

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JUNE 28, 2018
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michele Bair
Jason Cunningham
Dan Dunmire
Tom Lake
Dave Pennebaker
Kay Semler
Neal Shawver
Kent Spicher
Cyle Vogt

Other

Rob Postal, Commissioner
Kevin Kodish, Commissioner
Steve Dunkle, Commissioner
Tom Zurat, PennDOT 2-0
Lucas Parkes, The EADS Group
Alyssa Burd, The Sentinel

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager

Call to Order

Kay Semler, Chair, called the meeting to order at 3:30 p.m.

Record of Public Attendance

Kay reminded everyone to sign the attendance sheet.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since all members are not present.

Approval of Meeting Minutes

Neal Shawver made a motion to approve the minutes from the April meeting. The motion was seconded by Michele Bair. All members voted aye.

Annual Transportation Update

Kay introduced and welcomed Tom Zurat, Assistant District Executive of Design for PennDOT (District 2) to provide an update on the areas transportation plans. Mr. Zurat explained that Mifflin County is part of PennDOT District 2-0, which is composed of nine counties and is geographically the size of the state of New Jersey. Mifflin County has 271.5 miles of roadway and 184 state owned bridges. There are 12 structurally deficient (SD) bridges in Mifflin County, which are all programmed on the upcoming TIP (Transportation Improvement Plan) and design has begun on each of the bridges.

Mr. Zurat went on to review current construction projects in the area. The East Charles Street Bridge project will be a superstructure replacement, which will include narrowing the sidewalks, widening the road a little and extending the turning lane. The Potters Mills Gap Project in Centre County also continues. The last phase of this project was bid earlier in the spring with construction occurring now. Traffic delays are expected to continue. The eastbound lanes will sit higher than the westbound lanes and a retaining wall will be constructed between the westbound lanes and existing 322. The existing 322 roadway will see some improvements as well. This is a three-year project and should be fully open to traffic by the end of 2021. An

interchange will also be constructed in order to access 144. Blasting will occur later this fall and will be scheduled at night, which will close traffic in both directions for 15 minutes at a time.

Maintenance paving will occur on portions of 655 and Jacks Mountain Road. Commissioner Steve Dunkle asked if the paving of 655 will extend from the intersection at 305 and continuing west through the area of the Lutheran church as this area is rough, particularly the eastbound side. Mr. Zurat will check into this and let Bill know when this piece shows up in the five-year plan.

Mr. Zurat also reviewed Capital Highway Projects in Mifflin County. The Burnham Interchange project was recently bid on June 21st and a notice to proceed is expected to be issued mid-July. This will include relocating and lengthening the 322 westbound on/off ramps. The ramps will line up with the entrance to Derry Heights. Improvements will also occur at Ferguson Valley Road in this area.

Current Design projects include a bridge replacement over Kish Creek near the Standard Steel in Burnham. Mr. Zurat explained that they are having difficulties getting the proper permits. This bridge will be relocated slightly and widened to include three lanes. A temporary two-lane bridge will be constructed as part of the project. Mr. Zurat is hoping the temporary bridge will be in place by early next year.

The TAP Project of Phase V of the Monument Square Streetscape project is in the design phase. This includes a portion of Main Street to Water Street and extends one block onto Water Street and includes new sidewalks, decorative sidewalks, tree planting and decorative lighting. Mr. Zurat is looking to bid this project as early as possible with most of the construction occurring in 2019. A bridge replacement project in this area is also in the design phase. The bridge on South Main Street is on schedule to be bid in March of 2019. Utility relocation may occur this fall and construction will take place over the summer of 2019. This road will be closed and a detour will be in place, including some pedestrian detour for the nearby trail. PennDOT is also looking for total take of nearby property and demolishing the building that currently stands on the site. Bill Gomes has requested PennDOT to look at the possibility of placing a pocket park in place of the building. This will depend on whether funding allows for this. Commissioner Dunkle questioned if there was a possibility of connecting the Juniata River Trail and the Kish River Walk. Bill responded that there is no consideration of this connection at this time, although it had been discussed previously. Commissioner Dunkle questioned if there would be enough room underneath the bridge to connect the trails in the future. Mr. Zurat will look into this and let Bill know.

Safety projects in Mifflin County include placing a high friction surface at various locations in the county, including the ramps on 322 at the Electric Avenue/522 areas and near a ramp at the end of the narrows. This project is expected to be bid in the spring with paving to occur shortly after.

A signal upgrade project will occur in Lewistown Borough along Market, Third and Valley Streets. This project is expected to be let in April of 2019 and includes 10 signals at 11 intersections and a flashing light at Third and Valley Streets. This project will include curb ramps and ADA standards. Bill asked if a delay signal at Walnut Street for traffic turning left from Valley Street onto Walnut Street is being considered. Mr. Zurat explained that traffic counts were conducted and they are evaluating this.

