

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JULY 26, 2018
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

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

Other

Alyssa Burd, The Sentinel
Kevin Kodish, Commissioner

Staff

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

Call to Order

Kay Semler, Chair, called the meeting to order at 3:28 p.m.

Record of Public Attendance

Kay reminded everyone to sign the attendance sheet.

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

Approval of Meeting Minutes

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

CDBG Update

Jim Lettiere provided an update on current CDBG projects. Budget sheets for the county and all municipalities were forwarded previously. The McVeytown Sewer Project is 90% complete and paving is contingent upon weather. Due to weather delays, a time extension has been requested to February 2019 to finish the project. A meeting will be held Friday, July 27th with an engineer to discuss the design of the West Wayne Sewer Project. Bidding will probably occur in September with construction following thereafter. Roadway projects in the Juniata Terrace are waiting for the 2017 contract and are expected to be bid over the winter with construction in the spring of 2019. Housing rehabilitation is in progress. Jim expects 13 homes to be completed by July 2019 through the HOME program and all funds have been encumbered.

In Brown Township, the Bender Park Fishing Pier project has been awarded to G&R Charles. Derry Township is working on a road reconstruction project in the Heights. Granville Township accumulated 2013 through 2016 funds to complete the Granville Bridge Project. This project was completed by Kevin Raker Construction.

Jim deferred to a later update for Lewistown Borough's portion of the Juniata River Trail and Monument Square Phase V projects. CDBG funds for these projects were strictly engineering. An extension was requested until May 31, 2020 for the Monument Square Phase V project. Jim shared that South Wayne and Spring Street road reconstruction projects will be bid as soon as the 2017 contract is received (possibly as early as next week). The Grand Parkway project was eliminated and replaced with a project involving ADA ramps with truncated domes at six locations in the Lewistown Borough.

The 2018 applications are due Friday, July 27, 2018. The public hearing will be held at the next Planning Commission meeting in August. The County received a 10% increase in funds over last year.

Jim reviewed budget sheets for CDBG and stated that 2017 will not be shown on the sheets until the contract is received. However, Lewistown Borough requested their projects be listed.

HOME grant funds will be expended by 2019. Bill Gomes questioned the earliest timeframe to apply for the next HOME grant, but Jim did not know. Jim explained that the HOME program consists of matching funds with Act 137 and CDBG funds and noted that the County typically funds housing rehab from their allocation every year.

Jim added that the department will be writing a competitive application for a project in the boundaries of the West Wayne Sewer project. Wayne Township agreed to pay the county \$5,000 to write the grant, which is nonrefundable. A meeting will be held shortly to discuss the scope of the project, which will most likely include stormwater management, road reconstruction, inlets, water lines and an additional portion of sewer. It will likely be a \$500,000 project.

Kay Semler knows that at least one township struggles to find projects to utilize the CDBG money and questioned if the County or other townships have similar issues. Jim noted that Brown Township has difficulties finding projects due to income levels and it is becoming more difficult for Lewistown Borough. DCED is becoming more strict in their interpretation of what projects can be done in a borough that has a low-to-moderate income (LMI) over 51%. Lewistown Borough previously used their CDBG funds to do road reconstruction anywhere in the Borough, but DCED now looks at the census tracts in each area. For example, Lewistown Borough wanted to do a road reconstruction project along Grand Parkway North where there is a 26% LMI in that census block. The state has since denied this project. Jim added that there is no threat to return funds despite some difficulties in finding eligible projects.

Subdivision and Land Development Review Committee Report

Four plans were submitted to the committee for review, three under Municipal Ordinance and one under County Ordinance. The plans under Municipal Ordinance included Mark A. & Pamela J. Sunderland (*Armagh Township*); Bonnie Shank; Mark Sunderland; Duane Sunderland (*Armagh Township*); and Kevin W. & Kathy J. Snyder (*Decatur Township*). The plan under County Ordinance was for Donald J. Moist (*Bratton Township*).

