

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

ATTENDANCE

Members

Dan Dunmire
Tyler Gum

Dave Pennebaker
Thomas Lake
Kay Semler
Jim Spendiff
Neal Shawver
Michele Bair

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director

Chastity Fultz, Office/Grants Manager

Other

Kevin Kodish, Mifflin County Commissioner
Otis Riden, Mifflin County Commissioner
Lauren Kershner, The Sentinel
Lucas Parkes, The EADS Group
Chris Aumiller
Dan Wallace, JC Bar/CVS
John Pannizzo
Jim Tunall
Mike Buffington
Chad StaffordPennTerra Engineering, Inc.

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:32 p.m.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

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

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed eleven (11) applications on July 16, 2015, ten under municipal ordinance and one under county ordinance. The ten under municipal ordinance include Richard Keiser and Robert Church (*Decatur Township*), Donald Loht (*Decatur Township*), ELIZADAV Holdings, LLC (*Granville/Derry*), Mann Edge II Housing Development (*Lewistown Borough*), CVS Store No. 1677 (*Lewistown Borough*), Patricia Haughwout (*Union Township*), Menno Yoder (*Union Township*), Omar and Malinda Peachey (*Union Township*), Donald Garrett (*Union Township*), and Rex Fagan (*Wayne Township*). The one under county ordinance was Rex Fagan (*Wayne Township*). Jim reviewed three plans.

The first plan reviewed was for CVS in Lewistown Borough. This plan proposes to purchase eleven lots at the intersection of Brown Street and Market Street in the Borough of Lewistown. These lots are being purchased to consolidate into one lot to develop the proposed CVS/Pharmacy. Dan Wallace of JC Bar Properties addressed the Commission with a summary of the plan. Comment was made regarding traffic, signage and streetscape issues, as well as ownership of the properties. The height of the free standing sign was discussed and ranged from 24 feet to 11 feet. After further discussion, the recommended height based on a letter from the consulting engineer was a 6 feet high monument sign at the corner of Brown and Market

Streets and one along Brown Street. The Borough of Lewistown Solicitor is aware of the ownership issues and will address them at the August 5 Borough Planning Commission meeting. An application has been made for a Highway Occupancy Permit (HOP), but could take a couple of months. Comment was also made as to the necessity to obtain an address through Mapping/GIS Department. The signature on the application needs to be the owner as opposed to the engineer. Financial security will be made regarding the overall project and replacement in kind of the streetscape project along Market Street. The trash compactor location was discussed and will be relocated to the rear. A pedestrian opening along Market Street will also be included. The entrance along Market Street will be a left in and left out and a rumble strip concrete medium was proposed, to improve traffic channelization and to better accommodate tractor trailers exiting the site. Dan Wallace also noted they will enhance the streetscape with a brick wall and iron fence. Comment was made that there is still concern regarding the left in and left out entrance so close to the bump outs. CVS will receive one tractor trailer delivery once a week that will occur during off hours. The remaining delivery trucks will be box trucks or small trucks. Mr. Wallace stated they were prepared to address the comments of the Planning Commission.

The second plan reviewed was Mann Edge II Housing Development in Lewistown Borough. This plan proposes a 34 unit elderly apartment complex and building development along Water Street. This is the second phase of the original Mann Edge elderly housing development completed in 2012 of 31 units. The proposed plan involves lot 2R. MCIDC will retain ownership of lot 3 that was previously approved. Chad Stafford from PennTerra Engineering, Inc. addressed the Commission regarding comments and changes presented from the Subdivision Review. Jim noted the County has a genuine interest in this project as \$240,000 of CDBG money will be used in this project in assisting in purchasing the land for both phases. The revised plans presented eliminate the split driveways and have a single, standard driveway. There are now 36 parking spaces, including an additional handicap space. Application for a municipal driveway permit was submitted on June 23 with no response to date. The original plan included prepurchasing enough sewage units to provide for this development. There appeared no connectivity between the parking lot for Phase I and Phase II; however, such connectivity was made clear on the revised plans. The covenant identified in Note 12 had been previously provided to the County from before, but will need to obtain a copy. The revised plan will need to be reviewed by Jim Lettiere and updated comments then submitted to PennTerra and the Borough.

The next plan discussed was Rex Fagan (*Wayne Township*). Jim requests conditional approval to have the recipients sign the application acknowledging and accepting the additional land. Comments were made regarding private right-of-way versus driveway, as well as sewage testing and proposed well site. Concern also exists as to what type of structure is located on the property and whether the right-of-way is a private street and needs to be brought up to County road standards. Bill Gomes suggested tabling this plan until the surveyor could be reached for clarification. The Commission concurred with this recommendation.

Discussion was made regarding Patricia Haughwout (*Union Township*). Comment was made as to whether there was adequate access to the lots. DCNR will consider approving an access easement after the subdivision is approved. The Commission expressed concern over the DCNR position on access. This plan was originally presented in January 2014. Furthermore, comment was made as to whether an engineer could create these lots as opposed to a surveyor.

Dan Dunmire entertained a motion to accept the reviewed comments for nine plans under municipal ordinances while allowing Jim to review the revision from Mann Edge plans and make updated comments. Additional comments on the CVS plan presented at the meeting were also included. A motion was made by Dave Pennebaker and seconded by Neal Shawver and passed with no further discussion with Jim Spendiff abstaining regarding the Mann Edge plan.

