

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**JULY 23, 2020**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM A – 3:30 P.M.**

**ATTENDANCE**

Members

Dan Dunmire  
Tom Lake  
Neal Shawver  
Kay Semler  
Jim Spendiff  
Cyle Vogt

Other

Robert Postal, Commissioner  
Lucas Parkes, The EADS Group  
John Segursky, Uni-Tec  
Lucas Lenze, The Sentinel  
Paula Hoffman

Staff

Mark Colussy, Director  
Tiffany Brought, Grants Fiscal Manager  
Chastity Fultz, Community Dev Administrator  
Doug Marks, Housing Rehabilitation  
Specialist/Construction Manager

**Call to Order**

Tom Lake, Vice Chair, called the meeting to order at 3:35 p.m. via hybrid in-person and teleconference meeting.

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

**Record of Public Attendance**

Tiffany Brought recorded public attendance, because the meeting was held both in-person and via teleconference.

**Approval of Meeting Minutes**

Jim Spendiff made a motion to approve the minutes from the June meeting. The motion was seconded by Neal Shawver. All members voted aye.

**Temporary Adjournment to Hold CDBG Public Meeting**

The regular Mifflin County Planning Commission was temporarily adjourned at 3:33 p.m. in order to conduct the FFY 2020 CDBG Public Hearing based upon a motion by Neal Shawver, which was seconded by Jim Spendiff.

**FFY 2020 CDBG Public Meeting**

Tom turned the meeting over to Doug Marks, for the public meeting. Four presentations were made including the following: Mifflin County Youth Park ADA restroom upgrade project and Armagh Township residential blight demolition project.

Each of the projects we talked about is for total grant amounts listed. The total project cost may be over the amount listed on the sheet in the packet. For instance, Borough of Newton Hamilton has 150,000 request,

they are looking for an additional grant through another middle grant of 350,000. Armagh Township and Oliver Township are putting funding into the projects also.

Projects Presentation:

Uni-Tec represented by John Segursky will be presenting Juniata Terrace and Newton Hamilton projects.

### **Juniata Terrace Project**

In 2019, Juniata Terrace was awarded \$182,153 and the borough was going to put in \$30,847 which will complete Phase I and II for storm sewer collection and conveyance system within the corporate limits. Request this year is \$222,172 and John basically stated they put in for a CFA Financing for the balance of the project which was 237,172 so if they are awarded that then they would not need any additional funding. If not awarded the CFA funding then the request for \$222,172 would still be needed and the terrace would still be responsible for the \$30,847 and engineering cost for the 2019.

According the Doug Marks, in Phase I and II there was a short fall of \$30,847 which the borough said they would put that in. Whether or not the CFA Funding is awarded, the borough would still be responsible for any overage.

Neal Shawver ask what amount is being requested. John responded the balance of the project so \$419,325 minus \$182,153 last year's fund and \$15,000 local funds equals \$222,172.

Neal Shawver: When would the CFA Funding be done? September. Ideally, if they got the funding then we could allocate to another project.

Since CFA Funding will not be awarded until September, we may need to reallocate our funds or send back funds to CFA. There is also a chance of partial funding from the CFA.

The cost of just doing Phase III \$96,575 is an option which could be completed on its own.

### **Borough of Newton Hamilton Project**

Church Street, Bridge project. The bridge is a concrete deck with hand laid stone abutments and substructure. The abutments have missing stone, significant undermining and cracking. The bridge has conflicting weight limits, in the files it says 5 tons, and the borough believes it is 10 tons. Even a 10 ton weight limit prohibits emergency vehicles, salt trucks and snow removal. This bridge is the only course across the Juniata River other than on Ferguson Valley Road where this tributary is crossing that water. Proposing a pre-cast box culvert, the estimate for the total project cost is \$500,000 and of that right now, they are looking to the county for \$150,000 which is the matching component the Multi-modal Transportation Fund Grant they are going to be submitting. Those applications are due in September and based on some other discussion, if they do have funding in place, they could possibly look at going to a State Competitive Grant through CDBG. With the borough being approximately 124 residents, it is hard to own and maintain a bridge. If the bridge would collapse, there is other ways for the residents to get around it so residents would not be trapped or isolated. It is structural deficient and not condemned. This bridge is not regularly inspected, it has been roughly 10 years ago we did an inspection for them. Sidewalk across the bridge does not comply with safety regulations and other things.

If no funding awarded, would not have the funding to repair without additional funding.

EADS Group represented by Lucas Parks will be presenting Oliver Township Project and the Armagh Township Project.

### **Oliver Township Project**

Proposing to replace and install collapsing storm water facilities along Lockport Road and add an inlet or 2 to improve storm water run-off. Water ponds at some spots and where it discharges on the corner, it goes down through the residents' yards. Would like to add some rip-rap to dress up the area.

Total Project cost is about \$50,000 and the township has stated that they would cover the engineering cost of \$7,500 to help off-set the project. Asking for a CDBG Grant of \$45,000.

This will benefit about 40-45 residents in the Lockport Area. The estimate provided include the Davis/Bacon Wage Act which was ask by Doug Marks.