Another bridge replacement along Jacks Creek in Maitland will be let in June of 2019. A betterment project in Lewistown will include repaving business route 322 near Lowe's towards the railroad crossing. This will include sidewalks, curb ramps, drainage and signal upgrades.

Other miscellaneous projects include an ARLE project in Derry Township for signal installation at the Calkin's interchange. This is in the design stage now and includes relocation of the driveway for Calkin's to align the driveway to the intersection. Mr. Zurat is hoping this will be installed in 2019. An ARC project will also occur near this intersection at the entrance to Derry Heights in Derry Township and includes paving the entrance to Derry Heights. The land is currently tied up in bankruptcy court, which is holding up the project.

Under the Rapid Bridge Replacement Program, Mifflin County had five bridges to be replaced. Three have been completed, a bridge on 655 over Alexander Run is waiting for final paving and the last bridge over Honey Creek is currently under construction.

Mr. Zurat responded to additional comments at the conclusion of his presentation, which included whether more cameras would be included in the Potters Mills Project. Additional cameras and message boards are included in this project.

Subdivision and Land Development Review Committee Report

Jim Lettiere received a waiver request for the Levi Mark Peachey plan in Bratton Township. The request is to waive showing all boundary information on the residual tract because the deed information is very outdated and inaccurate. Jim recommended granting this request.

Six plans were submitted to the committee for review, three under Municipal Ordinance and three under County Ordinance. The plans under Municipal Ordinance included Michael A. Bowers (*Granville Township*); Dollar General-Lewistown, PA (*Lewistown Borough*); and Henry J. & Naomi M. Peachey & Paul E & Angela Neer (*Union Township*). The three plans under County Ordinance included Audrey M. Jordan (*Wayne Township*); Andrew B. & Valerie J. Lakjer (*Wayne Township*); and Stoltzfus Truck Garage (*Wayne Township*);

Jim Lettiere reviewed the two land development plans in further detail. The first plan Jim reviewed was the Dollar General-Lewistown plan. Jim received revised plans, but has not had time to review them. He asked for additional time to review the revisions. PTV XXVI, LLC is proposing to construct a 10,640 square foot retail building. The project will include construction of bituminous parking areas and driveway with stormwater management facilities and other site features. Jim noted there is a concern for the slight offset of the driveways and could create more conflict points with traffic. The HOP provisions apparently have been satisfied, however. Lucas Parkes of The EADS Groups was in attendance and indicated that he is wrapping up his review of the stormwater management plan. Tom Lake indicated that problems will occur in this area when the industrial park lets out and traffic increases in the area. Bill Gomes indicated that when the traffic counts were performed, they missed this timeframe. He also added that a normal scoping meeting was not performed, which could have allowed them to voice these concerns as well as others, including the intersection at Bratton Avenue. Recommendations of a shared driveway with Enterprise and no left turns coming out were not considered acceptable to the applicant. Neal Shawver questioned if there was enough room in the parking lot since other Dollar General parking lots are difficult. Kay Semler noted the Dollar General in Belleville may have a worse mess than this site because the business across the road has an open-ended parking area with no specified entrance/exit. Jim Lettiere added that PennDOT has not required any changes so far in the HOP process, so it will likely be approved.

Jim then reviewed the Stoltzfus Truck Garage plan in Wayne Township. Lucas Parkes handed Jim new plans at the meeting, which Jim requested additional time to review. Jadon Stoltzfus is planning to construct a 3 bay truck garage. The proposed project will include the construction of a 72x100 garage and associated stormwater management and site improvements. Jim noted that building permit questions have been added to comments for all land development plans for assessment purposes. This garage is privately owned and will be used to get the trucks out of the weather and will not be used for public repair. Lucas Parkes is coordinating with Bill Wright to get infiltration results for septic and stormwater management. Mr. Parkes added that Mr. Stoltzfus is asking for conditional approval pending infiltration trench results. The owner is hoping to construct the garage this year. Bill offered to wait to sign the plans until improvements (driveway and stormwater) are made and verified or Mr. Stoltzfus could post security bond/letter of credit.

Kent Spicher made a motion to accept the comments of the three plans under municipal ordinance while allowing Jim additional time to review the revised plans for the Dollar General. Tom Lake seconded the motion. All members voted aye.

Dan Dunmire made a motion to conditionally approve the comments of the three plans under the county ordinance while allowing the Stoltzfus plan to be signed when the driveway and stormwater improvements are in place or if security bond or letter of credit is posted and allowing Jim additional time to review the revised Stoltzfus plans as well. Cyle Vogt seconded the motion. All members voted aye.