Dan entertained a motion to table the Rex Fagan plan. A motion was made by Neal Shawver and seconded by Tyler Gum and unanimously passed.

Subdivision and Land Development Municipal Reports

Decatur Township

Name of Plan: Keiser, Richard N., Church
File Number: 2015-07-003
Tax Map #: 20-02-016
Municipality: Decatur Township
Applicant Name: Keiser, Richard N., Church
Land Owner Name: Keiser, Richard N., Church
Plan Preparer: Sarge Engineering and Survey

Plan Summary:

The purpose of this plan is to add a second house to the farm belonging to Richard N. Keiser and Patricia A. & Robert W. Church, Snyder County Tax Parcel 20-02-016 of 107.4 acres. The existing house is in West Beaver Township, Snyder County and the proposed house is in Decatur Township, Mifflin County.

Basic Plan Information

Deed Book and page numbers should be provided for all abutters on the Property Plan since it outlines the entire tract.

Administrative

The property is situated in Snyder and Mifflin Counties requiring approval in both Counties.

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. Decatur Township Subdivision and Land Development Ordinance (Part 6 Section 603.2 A. 5,7,9).

Clean & Green / Agriculture

It is unclear whether the property is enrolled in the Clean and Green Program.

Street Names

The plan notes that a street name is needed for the private driveway and should be done with the Mapping Department before the plan is recorded.

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 Decatur Township Planning Commission.

Signature Blocks on Plan

The plan has no signature blocks for Snyder County but understand they have a stamp for their plans.

Decatur Township

Name of Plan: Loht, Donald W.
File Number: 2015-07-007
Tax Map #: 15-02-0110C/0110B/0110D
Municipality: Decatur Township
Applicant Name: Loht, Donald W.
Land Owner Name: Loht, Donald W.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing use. Lot 2 is served by on-lot sewage disposal and a private well. The residual tract, Lot 1, has an existing residence with no new development proposed. This plan also proposes to create Lot additions for non-building purpose only. Lot Addition A, from Lot 1, is being added to Lot A. Lot Addition B, from lot B, is being added to Lot A. Lot Addition C, from Lot A, is being added to Lot B. Lot Additions B & C are of equal acreage. No new development is proposed for any tracts in this subdivision.

Administrative

The landowner's signature needs to be on the subdivision application form. Only Donald Loht's name is on the application, yet part of the property is owned by Gail Angney which should be included.

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.

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.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Sections 603. A 6. and 603.B. 7.)

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Decatur 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. Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602.2 A. 10.) The on-lot water and sewer system for the Angney property should be shown. Where is the on-lot septic system for Lot A?

Granville/DerryTownship

Name of Plan: ELIZADAV HOLDINGS, LLC

File Number: 2017-07-010

Tax Map #: 17-09-4110X/16-04-0110

Municipality: Granville/Derry Township

Applicant Name: ELIZADAV HOLDINGS, LLC

Land Owner Name: ELIZADAV HOLDINGS, LLC

Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes the subdivision of six (6) lots from the lands of Elizadav Holdings LLC (Lots 7-10, 12 & 13). Each lot proposes a dwelling with an on-lot sewage disposal system and individual well. All lots have had the appropriate sewage testing completed.

Basic Plan Information

The plan is signed by the surveyor and not by the property owner.

Administrative

It looks like there are 6 lots plus a residue so the narrative needs to be corrected. Also, where is parcel for tax parcel 16-04-0110 directly south of the Carl Laughlin property?

Floodplain / Wetlands

According to County GIS information, the residue lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged. The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.14.) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2. I.)

Setback Lines

The setbacks are important if there different setback requirements for Derry and Granville. The setback lines should be shown on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Part 6 Section 6.302. IV) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.K.)

Right-of Way Widths

Based upon the Township Subdivision and Land Development Ordinance, the right-of-way width for Ferguson Valley Road and Laughlin Circle should be shown on the plan. Granville Township Subdivision and Land Development Ordinance (Part 6 Section 6.302 a.6.) and the Derry Township Subdivision and Development Ordinance (Part 4 Section 402.2. I.)

If the right-of-way is substandard along Ferguson Valley Road and with these proposed lots and potential for additional lots the additional right-of-way should be provided by the applicant.

Cartway Widths

The cartway width for Ferguson Valley Road and Laughlin Circle should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.11.) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.K.)

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

It appears a private street was proposed at one time to serve existing lot 6 from a previous subdivision. This needs to be reviewed by the Derry Township Engineer. If a private street is proposed, the plan should be reviewed by the Granville Township Engineer. If a private street is proposed, appropriate supporting information (i.e. the length(s), curve(s), tangent(s), angle(s), right of way width, cartway width, and if applicable, a road profile) should be provided on the plan.

If a private street is proposed, the following note shall be included on the plan: "The owners of lots ____ agree and understand that " _____ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ____ Page ____ of the Mifflin County Recorder of Deeds Office."

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.302 a.6. and 6.302.b.7.) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Sections 403.2.G. and 403.7).

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Granville and Derry Township Planning Commissions. However, if there has been more than 10 lots, a Component 2 is needed.

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.

Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.10.) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.J.)

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.9.) and the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.I.)