Income Survey is required before the deadline of this grant. If funds are provided for the supplies of the project, the township employees would be able to take on this project. Material would be put on their annual bids which would be competitive bidding the pipes and inlets. There is some reduction in the request if the township would do some of the installation themselves.

### **Armagh Township Project**

Removal of architecture barriers to ADA ramps on Main Street in Milroy at the Post Office. Current handicap ramps not up to power. Included 3 ramps at the post office and some widening of sidewalks. Cost of \$16,000 with contingence and engineering cost being covered by the township totaling \$25,000. Helps residents entering the post office and address any issues with circulation. One ramp to be installed from parking lot to post office, the second one would be across the driveway and the third one would be across the street. These are within the roadway right-of-way, the post office property is owned by the US Postal Service. No downtown postal service so approximately 500 to 1000 residents of Milroy are required to get mail at post office which requires use of this project.

Township bid the removal of architects at the Township Building so this will be commencing shortly. Doug Marks concluded the CDBG Meeting

The public hearing adjourned and the regular Mifflin County Planning Commission reconvened at 4:19 p.m. upon a motion by Neal Shawver, which was seconded by Jim Spendiff.

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

Thirteen plans submitted to the committee for review. Only twelve letters in packet. Mark combine Derry Township and Juniata Valley LLC into one review letter. Ten plans are under Municipal Ordinance and two under County Subdivision Ordinance. Seven of the municipal plans are in Armagh Township.

### **Two plans under County Subdivision Plans**

The Bratton Township plan submitted by Bill Wright includes multiple lots and consolidations going on in this plan. This is Mattawanna by the Old Mill right after crossing the river bridge which is Lot C. Purpose of this plan is to consolidate Lot A and Lot B which is owned by Earl and Edna Peachey. Earl also owns Lot C where the Old Mill is located and has minimal affect. The Stonehouse Tree and Shrub Nursery wants 1.75 acre property for road frontage. Only .053 acres of Lot C is being effected and this is only to clean up some boundaries. In the review committee meeting, Mark pushed the issue to have other more than one property owner statement of intent on the plan, since this plan has multiple property owners involved, he feels there should be multiple property owners should sign off on the plan. Ordinance reviewed by Mark, Bill said he has never done that in the past but the ordinance does specifically state that if there is a lot addition done, not only does the grantee but the grantor has to sign off on the plan. Bill said he would do that if required. The Wayne Township plan submitted by Bill Wright has nothing to be addressed on the plan other than scaling on plan.

### **Municipal Subdivision Plan**

The final plan to go over is the Derry Township and Juniata Valley LLC major subdivision plan. Subdivide 32 lots off balance of Pleasant Acres West in Ort Valley and Greenbriar Road, which currently extends just off the existing gravel cul-de-sac. Apparently when Mr. Palm owned the property, he presented this to have a double switch back to have the balance of the property that he owned to have a major subdivision plan. This shows a revision to have a couple of the lots not dissimilar to original plan but to have the first couple lots be single family lots and slightly change the orientation of the cul-de-sac on the western side and have those all single family lots around the cul-de-sac and in between have duplex lots. Talking to Lucas, there is a storm water plan being worked on by the developer now. Development of roadways is very important for future land development. Major subdivision plan for Phase I would include the construction of road, extension of

sewer and storm water designs. What's shown on the plan is the Phase I. Concern about the steepness of some of the lots and the requirements for steepness of driveways and roads. Concern for water situations for the lots and runoff in the development.

Tom entertained a motion to accept the 10 plans under the Municipal Ordinance. A motion was made by Dan Dunmire and Jim Spendiff seconded the motion. All members voted aye.

Tom made the motion to conditionally accept the 2 plans under County Ordinance. A motion was made by Dan Dunmire and Neal Shawver seconded the motion. All members voted aye.

### **Granville Township (*Municipal Ordinance*)**

Name of Plan: Linn, Terry L. & Margaret A

File Number: 2020-07-001

Tax Map #: 17-07-0100; 17-07-0100B

Municipality: Granville Township

Applicant Name: Linn, Terry L. & Margaret A.

Land Owner Name: Linn, Terry L. & Margaret A.

Plan Preparer: AXIS Professional Surveying, LLC

#### **Plan Summary:**

The purpose of this plan is to subdivide tax map parcel 17, 07-100C to create a lot addition to be added onto tax map parcel 17, 07-100B. Both lots are served by individual wells and public sewer.

#### **Administrative**

The "Other Information" section of the plan application was not completed. A revised application should be submitted.

#### **Basic Plan Information**

The name of the registered surveyor responsible for the plan should sign the plan, on the registered professional's seal or on a statement of accuracy.

#### **Setback Lines**

The setback lines should be shown on the plan as prescribed in the Granville Township Zoning Ordinance

#### **Private Street / Shared Driveway**

All private drives that are used by more than one party should have a shared driveway agreement in place. If a maintenance agreement is in place, it should be noted on the plan.