Dan Dunmire made a motion to approve the waiver request for the Levi Mark Peachey plan. Kent Spicher seconded the motion. All members voted aye.

Granville Township (*Municipal Ordinance*)

Name of Plan: Bowers, Michael A.
File Number: 2018-06-004
Tax Map #: 17-16-0100H
Municipality: Granville Township
Applicant Name: Bowers, Michael A. & Lisa D.
Land Owner Name: Bowers, Michael A. & Lisa D.
Plan Preparer: Frederecks & Seibert

Plan Summary:

The purpose of this plan is to create (1) 23.04 acre lot utilizing on lot water and sewage disposal facilities. Both the proposed lot and remaining lands have been perc tested for a primary and reserve septic disposal areas.

Administrative

The property was subdivided in October of 2009 and in February of 2016, a lot addition was created.

Basic Plan Information

There is an extra "0" in the tax parcel listed on the plan. It should be 17-16-0100H. Also, the extra "0" shown for abutters should be deleted.

One of the abutters is not shown: Steve Wagner, t.m. 17-16-0100HA.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Granville Township Subdivision and Land Development Ordinance Sections 6.302.a.5., 7., 9. And 12.).

Clean & Green / Agriculture

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. This was mentioned in 2009 and in 2016.

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 prime farmland soils. Prime farm land soils indicate soils conducive for certain crop development.

Setback Lines

Setback lines are shown for Lot 2, but not the residue.

Right-of-Way Widths

The inset map is the only place that the right-of-way or cartway are shown, but Risky Road is not labeled and should be.

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Risky Road is substandard (Table 1).

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Hawstone Road should be shown on the plan (Section 6.302.a.6.).

Hawstone Road is not labeled on the plan and it should be, in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 11.).

Cartway Widths

The cartway width of Hawstone Road should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a.11.).

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width of Risky Road is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

If there are any plans for access to Hawstone Road, a Highway Occupancy Permit is required. If Risky Road was a public road, a municipal driveway permit would be required.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

A DEP Sewage Planning Module has been provided.

Water Service

The plan states onsite water, but the location is not shown on the plan and should be indicated. (See Sections 3.213.a and 602.a.10.) of the Granville Township Subdivision and Land Development Plan).

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a.9.).

Are all man-made features shown? If not, 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 in accordance with the Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.)

Lewistown Borough (*Municipal Ordinance*)

Name of Plan: Dollar General-Lewistown, PA

File Number: 2018-06-006

Tax Map #: 01-16-0124; 01-16-0126; 01-16-0126A; 01-16-0127; 0

Municipality: Lewistown Borough

Applicant Name: Chapman, Donald M.

Land Owner Name: Charles H. Arentz & Barbara Yocum Arentz

Plan Preparer: LIVIC Civil (Attn: Ryan Pardoe)

Plan Summary:

PTV XXVI, LLC is proposing to construct a 10,640 square foot retail building. The project will include construction of bituminous parking areas and driveway with stormwater management facilities and other site features.

*One asterisk represents comments generated at the June 21, 2018 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents revised comments and plans dated June 27, 2018 and comments generated at the June 28, 2018 Mifflin County Planning Commission meeting.

Administrative

Since this project involves a lot consolidation subdivision the narrative should clearly state this.

**The plan narrative has been updated on sheet C01 to reflect the proposed lot consolidation.

Subdivision Information

The total amount of acreage being subdivided should be shown on the plan in accordance with the Borough of Lewistown Subdivision and Land Development Ordinance (Part 7, Sections 7.202A.5. and 7.302A.5.).

Based on the County's GIS files and the application, there appears to be six lots that will be combined into one. The lot consolidation plan sheet no. C102 only shows two lots being combined. Those shown as being combined are 01-16-0126A and 01-16-0124. It is not clear if this lot addition subdivision proposes the lot consolidation of tax parcels 01-16-0129, 01-16-0128, 01-16-0126, 01-16-0126A and 01-16-00124 into one lot. This needs to be clarified on the plan.

**Additional lot lines have been added to the Lot Consolidation Plan, to more closely resemble the County's GIS files. Also, additional acreages have been noted for the revised tracts being shown.

*The representative from Livic Engineering indicated there are 2 deeds for the subject parcels that spell out six (6) separate tracts. He indicated he will show the 6 tracts on a revised lot consolidation plan.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are soils identified by the U.S. Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

Right-of-Way Widths

Based upon the Borough of Lewistown's Subdivision and Land Development Ordinance, the right-of-way width of State Route 3002, Juniata Street should be shown on the plan (Part 7, Section 7.202A.11.).

**The right-of-way width has been added to Sheet C101.

PennDOT HOP / Municipal Driveway Permit

As noted in note 7 on sheet no. C001, 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 Lewistown Borough Planning Commission.