Jim Lettiere reviewed the two plans in further detail. The first plan Jim reviewed was the Donald J. Moist plan in Bratton Township. The purpose of this plan is to add Lot A, of 1.571 acres, to Lot 2 owned by Chad E. Bingaman, Mifflin County Tax Parcel 13,01-0118E, from the land of Donald J. Moist, Mifflin County Tax Parcel 13,01-0118. The Donald J. Moist remainder is Lot 1, of +/- 50.5 acres. Two waiver requests were also submitted with this plan. The waiver requests included property boundary information for the entire property because the deed for the property does not contain a complete metes and bounds description and contains exceptions and the right-of-way and cartway widths for Moist and Appleby Lanes as the information was not found and these lanes do not impact this lot addition. The Sarge Engineering and Surveying representative indicated that showing soils information is not applicable to this subdivision since a building lot is not proposed as part of this lot addition subdivision. Jim did want to point out that he requested adding information relative to the comments. Mr. Sarge was asked who had access to Miller's Lane. This information was not on the plan. At a minimum, in the future, Mr. Sarge should identify parties who have

access to private lanes rather than saying multiple parties have access. Mr. Sarge also had Bratton Township sign off on the plan prior to it being presented and approved at the Mifflin County Planning Commission meeting. If any changes are proposed to the plan, he will have to get the township to sign the plans again. Jim recommended the waiver requests be granted.

Jim Spendiff made a motion to conditional approve the comments of the Moist plan under county ordinance with the additional comments to the plan as noted and to approve the waivers requested. Dan Dunmire seconded the motion. All members voted aye.

Jim then reviewed the Bonnie Shank and Mark Sunderland plan. This plan proposes to create Lot 2. Lot 2 has two existing cabins served by on-lot sewage disposal and a privy. Lot 2 currently has no water service. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan. Currently, these two parcels are listed as one tax parcel number, but are physically separated. This plan is to correct this. Neal Shawver felt the plan was confusing because it does not clearly depict everything involved. The floodplains are only shown in certain areas and it leaves you under the assumption that the floodplain extends into other areas and this is not clearly shown on the plan. He understands they are trying to show what's important because there is a lot going on with the plan and understands this. Jim and Bill stated that it was discussed that the floodplains are not depicted adequately and will revise the comment to reflect this. Bill asked Jim to point this revision out directly to Bill Wright.

Dan Dunmire made a motion to accept the comments of the three plans under municipal ordinance with the revised comments under the Bonnie Shank and Mark Sunderland plan. Kent Spicher seconded the motion. All members voted aye.

Jim then went on to review an enforcement letter sent to Donald and Florence Adams in Bratton Township by our solicitor, Linus Fenicle. Mr. Adams wanted to subdivide the lot at the center line of Plank's Lane and discussed filing a subdivision plan. Jim discussed this with Mr. Adams along with issues of the right-of-way width of Plank's Lane. Before Mr. Adams filed any plan or obtained permits, a trailer was placed on the land. Jim, Bill and the Bratton Township Supervisor Chairman met with Mr. and Mrs. Adams and their daughter. They responded well to the letter and Jim anticipates seeing the subdivision application in August. In 2013, a subdivision plan was submitted involving the property to do two small lot additions of adjoining property. At that time, it was pointed out that the cartway width of Plank Lane was inadequate at only 12 feet. Mr. Adams will file a waiver request of the 50 foot right-of-way in exchange for widening the lane along his property to 20 feet.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Sunderland, Mark A. & Pamela J.
File Number: 2018-07-002
Tax Map #: 12-16-0104
Municipality: Armagh Township
Applicant Name: Sunderland, Mark A. & Pamela J.
Land Owner Name: Sunderland, Mark A. & Pamela J.
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

This property was subdivided in August of 1996, September of 1998, January of 2003, August of 2004, November of 2005, and August of 2006.

*One asterisk represents comments generated at the July 19, 2018 Subdivision and Land Development Review Committee meeting.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). 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 6.302.a5, a7, a9 and a12) This information has been requested on previous subdivision submittals.

Clean & Green / Agriculture

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

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

Floodplain / Wetlands

The inset map shows Treaster Run crosses lot 1, but the designated flood plain for this lot is not shown on the plan. This should be on the plan. Note #6 mentions wetlands as associated with Lot 1 but they are not listed on the plan.

Soils

Note #8 states portions of Lot 1 have hydric 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 U.S. Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

According to the County GIS files, some portions of the residual, lot 1 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 Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Sunderland Lane should be shown on the plan (Section 6.302.a.6.).

The Wright surveying representative indicated there is no right-of-way information associated with Sunderland Lane.

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Treaster Valley Road is substandard (Table 1).

Sunderland Lane should be labeled on the plan.

Cartway Widths

The cartway width for Sunderland Lane should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a11).

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width for Treaster Valley Road is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

Note #4 states a driveway permit is required.

Private Street / Shared Driveway

Are there future plans to expand the use of the proposed 20 foot private drive? Will Lot 1 be allowed to use this and will it be named?