#### **Deed Restrictions and Easements**

There are three easements on the property, which according to the surveyor, are all found in Plan Book 22 Page 171. General Site Note 3 states that a title report was not provided, yet according to the surveyor, nothing appeared in at least the past 60 years' worth of chain of title. According to General Note 3, there are known deed restrictions associated with the property in plan book 22, page 171.

#### **DEP Sewage Planning Module**

Since no sewage planning is taking place, a non-building waiver and residual tract waiver may be needed since no sewage planning is being conducted.

Since the properties utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), may be required, but this should be verified.

**Sewage Service**

According to the project narrative, both lots/houses are served by public sewer. The sewer laterals are not shown on the plan.

**Water Service**

According to the project narrative, both lots/houses are served by an individual well. The well locations are shown on the map.

**Zoning**

As shown on the plan, the two properties lie within the Commercial and the Ag Residential zoning districts, which appears to match our records. It should be noted that under the new proposal, the Nearhoof property will be partially in both districts.

**E & S / Stormwater**

The plan includes three earth disturbance notes. Since it is not evident that development is occurring, it is suggested that the introductory statement be supplemented to say "any possible" future development, as to not allude to there being any development proposed with the current submission.

**Minor Subdivision with No Proposed Development**

The Granville Township may consider a waiver to the SALDO requirements concerning the inclusion of information/data, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Granville Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Armagh Township (Municipal Ordinance)**

Name of Plan: Road Dedication for Faylor Way & Leland Drive  
File Number: 2020-07-002  
Tax Map #: 12-02-107A; 12-01-0133  
Municipality: Armagh Township  
Applicant Name: Gentzel, David C.  
Land Owner Name: Dilliard, Michael F.  
Plan Preparer: Sarge Engineering and Surveying

**Plan Summary:**

The purpose of this plan is to dedicate Faylor Way and Leland Drive to Armagh Township.

**Basic Plan Information**

The registered surveyor and/or Engineer responsible for the plan should sign the plan, on appropriate registered professional's seal or statement of accuracy.

**Topographic information**

A roadway profile may be required to support the submission to show elevations and slope of the roadway. Topographical contours at vertical intervals should be displayed on the plan Armagh Township Subdivision and Land Development Ordinance (SALDO), Section 6.202.a.7.

**Private Street / Shared Driveway**

Since the plan involves a street, the plan should be reviewed by the Armagh Township Engineer.

**Street Names**

Even though "Way" and "Drive" are private drive names, the roads will not be renamed, since properties along roads are already addressed.

**Deed Restrictions and Easements**

According to the plan application, there are no known deed restrictions or easements associated with the property. However, the plan does show a variety of utilities in the right-of-way area, and thus it would be assumed there are multiple easements. All easements and/or protective covenants should be cited and include recording information for reference (See sections 6.202.a.13 and 6.302.b.7 of the Armagh Township SALDO).

**Features**

Will one-call and other design notes be provided for the contractor, for development of Leland Drive?

**E & S / Stormwater**

Based on the Armagh Township SALDO, Appendix A, Section 3, requires storm drainage to be in compliance with the Stormwater Management Plan. No stormwater provisions are shown on the plan.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Armagh Township, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Other Comments:**

1. Section 3.202.i of the Subdivision and Land Development Ordinance requires the design standards for streets shall be set forth in PennDOT's Publication 70: Guidelines for the Design of Local Roads and Streets. This document outlines curb requirements and other design standards.
2. Table 1 of the Subdivision and Land Development Ordinance, as referenced in Section 3.204.a, requires a 32' cartway for a medium density local road, along with a 5 foot improved shoulder.
3. Design appears to be in conformance with 40 foot Cul-de-sac requirement, as found in the Armagh Township SALDO, Section 3.206.c.
4. Section 3.206.d requires that the right-of-way be connected to the property line to adjoin the abutting tract, allowing for an extension of the street. Could this be joined to Ryan's Circle?

## **Armagh Township (Municipal Ordinance)**

Name of Plan: Close, Lucinda E. & Gentzel, David C.

File Number: 2020-07-003

Tax Map #: 12-23-0900; 12-23-0902

Municipality: Armagh Township

Applicant Name: Gentzel, David C.

Land Owner Name: Gentzel, David C.

Plan Preparer: Sarge Engineering and Surveying

### **Plan Summary:**

The purpose of this plan is to add Lot 7A, of 0.144 acres, to Lot 8 and add Lot 7B, of 0.149 acres, to Lot 6. These lot numbers are as shown on the "Plan of 8 Lots", by Thomas C. Harbeson, RS, dated October 15, 1960 and recorded in Map Book 5-42. These lots are all owned by Lucinda E. Close and David C. Gentzel.

### **Basic Plan Information**

The registered surveyor and/or Engineer responsible for the plan should sign the plan, on registered professional's seal, or on statement of accuracy.

### **Floodplain / Wetlands**

According to County GIS information, the property lies completely within the 100-year floodplain, and the flood plain, which is noted on the plan. (Note 3). 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. (Ph)

### **Setback Lines**

As noted on the plan (Note 8), the house on Lot 6 and proposed Lot 7B, does not fit within the rear setback. The correct proposal does alleviate the encroachment within the side setback. No improvements off of the rear of the house is recommended.