**A Highway Occupancy Permit has been submitted to PennDOT and a copy will be provided upon approval. PennDOT has not issued the HOP for this project as of June 12, 2018. The District Permit Manager indicated the Transportation Impact Assessment has not been approved. Most likely no roadway improvements will be required as part of this project.

**The Traffic Impact Assessment was resubmitted to PennDOT on June 20, 2018, as well as the HOP. The district has noted that the driveway location is satisfactory and is reviewing final details of the submitted plans.

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

**A clear sight triangle and site distance has been added to the plans, sheet C201. The proposed pylon sign on the edge of the clear site triangle is elevated, therefore motorists can clearly see underneath the sign.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 7, Section 7.302B.7. of the Borough of Lewistown's Subdivision and Land Development Ordinance.

*The Livic Engineering representative indicated there are no deed restrictions.

**No such restrictions or easements have been identified in the title search for the project.

DEP Sewage Planning Module

If the project will generate sewer flow of two equivalent dwelling units or more, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided.

*The Livic Engineering representative indicated there currently are two (2) dwelling units on site and the project will only generate sewage equivalent to one (1) EDU. Therefore no sewage planning is required.

**The project will reduce the total number of EDU's overall; therefore planning is not required.

Sewage Service

A letter from the Lewistown Sewer Authority acknowledging availability of public sewer should be submitted to the Lewistown Borough Planning Commission.

**Capacity acknowledgement letter provided.

Water Service

A letter from the Municipal Authority of the Borough of Lewistown acknowledging availability of public water should be submitted to the Lewistown Borough Planning Commission in accordance with the PA Municipalities Planning Code (Article V, Section 503.1).

**Intent to serve water letter provided.

Signature Blocks on Plan

The Mifflin County Review Certificate language is incorrect. A copy of the language will be provided to the applicant.

**The Mifflin County Planning Commission Review Certificate has been revised.

Lot Addition

A lot addition statement should be noted on the plan stating the following on the plan: "Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____." in accordance with the Borough of Lewistown's Subdivision and Land Development Ordinance (Part 7, Section 7.302A.25.). Although there is lot addition language on the plan, it does not appear complete since there appears to be multiple parcels involved with the lot consolidation which are not accounted for. The lot consolidation appears to be more than 1.01 acres? Please provide the total acreage.

**A detailed note explaining the consolidation has been added to the Lot Consolidation Plan, sheet C101. Also, additional tract lines have been added and all acreages have been accounted for. The total lot consolidation is 1.01 acres.

Features

Are all man-made features shown? If not, 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 in accordance with the Borough of Lewistown's Subdivision and Land Development Ordinance, (Part 7, Section 7.302A.25).

**All features are shown.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Borough of Lewistown's Subdivision and Land Development Ordinance, (Part 7, Section 7.302A.29.).

**All features are shown.

Zoning

Sheet no. C401 shows a zoning district R-2, which is not correct. The entire site is zoned "C" Commercial district.

**The zoning labels have been revised to reflect the correct zoning districts.

Land Development

As noted in drawing index note C7- lighting a photometric plan (to be provided) should be submitted as part of the plan in accordance with the Borough of Lewistown's Subdivision and Land Development Ordinance (Part 7, Section 7.302A.31 and 32).

**A photometric plan has been provided.

Proposed sign dimensions should be shown on the plan.

**Signage is completed by a separate vendor as part of the project. Actual signage sizes proposed are currently unknown; however, a note has been added to the coversheet such that all signage adhere to municipal approvals.

The lighting plan must comply with the Borough of Lewistown's Subdivision and Land Development Ordinance (Part 4 Section 4.217 Lighting).

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

**Rex Fink has been in contact with the local Fire Marshall about this project and it has been determined the existing fire hydrants in place are sufficient.

To your knowledge has a building permit application been submitted to the appropriate permitting agency for this project?

**The project architect will be submitting the building permit application. Confirmation can be provided upon receipt.

To your knowledge has a building permit been issued for this project?

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

**Truck turning movements have been added to sheet C501.

A landscaping plan is part of the project and detailed on sheet C601 and appears to meet the Borough of Lewistown's Subdivision and Land Development Ordinance (Part 4 Section 4.214 G.).

E & S / Stormwater

The post construction stormwater management narrative should be reviewed by the Lewistown Borough Engineer.

**With the 6/5 submission copy has been provided to the borough engineer. No comments have been provided to date.

Since the area of disturbance as noted in general notes 10 and 11 is in excess of one acre, an NPDES is required. The Mifflin County Conservation District completed an administrative completeness review of the NPDES permit and determined all necessary items were found to be included. This does not result in the approval of the Erosion and Sedimentation Control Plan and the general NPDES permit.