*The Wright surveying representative indicated no.

Plan shows a shared driveway crossing Lot 1. 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."

*The Wright surveying representative indicated he will provide this language.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Armagh Township Subdivision and Land Development Ordinance. (Sections 6.302.a6 and 6.302.b.7.)

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water/Sewage Service

On lot water and sewer facilitates for Lot 1 needs to be shown on the plan. (See Sections 6.202.a10 and 3.213 of the Armagh Township Subdivision and Land Development Ordinance.)

Features

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

Are all man-made features shown? There appears to be buildings on Lot 1. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.)

*The Wright surveying representative indicated he will add the locations of the barn and house.

Other Comments:

Proposed Lot 2 will be served by a 20 foot right of way and is the only frontage link to a public road. At minimum the right of way should be 50 feet considering the potential for future development.

What is the cartway width for the private right of way to serve lot 2 and what assurances are there it will be constructed?

*The Wright surveying representative stated this will be the only access to the home.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Shank, Bonnie; Sunderland, Mark; Sunderland, Duane

File Number: 2018-07-003

Tax Map #: 12-16-0104T

Municipality: Armagh Township

Applicant Name: Shank, Bonnie; Sunderland, Mark; Sunderland, Duane

Land Owner Name: Shank, Bonnie; Sunderland, Mark; Sunderland, Duane

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2. Lot 2 has two existing cabins served by on-lot sewage disposal and a privy. Lot 2 currently has no water service. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

**Two asterisks represents comments generated at the July 26, 2018 Mifflin County Planning Commission meeting.

Administrative

This property was subdivided in October 1998 and again in 2005. Both were reviewed by the Mifflin County Planning Commission. It was noted in 2005, that subdividing a parcel that is not contiguous and physically separated from the same tax parcel is not a good land use practice.

All the landowners' signatures need to be on the subdivision application form.

The deed for the subject parcel indicates two additional owners aside from Mark A Sunderland. They are Bonnie K. Shank and Duane Scott Sunderland. Their signatures should be affixed to the application.

*One asterisk represents comments generated at the July 19, 2018 Subdivision and Land Development Review Committee meeting.

Subdivision Information

The Armagh Township Subdivision and Land Development Ordinance (Article 3 Section 3.207 Table 2) requires a minimum lot area of 1 acre for single-family dwellings served without public water and public sewer. Lot 2 contains 0.933 acres. It does not appear there are provisions for cabins. This may require a modification or waiver request in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 9 Section 9.200).

*The Wright surveying representative stated he will provide minutes from the Armagh Township Supervisors meeting, that approved lot 2 being less than one acre, provided a subdivision plan was filed.

Clean & Green / Agriculture

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

Floodplain / Wetlands

As noted in Note 4, according to County GIS information, the majority of lot 2 lies within the 100-year floodplain. Future development in these areas should be discouraged.

**It was noted while the plan shows the floodplain for the subject parcel, it does not depict the floodplain on the lands of Marcocci and Stuck, tax parcel numbers 12,16-0104TB and 12,16-0104TA respectively.

As noted in note 5 and according to County GIS information, the property is not situated in a designated wetland.

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils are show in Note 2.

Setback Lines

It appears one of the existing cabins on lot 2 may be in the setback.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of Treaster Valley Road, Treaster Run, and Elmira Drive are substandard (Article 3 Table 1).

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Treaster Valley Road, Treaster Run, and Elmira Drive are substandard (Article 3 Table 1).

Private Street / Shared Driveway

If Treaster Run and Elmira Drive are used by more than one party, they 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."

Neither lots 1 or 2 have direct road frontage to a public road system.

Deed Restrictions and Easements

Are there any deed restrictions or easements not shown on the plan? If not they should be shown in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.300 B.7.)

*The Wright surveying representative stated there are none.

DEP Sewage Planning Module

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

Water Service

The water supply location should be noted on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Section 3.213). This provision calls for all subdivisions in the Township to be served by an adequate water supply and sewer system. If water cannot be accommodated, a waiver request should be provided to the Armagh Township Supervisors explaining why it should not be provided for these lots.

Features

Are all natural features shown?

*The Wright surveying representative stated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.302 11.)

*The Wright surveying representative stated all are shown.