Lewistown Borough

Name of Plan: Mann Edge II Housing Development

File Number: 2015-07-002

Tax Map #: 03-03-0310

Municipality: Lewistown Borough

Applicant Name: SEDA-COG HDC/Kish Creek

Land Owner Name: SEDA-COG HDC/Kish Creek

Plan Preparer: PennTerra Engineering, Inc.

Plan Summary:

The purpose of this plan is to create develop a thirty-four (34) unit elderly apartment complex land and building development for (current) Tax Parcel 03-03-0310 Lot 2R for the parcel located in the Borough of Lewistown, Mifflin County, PA.

Soils

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

Right-of Way Widths

Based upon the Borough of Lewistown Subdivision and Land Development Ordinance, the right-of-way width of South Brown Street should be shown on the plan (Part 7 Section 7.202 A.11 and Section 7.302 A.14)

*The July 22, 2015 revised plans show the right-of-way of South Brown Street.

Cartway Widths

The cartway widths of South Brown should be shown on the plan Lewistown Borough Subdivision and Land Development Ordinance. (Part 7 Section 7.202 A.11 and Section 7.302 A.14)

*The July 22, 2015 revised plans show the cart-way width of South Brown Street.

PennDOT HOP / Municipal Driveway Permit

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

DEP Sewage Planning Module

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

Sewage Service

A letter from the municipality acknowledging availability of public sewer and the sewer authority capacity to handle additional flow should be submitted to the Borough of Lewistown Planning Commission.

*At the July 23, 2015 Mifflin County Planning Commission meeting, the Penn Terra representative stated he is awaiting a letter regarding sewage capacity.

Water Service

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

Signature Blocks on Plan

The Mifflin County Planning Commission's signature block should have one line stating plan tracking number and one line stating chairman or designated representative.

*The July 22, 2015 revised plans shows the correct signature block for the County.

Land Development

The maximum permitted illumination for a residential development is 1.0 foot candles. The foot candle should be noted in the luminaire schedule, unless the Light Luminance Factor (LLF) is the same as foot candle.

*The July 22, 2015 revised plans show an updated photometric plan on sheet 8 of 13.

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

The plan should note the location of a dumpster.

*The July 22, 2015 revised plans shows the location of the dumpster.

E & S / Stormwater

Has the Borough Engineer reviewed the plan for access and stormwater? If so, these comments should be considered prior to approval and recordation.

*As of July 27, 2015 the Borough's Engineer comments have not been provided to the County.

Other Comments:

1. It is not clear whether there is connectivity to the parking lot of Phase I. It would appear beneficial to allow cross access of both parking lots to the reduce the number of ingress and egress trips onto East Water and South Dorcas Street in the event visitors enter the wrong parking lot. This should be considered at a minimum for emergency vehicle access.

*The July 22, 2015 revised plans show connectivity between the parking lots on sheet 6 of 13.

2. A traffic circulation plan should be provided showing traffic movements.

What is the purpose of two (2) separate and distinct driveways onto East Water Street. It is not clear if both drives allow ingress and egress. This should be noted on the record plan sheet 5 and on the entrance reconstruction detail on sheet 10.

*The July 22, 2015 revised plans shows the revised driveway configuration onto East Water Street and a traffic circulation plan on sheet 6 of 13.

3. Has the developer entered into a development agreement with the Borough, as provided in the Borough of Lewistown Subdivision and Land Development Ordinance (Part 8 Section 8.400).

4. Since it was indicated the total earth disturbance for this project is .94 acres, has the developer consulted with the Mifflin County Conservation District to verify this figure and to amend the existing NPDES permit?

*At the July 23, 2015 Mifflin County Planning Commission meeting the Penn Terra representative stated they have submitted information to the Conservation District and are awaiting a response.

5. It is unclear why a subdivision and land development waiver request form was submitted? Is there a waiver being requested? If so the details should be on the form.

*At the July 23, 2015 Mifflin County Planning Commission meeting the Penn Terra representative stated there is no waiver request as part of this project and the form was inadvertently completed.

6. Please confirm that the sign is not within the visibility triangle. What is the height?

*The July 22, 2015 revised plans show a clear sight triangle on Sheet 6 of 13.

7. Section 4.215 of the Borough of Lewistown Subdivision and land development ordinance calls for a traffic impact study (TIS). The letter from PennTerra dated July 7, 2015, provides a brief traffic analysis in lieu of a TIS. A determination needs to be made by the Borough Engineer, if this transmittal is adequate or whether a waiver request from the applicant is needed.

*As of July 27, 2015 the Borough's Engineer comments have not been provided to the County.

8. Note 20 on sheet 4 should clearly indicate what the building coverage will be. Note 2. d. Should state what the height of the building will be, as opposed to thirty-five (35) feet more or less. Note 12. and 14. Should confirm if there are covenants and easements recorded and provide a copy. On sheet 6 the building square footage should be listed here. Sheet 5 lists both parcel number and former lot number. Since lot 3 has also been approved, only the tax parcel number is needed.

*The July 22, 2015 revised plans shows the building coverage on sheet 6 of 13, the building height in note 2.e. and the former lot number has been removed.