**Approval of the erosion and sedimentation control plan and NPDES permit has been granted and provided.

Other Comments:

1. Since the Borough's Zoning Ordinance does not stipulate a required number of parking spaces for this retail use, will 33 spaces be adequate? Generally, the parking requirement for retail uses is approximately one space for every 200-250 square feet of gross floor area.

**Parking requirement letter has been provided stating 33 spaces are adequate for the users needs.

2. The alignment of the driveway entrance almost mimics the location of the existing driveway for the Sheetz convenience store across Juniata Street. The traffic study acknowledges this and concludes new traffic associated with the proposed development would not cause level-of-service impacts or queuing problems. However, it appears that, by this development, additional traffic conflict points will be created, thus potentially creating unsafe vehicular movements.

**In coordination with PennDOT, a traffic assessment is currently under review and has received 2 cycles of comments. The last resubmission confirmed that no roadway improvements are anticipated as a result of the project and the HOP permit application for the driveway has been submitted for final review. Based on this process it was determined by PennDOT that the driveway in the current location provided less of a safety impact vs. one on the opposite side of the property. In other words, locating the several access points in one location is more desirable.

3. How did the applicant analyze the driveway intersection in relation to the proposed driveway and the western Sheetz Driveway intersection-is it a conventional plus intersection, are the openings offset, or should the Enterprise driveway be considered in the analysis? The second Sheetz driveway along Juniata Street as well as the opening onto Third Street are not shown, as well as the Enterprise opening and they should be.

**The drives were analyzed with a slight offset as proposed. The enterprise driveway include a peak hour traffic flow of 3 trips which was deemed to be insignificant in the final analysis. The additional driveways have been shown on existing condition mapping.

4. Was there consideration of a consolidation of the two driveways?

**Consolidation of driveways is not desired by either party.

5. Based on what we have seen at the traffic light, the traffic trying to exit Sheetz and the multiple driveways in the area, we believe that no left turns out of the proposed Dollar General Store site should be considered.

**Based upon our coordination and discussions with PennDOT, access restrictions are not warranted for the project. It is requested that PennDOT's review and approval process for the driveway be acceptable for the project.

6. Did the applicant check the intersection of Bratton Avenue and 4th Street and its potential impact?

**This intersection was not requested to be studied by PennDOT in the formal traffic study. Upon review of the overall traffic study results, it is also expected that this intersection would have little or no impact on the proposed traffic conditions.

* The Livic Engineering representative indicated he plans on providing written responses by June 29, 2018. He also indicated he will provide revised plans by July 2, 2018 for Mifflin County's Planning and Development review, prior to the Lewistown Borough Planning Commission meeting scheduled for July 5, 2018.

Union Township (*Municipal Ordinance*)

Name of Plan: Peachey, Henry J & Naomi M & Neer, Paul E & Angela
File Number: 2018-06-001
Tax Map #: 20-02-0118E; 20-02-0118
Municipality: Union Township
Applicant Name: Peachey, Henry J. & Naomi M.
Land Owner Name: Peachey, Henry J. & Naomi M.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A (from Lot B), to be added onto Lot A, and Lot Addition B (from Lot A), to be added onto Lot B. Lot B has an existing residence with no new development proposed. Lot A is an approved building lot that is currently vacant. No new development is being proposed by this plan.

*One asterisk represents comments generated from the June 21, 2018 Subdivision and Land Development Review Committee meeting.

Administrative

The signatures of Paul and Angela Neer, tax parcel 20,02-0118, should be on the application.

Basic Plan Information

Tax parcel 20,02-0118 was reviewed by the Mifflin County Planning Commission in 2005 for a 6-lot subdivision. The County's Assessment and GIS records indicate tax parcel 20,02-0118D is presently owned by Benuel J. and Alta E. Renno, not Robert L. Plank Jr.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot B). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.a).

Clean & Green / Agriculture

As noted in Note 5, Lot A and B are enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

As noted in Note 4 and according to County GIS information, the property is not located within the 100-year floodplain or a designated wetland.

Soils

According to the County GIS files, some portions of these properties appear to have prime farmland soils.

According to the County GIS files, some portions of these properties appear to have hydric soils. Hydric soils can indicate the presence of wetlands.

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance (Article V, Section 501.2), the cartway width of Starlight Lane is substandard.

What is the proposed cartway width of the proposed 50' right-of-way? What assurance will the township have that this right-of-way will be constructed? What is the purpose of the 50 foot right-of-way, since both lots have road access to State Route 0305?

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 right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Private Street / Shared Driveway

*The Wright Surveying representative indicated there is a shared driveway agreement in place for Starlight Lane and he will place a note on the plan.

If a private street is proposed, the plan should be reviewed by the Union Township Engineer.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article IV, Section 402.1.b. of the Union Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Sewage Service

The sewage service type and location for Lot B should be identified on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d). Has sewage testing been done for Lot A in order for it to be developed in the future? Future development may require a land development plan.