Bratton Township (County Ordinance)

Name of Plan: Moist, Donald J.
File Number: 2018-07-001
Tax Map #: 13-01-0118; 13-01-0118E
Municipality: Bratton Township
Applicant Name: Moist, Donald J.
Land Owner Name: Moist, Donald J.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lot A, of 1.571 acres, to Lot 2 owned by Chad E. Bingaman, Mifflin County Tax Parcel 13,01-0118E, from the land of Donald J. Moist, Mifflin County Tax Parcel 13,01-0118. The Donald J. Moist remainder is Lot 1, of +/- 50.5 acres.

*One asterisk represents comments generated at the July 19, 2018 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents comments generated at the July 26, 2018 Mifflin County Planning Commission meeting. It was noted the subdivision plan was reviewed and approved by Bratton Township, prior to the Mifflin County Planning Commission review and action. It is acknowledged the Sarge Engineering and Surveying representative stated the timing of the meetings would have required his client to wait an additional month, after the Mifflin County Planning Commission meeting for the Township to act.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Mifflin County Subdivision and Land Development Ordinance, (Article 7 Sections 7.302.A.5., A.7. and A.9.)). It is acknowledged in note 11. that a complete metes and bounds description contains exceptions and no property boundary information is available for the property map, therefore, a waiver request should be made in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 9 Section 9.200 A., B. and C.)

**The Sarge Engineering and Surveying representative submitted a waiver request to this provision dated July 17, 2018.

Clean & Green / Agriculture

As noted in note #7 and based on the County's GIS files, the property is in Clean and Green.

Floodplain / Wetlands

As noted in notes 3. and 4. and based on the County's GIS files, the parcels are not situated in the 100 year floodplain or a designated wetland.

Soils

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

According to the County GIS files, some portion of this property appears to have hydric soils on lot 1 the remainder. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

*The Sarge Surveying and Engineering representative stated he believes that showing soils information is not applicable to this subdivision, since a building lot is not proposed as part of this lot addition subdivision, in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A. 10.).

Right-of-Way Widths

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

The right-of-way widths for Moist and Applebys Lanes should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.202.A.11.).

*The Sarge Surveying and Engineering representative stated there is no right-of-way information for either Lane and he will request a waiver to this provision.

**The Sarge Surveying and Engineering representative provided a waiver request dated July 17, 2018 to this provision.

Moist Lane crosses Lot 1 and is not labeled on the plan. The road should be identified on the property plan. Only part of Miller's Lane is shown on the main plan and should be shown how it connects along Lot 1.

**Revised plans dated July 17, 2018 show Moist Lane.

Cartway Widths

Based upon Mifflin County Subdivision, the cartway width of Miller Lane is substandard (Article 4 Section 4.204 F.).

The cartway widths of Moist and Applebys Lanes should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.202.A.11.).

*The Sarge Surveying and Engineering representative stated there is no cartway information for either Lane and he will request a waiver to this provision.

**The Sarge Surveying and Engineering representative provided a waiver request dated July 17, 2018 to this provision.

Do the adjoining property owners have easement rights to use Miller Lane?

*The Sarge Surveying and Engineering representative stated the lane is shown in the Brian Henry deed and the Bollinger, Nolt and Swarey properties have access to this Lane.

**It was acknowledged this information was not on the plan but was clarified at the Review Committee meeting. For future subdivisions this information should be stated on the plan.

PennDOT HOP / Municipal Driveway Permit

A HOP statement is on the plan.

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 has been provided.

Sewage Service

It is acknowledged in note 12. that lots 1 and 2 contain existing houses with on lot sewage systems and wells, the location of the on-lot sewer should be noted for Lot 1. (See section 4.211 in the County Subdivision and Land Development Ordinance.)

**Revised plans dated July 17, 2018 show the location of the on lot sewer for lot 1.

Water Service

It is acknowledged in note 12. that lots 1 and 2 contain existing houses with on lot sewage systems and wells, the well location for Lot 1 should be noted on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302. A.20. and 4.211).

**Revised plans dated July 17, 2018 show the location of the well for lot 1.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Article 7, Section 7.302.A.20.)

*The Sarge Surveying and Engineering representative stated all are shown.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Article 7 Section 7.302.A.26.)

*The Sarge Surveying and Engineering representative stated all are shown.

Decatur Township (*Municipal Ordinance*)

Name of Plan: Snyder, Kevin W. & Kathy J.

File Number: 2018-07-004
Tax Map #: 15-04-0104
Municipality: Decatur Township
Applicant Name: Snyder, Kevin W. & Kathy J.
Land Owner Name: Snyder, Kevin W. & Kathy J.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing use. Lot 2 has an existing barn to be served by on-lot sewage disposal (Permit #Z181955) and a proposed private well. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

*One asterisk represents comments generated at the July 19, 2018 Subdivision and Land Development Review Committee meeting.