Lewistown Borough

Name of Plan: CVS Store No. 1677

File Number: 2015-07-004

Tax Map #: 03,02-0132,03,02-0134,03,02-0136,0302-0138,03,02

Municipality: Lewistown Borough

Applicant Name: J.C. Bar Properties, Inc.

Land Owner Name: J.C. Bar Properties, Inc.

Plan Preparer: Bohler Engineering PA, LLC

Plan Summary:

Pennsylvania CVS Pharmacy, LLC is purchasing eleven (11) lots at the intersection of Brown Street and Market Street in the Borough of Lewistown. These lots are being purchased to consolidate into one (1) lot consisting of 1.11 acres to develop the proposed CVS/Pharmacy.

JC Bar Properties, Inc., agent for Pennsylvania CVS Pharmacy, LLC, proposes to develop the consolidated 1.11 acre site into an 11,945 square foot CVS/Pharmacy with drive thru. The proposal includes the demolition of all existing structures located within the site, along with the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development. The limit of disturbance for the development is approximately 1.2 acres (1.11 acres onsite, 0.09 acres within Market Street and Brown Street right-of-way. Pertinent data characterizing the existing and future site conditions are shown on the Preliminary/Final Land Development and Lot Consolidation Plans, prepared by Bohler Engineering PA, LLC.

Basic Plan Information

The tax parcel numbers on the Land Development and Subdivision Plans have incorrect tax parcel numbers. These need to be accurate. Lewistown Borough Subdivision and Land Development Ordinance (Part 7 Section 7.202 A.18.) The cover sheet lists Lewistown Borough Supervisors and it should list Lewistown Borough Council.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The tax parcels numbers on the plans will be updated accordingly.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The cover sheet will be updated to list Lewistown Borough Council.

Administrative

Since the lot consolidation has not been approved and recorded, how can the registered landscape architect sign the Mifflin County Subdivision and Land Development application as an authorized agent of CVS on behalf of the landowners?

Is there a sales agreement demonstrating that CVS will be the legal and equitable owner of the parcels at some future date? If so, this should be provided.

As of July 10, 2015, the County Assessment Office has a deed showing the transfer of the four (4) properties owned by 33 East Market Street, Tax Parcel Numbers 03,02-0146, 03-02-0144, 03,02-0150 and 03,02-0152 to Capital Holding of Lewistown LLC.. This transfer does not indicate the purchase of these parcels by Pennsylvania CVS Pharmacy, LLC so legally how can a lot consolidation and a land development plan be filed by an entity other than the current legal equitable owners?

The remaining eight (8) parcels are currently owned by five (5) different land owners and there is no authorization from them to allow the filings of these plans.

The Borough Solicitor should render an opinion as to the legality of filing the Subdivision and Land Development Plan, when it appears the property is not currently legally transferred to Pennsylvania CVS Pharmacy, LLC through deeds.

* The July 21, 2015 letter from Bohler Engineering included the following response: The applicant will provide copies of the agreement of sale to continue to file for the lot consolidation and land development applications. Additionally, a representative from J.C. Bar Properties indicated that if necessary, he will have CVS sign the application in lieu of the signature of the Registered Landscape Architect.

Basic Plan Information

Although a project narrative was provided on a separate sheet of paper, it should be located on the Subdivision and Land Development Plan. Borough of Lewistown Subdivision and Land Development Plan (Part 7 Section 7.302 A.1.)

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The project narrative will be provided on the Subdivision and Land Development Plans.

Subdivision Information

The acreage of each parcel prior to subdivision should be labeled on the plan. (See Lot addition comment). Borough of Lewistown Subdivision and Land Development Ordinance (Part 7. Section 7.202 A.5.)

The subdivision/lot consolidation sheet should be part of the Land Development Plan, not as a separate cover sheet.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The acreage of each parcel prior to subdivision will be labeled on the plan and the subdivision/lot consolidation sheet will be added to the Land Development Plan set.

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Lewistown Borough Subdivision and Land Development Ordinance (Part 7 Section 7.202 A.14)

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. A note will be added to the plan indicating the site does not lie within the 100 year floodplain or designated wetland.

Right-of Way Widths

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

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply.

Cartway Widths

The cartway width of Market Street SR 1005 and the rear alley should be shown on the plan Borough of Lewistown Subdivision and Land Development Ordinance, (Part 7 Section 7.202 A.11.).

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The cartway width of Market Street and the rear alley will be added to the plan.

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.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. Verification that the HOP has been submitted to PennDOT will be provided. The J.C. Bar Properties representative stated the HOP is required before recordation.

A municipal driveway permit is required for access to and from Brown Street, and a copy should be provided to the Lewistown Borough Planning Commission.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. A copy of the municipal driveway permit will be provided to the Lewistown Borough Planning Commission. Although there is a statement about applying for an HOP to PennDOT in the traffic impact study, verification that it has been submitted is required. Borough of Lewistown Subdivision and Land Development Ordinance (Part 7 Section 7.302 A.34.)

Deed Restrictions and Easements

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

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. Any deed restrictions and easements associated with the property will be provided to the Borough.

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.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. A sewage planning module exemption mailer will be submitted for the project.

Sewage Service

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

* As of July 23, 2015 this letter has not been provided.

Water Service

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

* As of July 23, 2015 this letter has not been provided.

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 _____. Borough of Lewistown Subdivision and Land Development Ordinance (Part 7 Section 7.302 A. 25)

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The above statement will be added to the plan.