*The Wright Surveying representative indicated sewage testing was done in 2008.

Water Service

The water supply location should be noted on the plan for Lot B as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

Lot Addition

The lot addition language appears incorrect. Lot Addition A appears to be added to Lot A owned by Henry and Naomi Peachey, not Paul Neer. There is reference to Lot Addition 1, which is not identified on the insert map on the plan. These should be corrected.

*The Wright Surveying representative stated he can make these corrections.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e). There are clearly buildings on lot B that are not shown on the plan.

*The Wright Surveying representative stated all are shown.

Are all man-made features shown? If not, 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 in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e.)

*The Wright Surveying representative stated all are shown.

Wayne Township (County Ordinance)

Name of Plan: Jordan, Audrey M.

File Number: 2018-06-002

Tax Map #: 21-06-0143; 21-06-0115FV; 21-06-0115C

Municipality: Wayne Township

Applicant Name: Jordan, Audrey M.

Land Owner Name: Jordan, Audrey M.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A, to be added onto Lot A, and Lot Addition B, to be added onto Lot B. The residual tract, Lot 1, has an existing residence with no new development proposed.

*One asterisk represents comments generated at the June 21, 2018 Subdivision and Land Development Review Committee meeting.

Administrative

The landowner's signature (Jordan) is on the application and one of the two recipient property owners (Krepps).

Where is the signature of Mr. Fisher tied to Lot Addition A? This signature should be on the application.

*The Wright Surveying representative indicated Mr. Fisher did sign the application although it is difficult to see.

Basic Plan Information

The abutter t.m. 21,06-0143B presently owned by K. Wade Fisher should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.17.).

Floodplain / Wetlands

Based on the County's GIS files and notes 4. and 5. lot A, lot addition A, lot B and lot addition B are located in the 100 year floodplain, while lot A, lot addition A and lot addition B contain mapped wetlands.

Note 6 states no new development is proposed.

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.

Soils information should be shown on the plan. (Mifflin County Subdivision Ordinance, Section 7.302. A.10.)

Right-of-Way Widths

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

The right-of-way width of Ferguson Valley Road should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 11.).

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway widths of Loop Road and Cookson Lane are substandard (Section 4.204 F).

The cart-way width of Ferguson Valley Road should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 11.).

PennDOT HOP / Municipal Driveway Permit

As noted in Note 3, a municipal driveway permit is required, and a copy should be provided to the Mifflin County Planning Commission.

Private Street / Shared Driveway

Lot Additions A and B are bisected by Beaverdam Run. Does this plan involve any stream crossings or other floodway encroachments? The applicant should contact the Mifflin County Conservation District for more information.

*The Wright surveying representative indicated no.

Deed Restrictions and Easements

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

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has been provided.

Water and Sewage Service

On lot water and sewage facilities are shown for the residual (Lot 1), but nothing is shown for Lots A and B. Please confirm. If development is to take place, both well location and sewage testing sites would need to be shown.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26).

*The Wright surveying representative indicated all are shown.

Are all man-made features shown? If not, 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. There appears to be a building on Lot B. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20).

*The Wright surveying representative indicated all are shown.

Land Development

If future development is proposed and meets the definition of land development, as defined in the Mifflin County Subdivision and Land Development Ordinance, a land development plan will be required and should be noted on the plan.

Wayne Township (County Ordinance)

Name of Plan: Lakjer, Andrew B. & Valerie J.
File Number: 2018-06-003
Tax Map #: 21-06-0119
Municipality: Wayne Township
Applicant Name: Lakjer, Andrew B. & Valerie J.
Land Owner Name: Lakjer, Andrew B. & Valerie J.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 2 & 3 each for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, is currently vacant woodland with sewage testing done for a proposed single-family residence to be served by on-lot sewage disposal and private well. This property was last subdivided in August 2008 by Bill Sarge.

*One asterisk represents comments generated at the June 21, 2018 Subdivision and Land Development Review Committee meeting.

*The Wright Surveying representative indicated the property was not subdivided in 2008.

Basic Plan Information

It appears the abutter, tax parcel 21,06-0139, presently owned by Gerald Gearhart, is not shown and should be, as well as tax parcel 21,06-0120, presently owned by Tim Allen and Renee Marlise Feagley.

Clean & Green / Agriculture

As noted in Note 5, 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

In accordance with County GIS files and Note 4, there are no mapped floodplains or wetlands on the subject parcel.

Topographic information

Suitability considerations should be made for this plan for Lot 1. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on portions of Lot 1 and development in these areas should be discouraged.

Soils

According to the County GIS files, some portions of Lots 2 and 3 appear to have prime farmland soils.