### **Deed Restrictions and Easements**

Plan Note 7, indicated there are no deed restrictions associated with the property. According to the plan application, there are no easements associated with the property.

### **DEP Sewage Planning**

Module A non-building waiver is on the plan and no development is proposed.

Water and Sewer Service The plan adequately identifies a public water and sewer connection to the existing homes.

### **Lot Addition**

A statement is on the plan stating the Lot Additions shall be adjoined and cannot be conveyed or developed separately, and that a deed combining these lots shall be recorded. It is important that this information be conveyed to whoever will prepare the deeds in the future.

### **Minor Subdivision with No Proposed Development**

Armagh Township may consider a waiver to the SALDO requirements concerning the inclusion of information/data, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to

the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Armagh Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Derry Township (Municipal Ordinance)**

Name of Plan: Humphries, James S. & Denise A.  
File Number: 2020-07-004  
Tax Map #: 16-42-0026; 16-42-0007  
Municipality: Derry Township  
Applicant Name: Humphries, James S. & Denise A.  
Land Owner Name: Humphries, James S. & Denise A.  
Plan Preparer: Sarge Engineering and Surveying

**Plan Summary:**

The purpose of this plan is to add Lot A, of 0.172 acres, to the land of Kevin D. Forshey, Tax Parcel 16, 42-007. Lot 1, the wooded 4.012 acre remainder, contains an existing single-family residence.

**Basic Plan Information**

The name of the registered surveyor and Engineer responsible for the plan should sign the plan, on the registered professional's seal or on a statement of accuracy.

**Floodplain / Wetlands**

Plan Note 4 and 5, indicates there are no wetlands or floodplain on the properties.

**Setback Lines**

The house on Lot 1 appears to sit within the front setback and the house on the Forshey property appears to sit within the side setback as non-conforming lots. The Line Legend shows a setback symbology type, yet is not on the plan. The setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 18617.B(11)).

**Deed Restrictions and Easements**

Plan Note 6 indicates there are no known deed restriction with "this parcel". Since there are two properties as part of the subdivision, the information should be for both. Also, neither the SALDO or MPC define "parcel"; but both define "lot". It is suggested using the term lot since parcel is referring to a term used for tax evaluation purposes. According to the plan application, there are no known easements associated with the property. However, the plan shows an existing 20 feet sewer easement. The public recording information for this easement should be supplied.

**DEP Sewage Planning Module**

The plan includes a non-building waiver and no development is proposed.

**Water and Sewage Service**

The plan shows public sewer connections to both homes included in the proposal, as well as a public water connection to the Forshey house and a well on the Humphries lot.

**Signature Blocks on Plan**

Since there are two different owners in the proposal, there should be an Owners Statement of Intent or Certificate of Ownership on the plan, which should be notarized, for both owners.

**Lot Addition**

Plan Note 1 includes a lot addition statement that will be important for deed preparation upon any official approval of this plan.

**Zoning**

The properties involved in this proposal are within the Rural Zoning District, as correctly identified on the plan.

**Land Development**

Hydrant at corner of Overbrook and Highway 522.

**Minor Subdivision with No Proposed Development**

Derry Township may consider a waiver to the SALDO requirements concerning the inclusion of information/data, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Derry Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Menno Township (Municipal Ordinance)**

Name of Plan: Peachey, Roman & Salina  
File Number: 2020-07-005  
Tax Map #: 18-11-0100; 18-02-0103AA  
Municipality: Menno Township  
Applicant Name: Peachey, Roman A. & Salina M.  
Land Owner Name: Peachey, Roman A. & Salina M.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot Addition A to be added onto Lot A and become integral part thereof. Lot A has an existing single-family residence served by on-lot sewage disposal and public water. The residual tract, Lot 1, has an existing residence served by on-lot sewage disposal and public water. No new development is being proposed by this plan.

**Soils**

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

**Setback Lines**

The house on Lot 1 is within the setback area, yet Note 5, on plan states it is to be removed.

**Right-of-Way Widths**

The plan depicts a proposed 20 feet right-of-way to access Lot A. However, this right-of-way crosses both Lot 1 and the abutting Byler property (T.M. 18-11-0100A). There will need to be an agreement with the Bylers to acknowledge they are agreeable to driveway crossing the property. Additionally, the shown 20 feet width is substandard (See Table 1 of the Menno Township SALDO).

**Cartway Widths**

The cartway width and surface type of the driveway accessing Lot A, should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.11. According to the surveyor, the surface type is gravel and will be shown as such on the revised plan.

**Private Street / Shared Driveway**

It is unclear on the plan if the Bylers or Lot1 will have use of the driveway accessing Lot A. 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**

According to the plan application, there are no known deed restrictions or easements associated with the property. According to the surveyor, the 20' ROW is shown on the property, thus the application is incorrect.

**DEP Sewage Planning Module**

A residual tract waiver and a non-building waiver statement are on the plan. According to the plan narrative, no new development is proposed. However, this should be verified if the house on Lot 1 is to be removed. According to the surveyor, if the future use of the lot is to be commercial, a holding tank may be proposed.

