, has an existing residence with no new development proposed.

Review Comments (List from Review Committee):

**Clean & Green / Agriculture**

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

**Topographic information**

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

**Soils**

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

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

**Right-of Way Widths**

Please label the location of the proposed fifty-foot(50') right-of-way.

**Cartway Widths**

The cartway width of the proposed fifty (50') foot right-of-way should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

**PennDOT HOP / Municipal Driveway Permit**

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

As noted in note #4, a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

\*The Wright Surveying representative stated a PennDot permit has been applied for and a copy will be forwarded to the County.

**Private Street / Shared Driveway**

All private drives that are used by more than one party shall have a shared driveway agreement in place. An 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." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

**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.

**Other Comments:**

1. Lot 2 will not have direct road frontage onto a public road other than a fifty (50) foot right-of-way that is over four hundred (400) feet long. This proposal will not meet lot frontage or lot width requirements (See Section 2.241 and Table 1 in the County Subdivision and Land Development Ordinance.

\*The Wright Surveying representative stated he will be requesting a formal waiver to the lot frontage or width requirements.

2. Is this property located in a special protection watershed? If so, has a stream study been completed? Is this why there is a fifty (50) foot sewer line crossing onto lot 1?

\*The Wright Surveying representative said a stream study has been completed and approved by Geo Services.

**Comprehensive Plan Update**

Bill discussed concern over the wind proposals from Volkswind and E-ON. Members of the committee were concerned over the lack of wind ordinances in the County to deal with this. There will be some discussion of

this in the environmental chapter. Bill and Brent both stated that there was a good discussion at the Comprehensive Plan meeting from highway signage to wind energy.

**Public Comment**

There was no public comment.

**Other Business or Comments**

Jim Lettiere read a letter that he prepared for Mark Remy regarding written comments provided by the Mifflin County Planning and Development Department for the Lewistown Borough Flood Plain Ordinance Amendments.

**Adjournment**

The meeting adjourned at 5:25 p.m. upon a motion by Jim Spendiff that was seconded by Kent Spicher.