According to the County GIS files, some portion of Lot 3 appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

Right-of-Way Widths

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

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Big Greenbriar Road is substandard (Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit

Note 6. indicates a PennDOT HOP is required for any access from US Highway 522 South onto these parcels. Was any consideration given to provide driveway access to Lot 3 from Big Greenbriar Road instead of US Highway 522 South?

*The Wright Surveying representative indicated there was consideration given, however, the current topography prohibits this. He stated an HOP permit is pending approval.

Deed Restrictions and Easements

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

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26).

*The Wright Surveying representative stated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20).

*The Wright Surveying representative stated all are shown.

Wayne Township (County Ordinance)

Name of Plan: Stoltzfus Truck Garage
 File Number: 2018-06-005
 Tax Map #: 21-09-01181
 Municipality: Wayne Township
 Applicant Name: Stoltzfus, Jadon E. & Jessica L.
 Land Owner Name: Stoltzfus, Jadon E. & Jessica L.
 Plan Preparer: Wright Land Surveying

Plan Summary:

Jadon Stoltzfus is planning to construct a 3 bay truck garage. The proposed project will include the construction of a 72x100 garage and associated stormwater management and site improvements.

*One asterisk represents comments generated at the June 21, 2018 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents comments generated at the June 28, 2018 Mifflin County Planning Commission meeting and revised plans dated June 28, 2018 and written responses dated June 26, 2018.

Administrative

Jessica L. Stoltzfus's signature should be on the application.

**So noted. The signature has not been obtained and provided.

Does the narrative clearly state the building sizes since there is a 33.75 foot x 40 foot addition shown on the plan.

*The EADS Group Inc. engineering representative indicated he will clarify the narrative to make it clearer. He stated it is one building with an office area and an area for the truck storage.

Basic Plan Information

The abutter, Dennis J. and Gail A. Flasher, tax parcel 21,09-0118, should be labeled on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.302.A.17).

**The abutter's information has been provided on the revised plan.

Subdivision Information

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2.e states in part a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys, however, tract perimeter surveys shall be the function of the "Professional Land Surveyor". Prior to recordation a professional land surveyors seal must be affixed to the plan.

*The EADS Group Inc. engineering representative was under the impression that if metes and bounds were on the plan and the survey was completed under a previous recorded subdivision plan, that by reference to the recorded subdivision the surveyor's seal does not have to be on the plan. The Mifflin County Planning and Development Department staff will consult with the Planning Commissioner's Solicitor for an opinion regarding this.

**So noted.

Clean & Green / Agriculture

As noted in General Project Note Q and based on the County's GIS files, 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

As noted in General Notes K and L and based on the County's GIS files, there are no mapped wetlands or floodplains on the property.

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 entirely situated in the southeast area of the property and development in these areas should be discouraged.

Although drawing no. 1 C-1 and C-2 show elevation lines, there appears to be no elevation distances and there should be in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.202. A7).

**The elevation information has been provided on the revised plan.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are soils identified by the U.S. Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

Right-of-Way Widths

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

If the garage will service semi-tractor trailers, it appears the 16' driveway width would be inadequate for twoway semi-tractor traffic. The average width of a semi-tractor is 8.5'. Consideration should be made for a larger cartway width.

**The driveway width and circulation has been updated on the revised plan.

For some reason the driveway starts out as 20 feet and then shrinks to 16 feet.

What is the aisle width between the infiltration trench and the building?

Cartway Widths

What is the proposed cartway width of the proposed driveway from Ferguson Valley Road?

**The proposed cartway width of the two-way section of driveway is twenty-four (24') feet as updated on the revised plan.

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

Street Names

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

*The EADS Group Inc. engineering representative indicated he does not object to having the street named by the GIS Department.

**The owner will pursue naming the private drive with the GIS Department.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

A DEP Sewage Planning Module needs to be provided for any new development.

**A DEP Sewage Planning Module will be processed for the new development with this plan.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

**All significant man-made features are shown on the revised plan.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26).

**All significant natural features are shown on the revised plan.

Land Development

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

**Traffic circulation arrows have been provided on the revised plan.

The Mifflin County Subdivision and Land Development Ordinance (Article 2, Section 2.259 requires each off street parking space to be 10' x 20'. The parking stall dimension is 9' x 19'. The parking spaces should be delineated on the plan.

*The EADS Group Inc. engineering representative indicated he will show the correct parking stall dimensions on the plan.

**The parking space dimensions have been updated on the revised plan.

To your knowledge has a building permit application been submitted to the appropriate permitting agency for this project?

*The EADS Group Inc. engineering representative indicated no but it probably will be issued within 2-3 weeks.

**No, a building permit application has not been submitted at this time.

To your knowledge has a building permit been issued for this project?

**No, a building permit has not been issued at this time.

*The EADS Group Inc. engineering representative indicated no.