Land Development

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

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The local Fire Marshal will be contacted to see if new fire hydrants will be required.

E & S / Stormwater

Since this plan proposes over one (1) acre in earth disturbance and NPDES permit is required. The applicant needs to contact the Mifflin County Conservation District. The stormwater plan needs to be reviewed by the Borough Engineer.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The Erosion and Sediment Control application, along with an application for NPDES permit will be submitted to the Mifflin County Conservation District.

Other Comments:

1. It appears the maximum Foot Candle (FC) of the CVS parking lighting is 10.3 FC which exceeds the nonresidential maximum Foot Candles of 3.0. On Sheet 8 of 16 there is a waiver notation to the provision. Is there a waiver for this provision? If so the basis for the waiver should be provided. Borough of Lewistown Subdivision and Land Development Ordinance (Part 4 Section 3.a).

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The lighting design was developed to adhere with CVS safety standards, which require a minimum of 1.0 footcandles in the parking areas. The service area and the walkways adjacent to the building were designed to meet a minimum of 3.0 footcandles in accordance with recommendations outlined in IESNA publication G-1-03-"Guidelines for Security

lighting for People, Property and Public Spaces", section 7.2.9-which recommends light levels at sidewalks surrounding a convenience store. To maintain safe and uniform light levels through, areas exceeding the 3.0 footcandle requirement are to be expected. The J.C. Bar Properties representative stated they will be requesting a waiver to this provision.

2. The distance from the center line of the egress drive aisle to the western most edge of the crosswalk on Market Street is approximately forty (40) feet. Is there a PennDOT provision for the minimum distance between these two points, given the location to the round about and the posted speed limit?

* The July 21, 2015 letter from Bohler Engineering included the following response: There is no minimum distance between the crosswalk and the proposed driveway entrance. PennDOT will approve the driveway location and will consider the crosswalk in the approval. The HOP plan will show the crosswalk and spacing to the proposed driveway.

3. Are there elevation drawings that depict the building's exterior material, fenestration, and marquee? These would be helpful to view in respect to the varying architectural styles in the downtown area.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. Elevation drawings were included with the response letter.

4. What is the height of the retaining wall along the southern and northern property line? What material will the retaining wall be constructed of?

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply grades and retaining walls have been shown on the grading plan. In addition, the height of each wall will be added to the site Plan. The retaining walls will be segmental block walls.

5. It is not clear where the existing parking space to be eliminated, adjacent to the site driveway is on Market Street? This should be identified on the existing conditions sheet.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply The parking space to be eliminated will be shown on the Site Plan.

6. Has CVS entered into a Development Agreement with the Borough? If not, what is the status of the agreement since it is required. Borough of Lewistown Subdivision and Land Development Ordinance (Part 8 Section 8.400).

*The J.C. Bar Properties representative stated a performance bond payable to the Borough of Lewistown will be in place prior to the issuance of the permit to construct the building and a developers agreement will be executed between the Borough Solicitor and Pennsylvania CVS Pharmacy LLC.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply prior to recording.

7. The removal and demolition of the existing structures would most likely necessitate disruption to the newly completed streetscape project along Market and Brown Streets. Will a financial security will be in place to ensure that any damage to the newly completed streetscape project be restored or replace in-kind as part of the project?

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply prior to recording and a note will be added to the plan indicating financial security will be in place to address this.

8. Although the site plan indicates the building height is less than 65', it does not indicate the overall height. This should be included with elevation drawings.

* The July 21, 2015 letter from Bohler Engineering included the following response: Will comply. The height of the proposed building is 20 feet and will be noted on the Site Plan.

9. There must be evidence that certification by the Borough Engineer has reviewed the plan for compliance with the Borough Subdivision and Land Development Ordinance before recordation.

* The July 21, 2015 letter from Bohler Engineering included the following response: Acknowledged.

10. What are the hours of operation for the pharmacy?

* The July 21, 2015 letter from Bohler Engineering included the following response: The hours of operation for the proposed pharmacy are 7:00AM to 10:00PM.

11. What is the height and material of the fence that will enclose the transformer at the northwest corner of the site?

* The July 21, 2015 letter from Bohler Engineering included the following response: The proposed fence that will enclose the transformer at the northwest corner of the site, will be a four-foot high screen fence.

12. What is the estimated percentage of business that will be generated from the drive through compared to the overall pharmacy sales?

* The July 21, 2015 letter from Bohler Engineering included the following response: As discussed at the July 16, 2015 meeting, this percentage is unknown but does not impact the number of vehicles entering the site. The traffic impact study provides traffic generation for the pharmacy with drive thru.

13. What is the distance from the Market Street exit and the intersection with Brown Street? This should be shown on the plan. Is this distance in accordance with PennDOT provisions?

* The July 21, 2015 letter from Bohler Engineering included the following response: The driveway meets the spacing requirement on Market Street between the driveway and Brown street. PennDOT required distance from edge of intersecting highway to radius of driveway is 20' on curbed highways and 30' on non-curbed. Must also have 10'tangent between intersecting highway radius and radius of driveway. There is still question about showing this distance on the plan.