**Sewage Service**

The plan shows an existing septic tank and drain field on Lot Addition A, connected to the house on Lot A.

**Water Service**

The plan narrative mentions that the lots are served by a public water system. The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.11).

**Lot Addition**

There is a lot addition statement on the plan that will be important for deed preparation upon any official approval of this plan.

**Minor Subdivision with No Proposed Development**

Menno Township may consider a waiver to the SALDO requirements concerning the inclusion of information/data, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Menno Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Armagh Township (Municipal Ordinance)**

Name of Plan: Hostetler, Alphie S. & Franey B.  
File Number: 2020-07-006  
Tax Map #: 12-12-0103  
Municipality: Armagh Township  
Applicant Name: Hostetler, Alphie S. & Franey B.  
Land Owner Name: Hostetler, Alphie S. & Franey B.  
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.

**Administrative**

The landowner's signature needs to be on the completed subdivision application form, and not a blank form.

**Basic Plan Information**

The name of the registered surveyor responsible for the plan should sign the plan, on the registered professional's seal or on a statement of accuracy.

**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. (Armagh Township Subdivision and Land Development Ordinance Section 6.302.a.9 )

**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**

As shown and noted on the plan and according to County GIS information, a portion of the residual 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, a portion of this proposed new lot appears to have prime farmland soils. (EdB, MuB) According to the County GIS files, some portion of the residual property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

**Setback Lines**

The setback lines for Lot 2 are shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Table 2).

**Right-of-Way Widths**

The right-of-way width of Winery Road does not meet the road provisions of the Armagh Township Subdivision and Land Development Ordinance. Since the parcel is proposed for development, road improvements may be requested prior to development. At a minimum, additional right-of-way should be provided by the applicant as a condition if there is future development along this road.

**Cartway Widths**

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Winery Road is substandard (Section 2.204.a and Table 1). Since there are already four properties using Winery Road, the road should be improved to accommodate additional development, especially since Lot 2 has proposed house shown.

**PennDOT HOP / Municipal Driveway Permit**

As mentioned in Note 8 on the plan, PennDOT may require a new HOP for access onto State Route 1002, Honey Creek Road. The applicant should contact PennDOT and provide the status to the Township prior to any approval of this plan.

**Private Street / Shared Driveway**

Since access to Lot 2 is exclusively via Winery Road, 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." All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots \_\_\_\_, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

Considering that development of Lot 2 is proposed, a sewage permit will be required. A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission and a condition of approval of this plan.

According to the surveyor, a privy is also proposed for the lot and will be shown on the revised plan. The proposed septic area is only to be used for greywater.

**Water Service**

The plan adequately shows a well location and 100 feet setback on Lot 2.

**E & S / Stormwater**

If this plan propose over 5,000 sq. ft. of earth disturbance, an Erosion and Sedimentation (E & S) control plan will need to be prepared and available on the site during construction. If there is over an acre of earth disturbance, this proposal will require an NPDES permit. The applicant should contact the Mifflin County Conservation District. Stormwater drainage provisions should be considered with development of Lot 2.

**Minor Subdivision with No Proposed Development**

Armagh Township may consider a waiver to the SALDO requirements concerning the inclusion of information/data for the residual lot, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Armagh Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Wayne Township (Municipal Ordinance)**

Name of Plan: Turpin, Ruth E. & Jeanette M.

File Number: 2020-07-007

Tax Map #: 21-06-0116B

Municipality: Wayne Township

Applicant Name: Turpin, Ruth E.

Land Owner Name: Turpin, Ruth E.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 3 and consolidate Lots 1 and 2 into a single tract. Lot 3 has an existing single-family residence served by on-lot sewage disposal and a private well. Lot 2 has an existing single-family

residence served by on-lot sewage disposal and a private well. Lot 2 is an approved lot per Instrument #2009-6001, but has not been deeded off of Lot 1. No new development is being proposed by this plan.

**Basic Plan Information**

The abutter Kitting, has the wrong tax map number. It should be 21, 06-0132A (not B). The registered surveyor and/or Engineer responsible for the plan should sign the plan on the registered professional's seal or on statement of accuracy. The scale of the Location Map is shown, 1" = 1 Mile, which exceeds the requirement of 1" = 2000 feet. (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.14) The scale of the inset map should be on the plan.

**Soils**

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

**Setback Lines**

The setback lines are shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10).

**Deed Restrictions and Easements** According to the plan application, there are no known deed restrictions or easements associated with the property.

**DEP Sewage Planning Module**

A non-building declaration should be on the plan, as the narrative state no new development is proposed. A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

**Lot Addition**

There is a lot consolidation statement on the plan stating Lots 1 & 2 will be combined and cannot be developed or conveyed separately. Upon approval of this plan, this statement must be highlighted to whoever will prepare the deed.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Mifflin County Planning Commission, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval (see section 3.400 of the Mifflin County SALDO). Failure to record the plan within this time period will deem any previous approval by the Mifflin County Planning Commission null and void and the approval process will have to be re-initiated.

**Armagh Township (Municipal Ordinance)**

Name of Plan: Yoder, Elizabeth S.