Will two parking spaces and one handicapped space meet the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.207)?

**Wayne Township does not appear to have parking provisions; however, three (3) parking spaces shall be sufficient for Mr. Stoltzfus' private garage.

*The EADS Group Inc. engineering representative indicated he will request a waiver to the parking standards for the project.

Where would trucks that have been repaired and are waiting to be picked up be located?

**The proposed garage is private and will not be a public repair facility; therefore, there will be no waiting trucks.

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

**Public water does not exist in this part of Wayne Township.

E & S / Stormwater

What is the total area of land disturbance for this project? If land disturbance is greater than 5,000 square feet, an erosion and sedimentation control plan is required in accordance with Chapter 102, Sections 5 and 402 of the Clean Streams Law.

Does this plan propose over an acre of earth disturbance? If so, an NPDES Permit is required.

*The EADS Group Inc. engineering representative indicated land disturbance is under one acre.

**The area of land disturbance is less than one acre; therefore, an NPDES permit is not required.

Other Comments:

1. Will there be a dumpster associated with this use? If so, its location should be labeled on the plan.

*The EADS Group Inc. representative stated no.

**Garbage will be contained within the building; therefore, no exterior dumpster is proposed at this time.

2. Is this facility a repair and/or auto body garage for semi-tractors, farm equipment or civilian trucks?

**The facility is proposed as a private truck garage and will not be open to the public

*The EADS Group Inc. engineering representative indicated this a private semi tractor trailer storage facility with a private office.

3. How does this project meet the provisions of the Mifflin County Act 167 Countywide Stormwater Management Plan? Does the 5 foot stormwater management infiltration trench, meet the Stormwater Management Plan?

**The proposed stormwater management facilities meet Act 167 requirements. A SWM report will be provided post haste.

4. It appears there are two structures represented on the plan. One is 33.75' x 40', while the other is 72' x 100'. Please clarify if there are one or two semi-detached or attached structures with this project.

*The EADS Group Inc. Engineering representative stated it is one building with an office area and an area for the truck storage.

**The proposed building will be one structure that connects the truck area with an office area.

5. Which parcels use the 50' shared access easement? Is there a recorded easement agreement in place?

*The EADS Group Inc. engineering representative indicated there is a recorded easement agreement in place and he will provide a copy.

**The shared access easement is utilized by this parcel and the Snyder parcel to the east. A recorded easement agreement is included with the revised plan.

6. Will there be any outdoor lighting associated with the project? If so, it should be labeled on the plan.

*The EADS Group Inc. engineering representative stated there will only be lights attached to the building.

** No outdoor site lighting is proposed with the project. Exterior building lights will be provided in accordance with building code requirements.

7. Is there any proposed signage? If so it should be shown on the plan.

*The EADS Group Inc. Engineering representative indicated he will provide revised plans based on the County's preliminary comments.

Public Comment

None

Other Business or Comments

Kay applauded the recent article in the newspaper on the Green Gables project was interesting and applauded the private enterprise for getting higher end rentals available for the private sector.

A public meeting will be held this evening at 6 p.m. at the Body and Soul Center in Strodes Mills to discuss the Mainline Canal/911 Memorial Trail. The consultant group has developed plans and has spoken to PennDOT. A temporary trail is being proposed along parts of Ferguson Valley at McVeytown and Wakefield Road to Lockport that will then follow down Middle Road back to 522 towards Victory Park. The optimum trail is along the river, but involves private properties. This trail could help further phase 2 of the Juniata River Trail. Construction of the Juniata River Trail will begin the week of July 9th.

Dan Dunmire announced the Mifflin County Conservation District and Derry Township will hold a public meeting this evening at 6:30 p.m. at Kish Park to discuss a stream improvement bank stabilization project in Kish Park in the area of the pavilions. There is no vegetation on the banks in certain areas of the park due to the ducks and geese. Construction is expected to begin at the end of July and will cost around \$35,000. Funds will come from a National Fish and Wildlife grant, DCNR Riparian Buffer grant, and a cold water heritage grant in the amount of \$8,000.

As a follow-up to Tom Zurat's presentation, Kay Semler asked if the bank stabilization project near the twin bridges is expected to occur as was discussed in 2017 as part of the Burnham Interchange project. Dan stated that part of the problem is spring seepage in the area. Kay also added that some rocks had fallen in Mann's Narrows.

Next Month

The next meeting will be held July 26th. There will be no special program in July. The CDBG public hearing will be held at the August 23rd meeting. The new National Flood Insurance Program (NFIP) Coordinator will provide an update in September.

Adjournment

Upon no further discussion, the meeting adjourned at 4:49 p.m. upon a motion by Dave Pennebaker, which was seconded by Dan Dunmire.