Land Development

Is there a driveway connection between (tax parcel 15-04-0104) and the Snyder property (tax parcel 15-04-0104A) to the east? If so it should be noted on the plan.

*The Wright surveying representative indicated no.

Floodplain / Wetlands

As noted in Note 4 and based on the County's GIS Files the parcel is not situated in the 100 Year Flood Plain or a designated wetland.

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 U.S. Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

According to the County GIS Files, some portion of this property appears to have hydric soils. The hydric soils are listed in Note 2.

Setback Lines

It appears the existing shed and garage are in the side yard setbacks on Lot 1. These can be considered existing non-conforming structures.

Based on the Decatur Township Subdivision and Land Development Ordinance (Part 3 SS 302 Table 2) the minimum lot width for a single-family home, served without public sewer on public water is 125 feet. The plan shows Lot 1 as having 123.48 feet of width. This should be addressed with the Township and a waiver request should be submitted by the property owner.

PennDOT HOP / Municipal Driveway Permit

Are there existing HOP permit numbers associated with the existing driveways? If so can they be noted on the plan?

*The Wright Surveying representative stated he was not aware of any permits but will verify this with the property owner.

A notation about the requirement stating: Any new access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Private Street / Shared Driveway

Is the driveway to the barn shared with The Alliance Church of Paintersville and what appears to be a mobile home to the West? If so, 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."

*The Wright Surveying representative stated the drive is not shared with the church or mobile home but will verify this and provide this information.

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 SS 22-602 A.(13))

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Water Service

There is a well setback on Lot 2. Is there a well proposed for lot 2?

*The Wright Surveying representative stated no.

In accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 3ss 302. M. (1)) all subdivisions and land development located within the Township shall be served with an adequate water supply system and with an adequate sewage system. Said systems shall be either an on lot publicly owned, or private central systems.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 5 SS 602.2.A.(9)).

*The Wright Surveying representative stated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 5 SS 602.2.A.(10)).

*The Wright Surveying representative stated all are shown.

Land Development

If there is further development on lot 2 that meets the definition of land development as defined by the Decatur Township Subdivision and Land Development Ordinance then a land development plan will be required and this should be noted on the plan.

Public Comment

None

Other Business or Comments

Juniata River Trail: Construction is moving along well according to Lonnie Griffith who has been supervising the work with no major problems. The project is scheduled to be completed by October 1st, but Bill is hoping it will be done sooner. Secretary Davin is hoping to have a ribbon cutting ceremony to open the trail and Secretary Dunn also likes to attend ribbon cutting ceremonies. The project is not under water with the recent heavy rains.

Monument Square Phase V Streetscape Project: Through Jim, Bill is requesting a time extension with DCED for the CDBG portion of funding due, in part, to timing issues with PennDOT. The main part of the project will be completed by late summer of 2019. Bill is trying to tie this project into the acquisition and demolition of the Sun Home building and bridge project that will occur in the area in 2019. If the bidding goes well, there could be the possibility of having a small park project in the location of the Sun Home building. The project begins at the alley near The Embassy and extends down Main Street and turns onto Water Street towards Mann Edge. The billboard on Water Street will be torn down this summer. Bill is hoping to bid the project in January with construction to begin in late March.

Act 13 Marcellus Shale Legacy Funds: Requests for applications were sent in April. Seven projects were submitted (two were related) and the Parks and Recreation Council will be recommending six projects to the Commissioners for their approval. We have a cumulative fund available and receive approximately \$40,000 per year with awards of around \$40,000 each round of applications.

Lewistown Borough Dollar General: Bill attended the Lewistown Borough’s Planning Commission meeting earlier this month to discuss the Dollar General plan. Bill voiced the concerns of the Planning Commission. He also has never received a response from PennDOT when he asked if the proposed plan creates issues, whether PennDOT would make the Dollar General fix it since they could through the Highway Occupancy Permit process. The Borough Council did not approve the plan yet. Concerned citizens could either call PennDOT and/or attend the Borough Council meeting to voice concerns over the plan. A “no left turn on red” at Third Street may be proposed.

Next Month

The next meeting will include the CDBG public hearing on August 23rd meeting. The new National Flood Insurance Program (NFIP) Coordinator will provide an update in September.

Adjournment

Upon no further discussion, the meeting adjourned at 4:18 p.m. upon a motion by Dan Dunmire, which was seconded by Michele Bair.