File Number: 2020-07-008

Tax Map #: 12-06-0101B

Municipality: Armagh Township

Applicant Name: Yoder, Elizabeth S.

Land Owner Name: Yoder, Elizabeth S.

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.

**Setback Lines**

The setback lines are shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Table 2).

**Right-of-Way Widths**

The plan shows Small Barn Lane cross Lot 1, but doesn't include right-of-way information. If a right-of-way does not exist at this time, it may be prudent for Samuel Zook to acquire it off Elizabeth Yoder to insure access.

**Cartway Widths**

The cartway width of Small Barn Lane should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 3.204.a, Table 1).

**Private Street / Shared Driveway**

It appears that Small Barn Lane is used by both Lot 1 and the abutter, Samuel Zook. All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots \_\_\_\_, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

A residual tract waiver is on the plan with no development proposed on residual (Lot 1). A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission and plan approval should be contingent upon receipt of approval.

**Water Service**

The plan shows the proposed well site locations and the well isolation distance from the proposed septic system on Lot 2, as well as the existing well site on Lot 1.

**E & S / Stormwater**

Development with earth disturbance over 5,000 sq. ft. requires an Erosion & Sedimentation (E&S) control plan to be developed and available on site during construction. Stormwater drainage provisions should be considered with the development of Lot 2.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Armagh Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

## **Brown Township (Municipal Ordinance)**

Name of Plan: Yoder Subdivision  
File Number: 2020-07-009  
Tax Map #: 14-03-0104  
Municipality: Brown Township  
Applicant Name: Yoder, Nathan J. et. al.  
Land Owner Name: Yoder, Nathan J. et. al.  
Plan Preparer: Wright Land Surveying

### **Plan Summary:**

This plan proposes to create Lots 2 & 3 for agricultural use. The residual tract, Lot 1, has an existing residence with no new development proposed.

### **Basic Plan Information**

The registered surveyor responsible for the plan should sign the plan, on the registered professional's seal or on statement of accuracy.

### **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. (Brown Township Subdivision and Land Development Ordinance Section 7.302.A.5)

### **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.

### **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. Setback Lines The setback lines are shown on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Section 7.302.A.10).

### **Right-of-Way Widths**

Since the 50 foot right-of-way providing exclusive public road access to proposed Lots 2 & 3, is being proposed, the entire length should be shown on the plan to best describe the location on the deed(s).

### **Cartway Widths**

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

### **PennDOT HOP / Municipal Driveway Permit**

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and mentioned in note 3 on the plan. A copy of the permit should be provided to the

Township, as it should be a requirement for approval of the plan. According to the surveyor, an HOP already exists and the permit number will be added to the revised plan.

**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**

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

**DEP Sewage Planning Module**

The plan has both a residual tract waiver for Lot 1 and a non-building declaration for Lots 2 & 3 since no development is proposed. A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

**Zoning**

Based upon the zoning map in our records, the majority of the property is within the Agricultural Zoning District and a portion is within the Commercial district, as mentioned in Note 2 on the plan.

**Minor Subdivision with No Development**

The Brown Township Supervisors may consider a waiver to the SALDO requirements concerning the inclusion of information/data, upon the application or plat (topographic contours, soils, setback lines, cartway widths, significant man-made features, significant natural features, and other items of consideration) if such information/data is not deemed pertinent to the matter at hand due to said informational inclusion rising to the level of unnecessary specificity not pertinent to the matter under consideration (i.e. a minor subdivision addressing a simple lot addition proposing no building construction, earth movement, etc.).

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Brown Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

## **Armagh Township (Municipal Ordinance)**

Name of Plan: Pecht, Roland T & Martha E.  
File Number: 2020-07-010  
Tax Map #: 12-12-0105  
Municipality: Armagh Township  
Applicant Name: Pecht, Roland T & Martha E.  
Land Owner Name: Pecht, Roland T & Martha E.  
Plan Preparer: Wright Land Surveying

### **Plan Summary:**

This plan proposes to create Lots 2 & 3 for existing residential use. Lots 2 & 3 each have an existing residence served by on-lot sewage disposal and private water source. The residual tract, Lot 1, has had soils testing completed for proposed single-family residence to be served by on-lot sewage disposal and a private well.

### **Basic Plan Information**

The name of the registered surveyor responsible for the plan should sign the plan, on the registered professional's seal or on a statement of accuracy. All abutters should be shown on the plan, including tax map numbers, and deed book page numbers, including those around Lot 1. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.16)

### **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. (Armagh Township Subdivision and Land Development Ordinance Sections \_\_\_\_\_ )

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

As mentioned in Note 7 on the plan, 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 Note 6 on the plan and County GIS information, the property lies within a designated wetland, and wetland information should be delineated on the plan. Future development in this area should be discouraged. According to Note 5 on the plan and County GIS information, 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.

### **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. Topographical contours at vertical intervals should be displayed on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.7).

### **Soils**

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

**Setback Lines**

The setback lines for the balance of Lot 1 should be shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Section 6.302.a.10 and Table 2).