14. Although there are provisions for a wall along the Market Street side and a wall with shrubs along the rear, there are no provisions along the Brown Street side. Are there landscaping provisions proposed along the Brown Street side? Also, on sheet 3 the tree symbol should be shown on the plan, to insure the trees are left on Market Street.

* The July 21, 2015 letter from Bohler Engineering included the following response: The applicant will provide a brick wall at the intersection of Market and Brown Streets that exceed +- 50 feet down each street. Four foot black aluminum fencing with brick piers will then extend down each frontage.

15. What provisions are there for lights around the rear of the store?

* The July 21, 2015 letter from Bohler Engineering included the following response: The lights at the rear of the store are shown on the Lighting Plan.

16. Sheet 2 general demolition, item 3, who will provide job site supervision?

* The July 21, 2015 letter from Bohler Engineering included the following response: The general contractor will be responsible for job site supervision.

17. Directional and other signage is not clearly noted on the plan on sheet 12. On sheet 12 the CVS sign appears to be twenty-four (24) feet high, which is high for a downtown sign.

* The July 21, 2015 letter from Bohler Engineering included the following response: The applicant is working with CVS for approval of a second six-foot monument sign in lieu of the twenty-four foot high pylon sign. The J. C. Barr representative stated CVS is receptive to the two six foot monument signs.

18. The pharmacy will need to be addressed though the County Mapping/GIS Department.

19. The Bohler engineering representative agreed to relocate the dumpster to the rear of the building at the July 16, 2015 meeting.

20. The Bohler engineering representative agreed to include a pedestrian access at the southeast corner of Market and Brown Streets in a diagonal direction across the parking lot to the sidewalk

Transportation Comments

1. The site plan does not appear to provide sufficient storage at the entrance onto Brown Street. PM and Saturday queues approach 50 feet. There does not appear to be sufficient storage to accommodate this length of queue without the vehicles blocking other movements, including traffic entering from Market Street and using the drive-through, and other trips exiting the site via the Market street entrance.

* The July 21, 2015 letter from Bohler Engineering included the following response: The 50' queue translates to 2 cars waiting to exit. These 2 cars would not completely block ingress traffic as they will be stacked making a right from the parking filed onto Brown Street. The drive-thru is one way counterclockwise.

2. Similarly, queues for the driveway onto Market Street are projected to exceed 40 feet during the PM peak hour and approach 40 feet during the Saturday peak hour. It is not clear how much of the traffic exiting onto Market Street is projected to use the lanes around the back of the building and how much is to originate from the parking between

Market Street and the building. Incorporation of a mountable curb divider for traffic entering and exiting the parking area between the store and Market street would limit the tendency for traffic exiting the site to pull across the access, and limit the chance of conflicts between exiting and entering vehicles.

* The July 21, 2015 letter from Bohler Engineering included the following response: The 40' queue translates to less than 2 cars waiting. These 2 cars would not completely block ingress traffic turning left from market then right to go in front of the building. The July 23, 2015 e-mail from CVS's traffic engineer indicated that a flush concrete median with rumble strips will be constructed between the ingress and egress at the Market Street entrance.

3. A preferable solution would be to move the building up to the sidewalk on Market Street, provide a left out only access from the drive-through, and provide parking in the rear and northeast side of the building. This would eliminate the chance of exiting trips blocking access to the drive-through on site, eliminate the potential conflict between entering and exiting trips at the Market Street entrance and simplify on-site circulation.

* The July 21, 2015 letter from Bohler Engineering included the following response: Exiting trips will not block traffic circulation. We can prepare figures showing queues and what will happen.

4. The revised plan will show how trucks will maneuver on site.

* The J.C Bar Properties representative stated 1 large delivery truck per week will deliver product during off peak hours, while all other deliveries (for chips etc..) will be by box trucks.

*The CVS Engineering representative at the July 16, 2015 meeting indicated revised plans will be resubmitted definitely before Wednesday, August 5, 2015.

Menno Township

Name of Plan: Yoder, Bradley O.

File Number: 2015-07-005

Tax Map #: 18-04-0135

Municipality: Menno Township

Applicant Name: Yoder, Bradley O.

Land Owner Name: Yoder, Bradley O.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for a single-family residence to be served by an on-lot sewage disposal system and private well. The residual tract, Lot 1, has had soils testing for a new proposed residence.

Administrative

The subdivision application form should be signed by the municipality.

Soils

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

Right-of Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Allensville Mountain Road is substandard (Section 3.204, Table 1).

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Allensville Mountain Road is substandard (Section 3.204, Table 1).

PennDOT HOP / Municipal Driveway Permit

Has the township roadmaster seen the proposed driveway openings?

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with of the Menno Township Subdivision and Land Development Ordinance (Article 6 Sections 6.302. a6 and 6.302. b7)

DEP Sewage Planning Module

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

Union Township

Name of Plan: Haughwout, Patricia C.
File Number: 2007-07-001
Tax Map #: 20-04-0100
Municipality: Union Township
Applicant Name: Longenecker, Jane A. H.
Land Owner Name: Longenecker, Jane A. H.
Plan Preparer: Longenecker, Gerald W., P.E.

Plan Summary:

The purpose of this plan is to show the division of a 25.00 acre parcel of land owned by the estate of Patricia C. Haughwout (Deed Book 273 Page 473) as part of the estate settlement. Boundary line adjustments are proposed to divide the original 125.00 acre parcel into 3 parcels which include a 72.92 acre Parcel 1 and two 26.04 acre parcels (Parcels 2 and 3).

