

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JULY 27, 2017
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michelle Bair
Kent Spicher
Dan Dunmire
Tom Lake
Kay Semler
Jim Spendiff
Cyle Vogt
Dave Pennabaker

Other

Lauren Kershner, The Sentinel
Kevin Kodish, Commissioner
Robert Postal, Commissioner

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Shelly Williamson, Intern

Call to Order

Kay Semler, Chair, called the meeting to order at 3:35 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 June's meeting. The motion was seconded by Dan Dunmire. All members voted aye.

Subdivision and Land Development Review Committee Report

Ten plans were submitted to the committee for review, eight under Municipal Ordinance and two under County Ordinance. The plans under Municipal Ordinance included Steven M. and Anna B. Yoder (*Armagh Township*); William J. McNitt III (*Armagh Township*); Candice C. Zimmerman (*Derry Township*); Samuel A. and Kathy J. McCool (*Oliver Township*); Belleville DPP, LLC (*Union Township*); Sherman L. Glick (*Union Township*); Carolyn A. Miller (*Union Township*) and Gideon S. and Sadie Peachey (*Union Township*). The two plans under the County Ordinance included Michael R. Bankert (*Bratton Township*) and Daniel S. Jr. and Sadie K. Stoltzfus (*Wayne Township*). Jim Lettiere reviewed three of the plans in further detail.

The first plan Jim reviewed was the Belleville DPP, LLC plan in Union Township to construct a Dollar General Store. This project involves the removal of an existing lot boundary line to create a single lot. The applicant is also proposing to construct a 10,566 square foot retail store, access drive, parking lot, utilities, and associated stormwater management facilities. Jim Lettiere and Bill Gomes are unsure if Union Township contacted PennDot regarding a traffic impact assessment. Jim Spendiff stated that an easement from Valley View may be needed to hook up the electricity. Jim Lettiere will clarify that the sidewalk will connect to Westfield Drive, not Oliver Court as noted under Other Comments, comment 3 per Jim Spendiff. Valley View will also ask for

the sidewalk to be six foot rather than five foot. There was further discussion about the need for a traffic analysis and entering and exiting the business, especially the left turn prohibition for exiting traffic. Comment 4C under Other Comments will be revised to read: Analysis of the new access to determine if a left or right turn lane for entering and exiting traffic is warranted. Robert Postal asked if a hitching post for the horse and buggies will be constructed in the parking lot. This will be added as an additional comment. A typo will also be corrected in the Land Development section as well.

The second plan reviewed was the property of Gideon S. and Sadie Peachey in Union Township. This project proposes to add a second single-family residence to be served by on-lot sewage disposal and private well. Jim Lettiere reviewed the comments and there was no further discussion.

The last plan reviewed was the Candice C. Zimmerman in Derry Township. This plan proposes to create Lot Addition A to be added onto Lot A. Lot A was approved as a building lot in January 2016, and is recorded. Jim Lettiere reviewed the comments and discussed that the plan was in several times before. In particular, there was a question on the total acreage presented for this subdivision compared to prior submittals. The surveyor did review and clarify the total acreage of the proposed subdivision as noted under Subdivision Information and Jim is satisfied with this information.

Dan Dunmire made a motion to approve the comments of the two plans under county ordinance. Jim Spendiff seconded the motion. All members voted aye.

Dan Dunmire motioned to accept the comments of the eight plans under municipal ordinances with the comment modifications to the Dollar General plan. Kent Spicher seconded the motion. All members voted aye.

Jim Lettiere brought two items to the attention of the Planning Commission. The first item was the James Lawson plan that was tabled at June's meeting. The Planning Commission has 90 days from the June meeting to act on this item. Jim followed up with the engineer of record and offered him the opportunity to file an extension of time, if necessary, in accordance with the Mifflin County Subdivision and Land Development Ordinance (SALDO). The second item was the Maurice Stidfole plan that was conditionally approved in the June meeting. According to the County SALDO, the applicant shall either accept or reject the conditions in writing within 15 days of receipt of conditions. Also, any conditional approval can be rescinded automatically if the applicant fails to accept or reject the conditions in this time period. Jim has not received a response regarding either plan. Jim is concerned that if no action is taken on the Lawson plan within 90 days, it would be deemed approved. The Planning Commission can also reject the application to prevent this. Jim Spendiff motioned to give the engineer until the August meeting to address the Stidfole plan. If no action is taken, the conditional approval will be rescinded. Dan Dunmire seconded the motion. All members voted aye. Jim Lettiere will notify the engineer of the Planning Commission's actions.

The CBDG first public hearing for the Planning Commission will be held August 24th at 3:30 pm. Applicants will have the opportunity to present their applications and answer any questions. Applications are due to the Mifflin County Planning and Development Department by August 4th. Jim Lettiere will notify the committee about the scheduled hearings for the county process Friday, July 28th. The Citizen Advisory Board meeting is tentatively scheduled and Jim Lettiere will notify the committee when the meeting will occur.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Yoder, Steven M. & Anna B.
File Number: 2017-07-003
Tax Map #: 12-04-0114A
Municipality: Armagh Township
Applicant Name: Yoder, Steven M. & Anna B.
Land Owner Name: Yoder, Steven M. & Anna B.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 2 & 3. Lot 2 has an existing pallet shop served by a privy with no new development proposed. Lot 3 is for a single-family residence to be served by a privy and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

Subdivision Information

Are the boundary dimensions between lot 3 and tax parcel 12 -05-0112 the Yost Specihher property the dimensions between the set rebar and the found walnut points?