**PennDOT HOP / Municipal Driveway Permit**

A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and as highlighted in Note 4 on the plan. Approval of this plan should be contingent upon receipt of a copy of the HOP.

**Deed Restrictions and Easements**

According to the plan application, there are no known deed restrictions or easements associated with the property. However, the plan does show easement on Lot 3 in Instrument # 2009-262.

**DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission. Plan approval should be contingent upon receipt of approval by DEP.

**Water Service**

The plan indicates the proposed well site locations, and the well isolation distance from the proposed septic system for Lot 1.

**E & S / Stormwater**

Development with earth disturbance over 5,000 sq. ft. requires an Erosion & Sedimentation (E&S) control plan to be developed and available on site during construction. Stormwater drainage provisions should be considered with the development of Lot 2. The Mifflin County Conservation District should be contacted for more information.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Armagh Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Bratton Township (Municipal Ordinance)**

Name of Plan: Peachey, Earl D. & Edna F.  
File Number: 2020-07-011  
Tax Map #: 13-09-0300; 13-09-0300A; 13-09-0310A; 13-05-0141D  
Municipality: Bratton Township  
Applicant Name: Peachey, Mark A.  
Land Owner Name: Peachey, Earl D. & Edna F.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot Addition B (from Lot C) to be added onto Lot B, Lot Addition C1 (from Lot A) and Lot Addition C2 (from Lot B) to be added onto Lot C, and Lot Addition D (from Lot B) to be added onto Lot D. This plan also proposes to consolidate Lot A, Lot B, and Lot Addition B into a single parcel. Lot A has existing residence served by public sewer and a private well. Lot D has an existing residence served by on-lot

sewage disposal and a private well. Lot C has an existing building with no water or sewer service. No new development is being proposed by this plan.

**Administrative**

The subdivision application form should be signed by the municipality.

**Basic Plan Information**

The scale of the location map exceeds what is allowable in the Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.17. All abutters should be shown on the plan, including tax map numbers and deed book and page numbers. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.17). The name of the registered surveyor responsible for the plan should sign the plan, on the registered professional’s seal or on a statement of accuracy.

**Subdivision Information**

Property boundary information should be shown for the entire property, including Lot D. (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9)

**Floodplain / Wetlands**

As shown on the plan and according to County GIS information, 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 the Unrich property appears to have prime farmland soils. (AbB)

**Setback Lines**

The setback lines are shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10).

**Right-of-Way Widths**

Since Lot B will be added to Lot A, the existing driveway access will not need a right-of-way.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

There is a non-building waiver on the plan, encompassing all lots. A copy of the DEP “Request for Planning Waiver and Non-Building Declaration” form has been provided.

**Sewage Service**

The existing drain field on Lot D and sewage connection to Lot A, is shown on the plan. Nothing shown for Lot C and according to the surveyor, this lot is no longer serve by sewage.

**Water Service**

The existing well on Lots A & D are shown on the plan. Nothing is shown for Lot C and according to the surveyor, this lot is no longer served by water.

**Signature Blocks on Plan**

There should be an Owners Statement of Intent or Certificate of Ownership on the plan for all lots included, which should be notarized (see section 7.302.B.2 of the Mifflin County SALDO).

**Lot Addition**

The plan indicates three lot addition statements and a lot consolidation statement. This information will have to be part of the deed preparation process.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Mifflin County Planning Commission, the signed plan must be recorded in the office of the Mifflin County Recorder and Deeds within 90 days of the Township approval (see section 3.400 of the Mifflin County SALDO). Failure to record the plan within this time period will deem any previous approval by the Mifflin county Planning Commission null and void and the approval process will have to be re-initiated.

**Derry Township (Municipal Ordinance)**

Name of Plan: Juniata Valley Group -Subdivision/Land Development

File Number: 2020-07-012

Tax Map #: 16-16-1200A

Municipality: Derry Township

Applicant Name: Juniata Valley Group, LLC

Land Owner Name: Juniata Valley Group, LLC

Plan Preparer: Fay Drafting & Design, LLC

**Plan Summary:**

The project shall consist of subdivision of existing property owned by Juniata Valley Group, LLC, into 32 Residential Lots along with a portion of the property to remain undeveloped with intent of future development. The proposed project will include installation of public street, public sewer service, public water service, and associated storm water management site improvements.

**Start Notes**

This plan has been submitted as a Preliminary Final Subdivision and a separate Land Development Plan. Considering lots cannot be sold without the infrastructure development proposed in the Land Development plan, this plan is being reviewed as on plan set.

The current submission meets the definition of both a major subdivision and a land development, as outlined in Section 186-10 of the Derry Township Subdivision and Land Development Ordinance (SALDO). The intent of the development of the proposal is unclear. Section 186-15 of the SALDO outlines the major subdivision and land development procedure. The current submission proposes the plan be considered a Preliminary/Final Plan, with the subdivision component slit-out from the land development plan set. Since lots cannot be sold until improvements are installed, it appears this submission is wholly out of compliance with the SALDO procedures and could be denied outright.

**Basic Plan Information**

General Project Note 1 serves as a project narrative. It is suggested it to be labeled as a narrative.