Basic Plan Information

The plan shows that a perimeter survey of the overall property was completed by Young's Surveying on August 23, 2013 but there is no surveyor stamp that verification of proposed property lines were surveyed. There is only an engineer stamp.

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.

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

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Union Township Subdivision and Land Development Ordinance (Article IV Section 402.1.e.).

Topographic information

Contours were scaled based on Lidar Mapping and appears there are steep slopes associated with the property. Development should be discouraged in these areas.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2.g).

Right-of Way Widths

The plan shows a 20 to 30 foot access easement but it is not clear the proposed parcels have direct access to Barrville Mountain Road, without crossing State Forest Land, which is currently not authorized by the State to serve Parcels 1, 2 and 3.

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of the variable access easement should be shown on the plan. (Section 402.1c).

Cartway Widths

Based on the size of the easement, it is unlikely the proposed private access road will meet Township road standards.

The cartway width of the variable easement should be shown on the plan. Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 1.c.)

Private Street / Shared Driveway

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

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article IV Section 402. 2.b.) of the Union Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

At this point, the plan does not seem to show any development. However, if houses are proposed, the plan would then require on-lot testing for sewer and provisions for water. Please confirm.

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

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.e.)

Zoning

Zoning information should be stated on the plan.

Other Comments:

1. It is questionable based on a letter dated September 16, 2013 from the PA DCNR that access across the DCNR property to serve the proposed lots will be allowed by the State unless a subdivision has been approved. This is a problem to approve a subdivision without assurance lots will have access to a public road system and not be land locked. Customarily, access should be in place before a subdivision is approved and recorded.

2. The private road easement as placed on the plan is based on the Lidar Mapping and not based on actual survey data. Also, plans notes appear based on deeds and not survey data.

Union Township

Name of Plan: Yoder, Menno N.

File Number: 2015-07-006

Tax Map #: 20-06-0122D

Municipality: Union Township

Applicant Name: Yoder, Menno N.

Land Owner Name: Yoder, Menno N.

Plan Preparer: Wright Land Surveying

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. The residual tract, Lot 1, has an existing residence with no new development proposed. Access for Lot 2 will be the proposed 40' right-of-way following South Dryhouse Road.

Soils

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

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

Right-of Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

A clear right triangle with distances should be shown since the applicant is expanding the use of the driveway.

Street Names

The applicant should confirm with the GIS Office whether the shared driveway needs to be named.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with of the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2.b.)

DEP Sewage Planning Module

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

Water Service

Where is the well location for Lot 1?

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 1.d.)

Other Comments:

1. Access to Lot 2 is by a shared right-of-way or driveway across Lot 1. Lot 2 has no frontage on the road.

Where is the front lot width measured from?

2. It appears the shed and barn on lot 1 are within the setbacks and are existing non-conforming structures.

Union Township

Name of Plan: Peachey, Omar L. & Malinda

File Number: 2015-07-008

Tax Map #: 20-01-0113A

Municipality: Union Township

Applicant Name: Peachey, Omar L. & Malinda

Land Owner Name: Peachey, Omar L. & Malinda

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to replace the existing Country View Dry Goods Store with a new building. The old store and adjacent barn are to be removed. No subdivision is proposed.

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

Based upon the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.2.a), the right-of-way width of Wengerd Lane should be shown on the plan. Based on the cartway width, it appears the right-of-way is substandard.

Cartway Widths

The cartway width of Wengerd Lane is only twelve (12) feet wide and would not provide adequate access for twoway traffic or emergency vehicles. This should be addressed before additional development is allowed. Based upon the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2.), the cartway width of Wengerd Lane is substandard.

Private Street / Shared Driveway

It appears the proposed 18 foot right-of-way provides shared access with the Yoder property. All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow

removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2.b.)

DEP Sewage Planning Module

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

It is assumed that the existing on-site septic system will be used for the new building.

*The Wright Surveying representative stated this is correct.

Water Service

The plan does not show a water source. In 2011 there was a statement about a spring.

The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.2.c.). 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.

Zoning

The plan only lists RA but is split between RA (Residential Ag) and RL (Residential Limited). This should be shown.

*The Wright surveying representative stated the Township is contemplating rezoning this area to Commercial.

Land Development

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

Provisions for Street Lighting may be required and should be included with the plan submission.

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

Parking provisions should be indicated on the plan. How many spaces and what are the sizes of the spaces?

E & S / Stormwater

Are there any stormwater provisions proposed for this development? If so, they should be noted on the plan and reviewed by the township engineer.

Other Comments:

1. This property was last reviewed in 2011 involving lot additions and the creation of a 20 foot right-of-way.

The current plans show a proposed 18 foot right-of-way. Please explain if this is the same right-of-way and why it appears to have been reduced by two feet.

*The Wright Surveying representative indicated he will make this a twenty-foot (20) right-of-way.

2. Since this business is in a residential district, will the replacement building meet the township zoning requirements?

In other words, is this an expansion of a non-conforming use, which would normally require a variance and a review by the township's zoning hearing board. If this is a non-conforming use, the zoning issue needs to be addressed first.

Union Township

Name of Plan: Garrett, Donald W.

File Number: 2015-07-011

Tax Map #: 20-07-0131

Municipality: Union Township

Applicant Name: Garrett, Donald W.

Land Owner Name: Garrett, Donald W.

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of two (2) lots from the lands of Donald W. Jr. and Donna M. Garrett. Lot #1 is intended to be a stand-alone lot. Lot #1 is currently served with an off-site water source and an on-lot sewage disposal system. Access to Lot #1 will be via the Proposed 25' Right-of-Way off of Dryhouse Road. Lot #2 is intended to be a stand-alone lot. Lot #2 is currently vacant and no improvements are proposed at this time.

The Residue currently houses a barn and multiple agricultural outbuildings. There are no improvements proposed to the residue at this time.

Clean & Green / Agriculture

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

Floodplain / Wetlands

According to County GIS information, portions of the property lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

Soils

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

Setback Lines

It appears as a result of this subdivision, the existing garage is within the side yard setback thus creating a nonconforming structure. A variance may be necessary to allow this.

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 2.g).

Right-of Way Widths

The right-of-way of Bullock Lane and Dryhouse Road do not meet the road provisions of the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2).

Based upon the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 2.a)., the right-of-way width of Kish Creek Lane and Garrett Lane should be shown on the plan.

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width of Bullock Lane and Dryhouse Road are substandard (Article V Section 501.2)

The cartway width of Kish Creek Lane and Garrett Lane should be shown on the plan Union Township Subdivision and Land Development Ordinance (Article IV Section 402.a2).

Private Street / Shared Driveway

The project narrative states access to Lot 1 will be via the proposed twenty-five (25) foot right-of-way, while the plans shows a fifty (50) foot right-of-way. This isn't clear. Garrett Lane current exists and is not depicted on the plan. Is the proposed fifty (50) foot right-of-way in addition to Garrett Lane?

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 2.b).

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 proposed sewage system for lot 1 appears to be served from a system on the residue and by an easement. Is the easement recorded?

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. Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. e.)

Zoning

The majority of the parcel is zoned residential agriculture, while portions of the structures, specifically the existing garage, is zoned residential limited which has larger side yard setbacks than the residential agriculture district. The residential limited zone should be noted on the plan.

Other Comments:

1. This property was previously reviewed on April 23, 2015.

Wayne Township

Name of Plan: Fagan, Rex B.

File Number: 2015-07-009

Tax Map #: 21-14-0108FF

Municipality: Wayne Township

Applicant Name: Fagan, Rex B.

Land Owner Name: Fagan, Rex B.

Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This submission proposes a lot addition from the lands of Rex B. Fagan to the lands of Thomas Mueller. This Lot Addition 1-A is composed of a portion of the property conveyed to Rex B. Fagan in Mifflin County Deed Book 379 page 1448 and a portion of the property conveyed to Rex B. Fagan in Deed Book 379 page 1452. The residue is private recreational use. Access to Lot 2 is on the existing private 50' right-of-way crossing Lot 1. This private right-of-way is for the use of the owners of Lot 1 and Lot 2 only. Such private right-of-way is sole means of access to Lot 2.

Administrative

The recipients Thomas and Mary Mueller must sign the application acknowledging and accepting the additional land.

Basic Plan Information

The abutter north of tax parcel number 21, 16-0113 is not shown on the plan, Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.17)

The name of the Registered Surveyor and/or Engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal.

Subdivision Information

What will Lot 2 be used for? This should be noted on the plan and be included as part of the narrative. The plan only notes what lot 1, the residue will be used for.

Soils

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

Cartway Widths

At this time, it appears the only active user of the right-of-way is the Muellers (Lot 2) for access to their RV and boat. Since no future development is contemplated at this time, a ten (10) foot cartway is adequate.

However, any future development would necessitate that the private right-of-way be improved in accordance with County roadway standards.

PennDOT HOP / Municipal Driveway Permit

If access to Lot 1 and Lot 2 is solely from SR 103 South is there an existing HOP that allows this access? It is not clear why lot 2 cannot get a separate HOP rather than create a long driveway across lot 1.

Private Street / Shared Driveway

Although there is shared driveway agreement language on the plan, there should be evidence of a deeded shared driveway agreement between both parties.

Street Names

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

Deed Restrictions and Easements

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. However, if development is proposed for lot 2 then a component 1 module should be provided.

Lot Addition

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

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

Features

A site visit conducted on July 29, 2015 revealed an RV pavilion structure on Lot 2, that should be shown on the plan, Mifflin County Subdivision and Land Development Ordinance, (Article 7, Section 7.302. A.24)

Land Development

The plan should note no future development can occur on either Lot 2 or the residual unless a land development plan is filed.

Public Comment

There was no public comment.

Other Business or Comments

Bill Gomes reviewed a letter regarding the Glick property proposing an Ag Security Extension.

Bill announced that Nicole Singer's, Office/Grants Manager, resignation date has changed to August 21. He also announced the hiring of Chastity Fultz to replace Nicole.

Bill mentioned that in September, Rob Postal will attend the meeting to give an economic update. In October, there will be a natural gas study update.

Bill announced that the Newsletter was sent out this week.

Adjournment

The meeting adjourned at 5:05 p.m. upon a motion by Michele Bair that was seconded by Neal Shawver.