### **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 seal or a separate statement of accuracy should be signed.

The total number of lots being subdivided should be labeled on sheet Si 1-1 of the subdivision plat set.

It currently appears that the abutters Tipton and Redmond may be encroaching onto lot 1601 and 1636 respectively, and may need addressed prior to selling these lots in the future.

### **Steep Slopes**

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 are discouraged. Section 186-26.A of the Derry Township Subdivision and Land Development Ordinance (SALDO) requires that drainage be provided for lots to prevent the collection of stormwater, and that final grading of the lot cannot exceed 2 horizontal to 1 vertical (Section 186-26.C)

Furthermore, section 215-15.H of the Zoning Ordinance requires that driveways be provided in accordance with sections 215-36 and 215-37 of the Ordinance. Per section 215-36.A (3), the slope of driveways for single-family dwellings (SFDs) cannot exceed 8% slope within 25 feet of the street ROW. Several lots, such as proposed lot 1614, appear that based on the extreme slopes, will be undevelopable.

### **Setback Lines**

The setback lines are shown on the plan as prescribed in the Derry Township Zoning Ordinance (Section 21515.E) of 25F/10S/25R for SFDs and 25F/40S/25R for Duplexes. However, the 40 foot one-side setback for the duplexes does not meet the ordinance requirement, and it appears the lot design may need modified to accommodate this requirement.

### **Right-of-Way Widths**

The proposed right-of-way width for the extension of Greenbriar Road is 50 feet, which appears to meet the minimum criteria as set forth in section 186-22.B(1) of the SALDO.

### **Cartway Widths**

The proposed cartway width of the extension of Greenbriar Road is 24 feet, which appears to meet the minimum criteria as set forth in section 186-22.B(1) of the SALDO. Also, it appears that the cul-de-sac proposed for the roadway meets the minimum radius of 50 feet, as outlined in section 186-22.C(1) of the SALDO.

### **Street Names**

The applicant should coordinate with the County GIS (mapping) Department regarding the extension of Greenbriar Road for naming purposes. Also, depending on how the units are to be developed - either by one developer, or sold individually to build, all addressing would also need coordinated.

### **DEP Sewage Planning Module**

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

**Public Water and Sewage Service**

A letter from the municipal water authorities acknowledging availability of public water and public sewer should be submitted to the Derry Township and Mifflin County Planning Commission. Acknowledgement of the availability of the appropriate number of EDUs is recommended to be a condition of approval.

**Zoning**

The property is within the Medium Density Residential District of the Derry Township Zoning Ordinance. Both single family detached dwellings and duplexes are permitted uses within this district (Sections 215-15.B (2) and (7)). The proposed lot sizes appear to be allowable, based upon the design standards in Section 215-15.E of the Zoning Ordinance, with 8,000 sq. ft. for a SFDs and 5,000 sq. ft. for duplexes.

**Land Development**

A landscaping plan will be required for this submission, per section 186-28.E of the SALDO. Tree preservation should be a consideration, as outlined in section 186-26.C of the SALDO. The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact the Derry Township Engineer for more information. The plan should be reviewed by the Derry Township Engineer.

**E & S / Stormwater**

Since this plan at full build-out proposes earth disturbance, this proposal will require Erosion and Sedimentation (E & S) plan for any development over 5000 sq. ft. and a NPDES permit for development over an acre. The applicant should contact the Mifflin County Conservation District for more information. Stormwater drainage provisions should be included with the plan submission to meet the requirements set forth in Article VII of the SALDO. The stormwater plan should be reviewed by the Derry Township Engineer.

**Plan Recording and Execution**

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Derry Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

**Other Comments:**

1. There are several elements of the street design that need consideration. The Cul-de-sac exceeds the 600 foot maximum length as outlined in section 186-22.C (4) of the SALDO. The grade of the proposed road appears to be within the 10% maximum slope allowable, with 8% being proposed (See section 186-22.E (2) of the SALDO). The design appears to meet the requirements set forth within section 186-22.G (2) of the SALDO. Curbs are required to be installed, per section 186-23.A (1). Sidewalks are required to be installed, per section 186(22.B (1) of the SALDO.
2. A recreation contribution to the township is outlined in section 186-29.B of the SALDO.
3. Streets, curbs, sidewalks, sewer and water infrastructure, utilities, and monuments must all be installed or security must be provided to the Township prior to any approval of a final plan, as outlined in Article VI of the SALDO.

**Public Comment**

None

**Other Business**

WalkWorks application was completed. Mark got feedback from a professor at the University of Pittsburgh already. Lewistown Borough Counsel did approve a resolution of support for the grant. Mark is still waiting on a letter from Granville Township.

Working on the County Relief Block Grant applications scoring process which is about 95 percent. Having a meeting on July 24 at 2 p.m. to work out the details and schedule a meeting the commissioners and potentially the ad-hoc review committee soon. Intent to release relief grants at a public County Commissioners meeting will be very soon.

**Adjournment**

Dan Dunmire motioned to adjourn the meeting, while Neal Shawver seconded the motion Tom Lake adjourned the meeting at 4:59 p.m.