*The Wright surveying representative indicated yes.

Clean & Green / Agriculture

As noted in Note # 6, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

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

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Salem Road should be shown on the plan. (Section 6.302.a6).

Cartway Widths

The cartway width for Salem Road should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a11).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to Armagh Township. A new driveway opening appears to be required to serve Lot 3.

Deed Restrictions and Easements

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

*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 Service

The plan needs to show how Lot 2 will access on lot water for the lot. (Armagh Township Subdivision and Land Development Ordinance, Sections 6.202.a10 and 3.213.a)

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a10)

Other Comments:

If the intention is to stay within the 2 acre Clean and Green requirement, why is Lot 2 being created like this resulting in a flag lot for lot 3? Is this because of the pallet business on Lot 2? Also, why is the opening onto Salem Road only 40 feet instead of the normal opening width requirement for a right-of-way of 50 feet?

*The Wright surveying representative affirmed that lot 2 is being configured as it is because of the pallet business. He also indicated the opening onto Salem Road is not 50 feet because it would be too close to the setback line.

Armagh Township (*Municipal Ordinance*)

Name of Plan: McNitt, William J. III
File Number: 2017-07-009
Tax Map #: 12-33-100
Municipality: Armagh Township

Applicant Name: McNitt, William J. III
Land Owner Name: McNitt, William J. III
Plan Preparer: AXIS Professional Surveying, LLC

Plan Summary:

The purpose of this plan is to subdivide Proposed Lot #2 containing 95.0 acres from Tax Map Parcel 12-33-100. The residue parcel will have a net area of 87.9 acres.

Basic Plan Information

This plan was previously reviewed by the Mifflin County Planning Commission on January 26, 2017. The purpose of the subdivision was to create a lot consisting of 150.3 acres.

*The Axis surveying representative provided revised plans dated July 19, 2017 and written responses. All comments marked with an asterisk represents Axis's responses.

Administrative

The subdivision application form should be signed by the municipality.

*Signatures will be added to the plan. The landowner's signature needs to be on the subdivision application form.

*Signatures will be added to the plan.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

*Zeros have been added to the plan.

Clean & Green / Agriculture

As noted 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

As noted in general notes 4 and 5, the property is not located in the 100 year floodplain or a designated wetland.

Topographic information

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

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.7.). The applicant is requesting a waiver to this provision.

Soils

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

Cartway Widths

The cartway width of Havice Valley Road is only twelve (12) feet and there is concern that its width is not adequate for two-way vehicular traffic.

*Havice Valley Road, situated in Bald Eagle State Forest is considered a Forest Road in accordance with DCNR and the Department of Forestry. The road is considered seasonal and has no winter maintenance.

PennDOT HOP / Municipal Driveway Permit

The existing driveway locations for the residue and Lot #2 should be depicted on the plan.

*Multiple access points exist but no improved driveways are currently in use as this is forest.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 3 Sections 6.302.a.6. and 6.302.b.7 of the Armagh Township Subdivision and Land Development Ordinance. Plan note #5 only mentions possible easements or restrictions without verifying this information.

*Note #5 is a statement covering any unknown that may surface. No known deed restrictions exist as stated in Note #3.

DEP Sewage Planning Module

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

*A copy will be provided. A Component 1 module is being required by the Township Sewage Enforcement Officer.

Water Service

The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Sections 3.213 and 6.202.a.10.).

*Well isolation distances are shown (depicted as a circle) around the proposed test sites.

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with (Article 3 Section 6.202.a.10.) of the Armagh Township Subdivision and Land Development Ordinance. The applicant is requesting a waiver to this provision.

Other Comments:

1. Has the subdivision submitted and received in January 2017 been recorded?

*Yes via instrument#2017-712

2. For some reason the plan shows 2 sets of general notes and it would be helpful if they were together.

*There are. One is general plan notes and the other is general site notes.

3. The signature block for the County should state Chair or Designated Representative.

*The signature block has been corrected.

Bratton Township (County Ordinance)

Name of Plan: Bankert, Michael R.

File Number: 2017-07-002

Tax Map #: 13,04-0149; 13-04-0140F

Municipality: Bratton Township

Applicant Name: Bankert, Michael R.

Land Owner Name: Bankert, Michael R.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lot A, of 6.385 acres, to the land of Albert E. Miller, Mifflin County Tax Parcel 13, 04-0140F, from the land of Michael R. Bankert, Mifflin County Tax Parcel 13, 04-0149.

Basic Plan Information

This plan appears to be creating a lot (Lot A), as well as adding a lot addition onto the property. The narrative should be corrected to include that Lot A is also being created.

*The Sarge surveying representative provided revised plans dated July 18, 2017. All comments that have one asterisk represents the updated plans.

*A revised narrative has been added to the plan.

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. (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9) Lot 1 is not fully dimensioned on the plan.

*Property distances for the residue have been added to the plan as an inset map.

Clean & Green / Agriculture

As noted in Note # 7, the parcel is enrolled in the Clean and Green program. The parent parcel Lot 1 and Lot A are in the clean and green program. The recipient parcel 13,04-0140F is not. 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.

*Note 7. Has been added to the plan indicating the parcel is in the clean and green program and the surveying representative and the property owner are aware that rollback taxes will apply.

Soils

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

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way widths for Red Shale Lane and Bitterwind Boulevard are substandard (Section 4.204.F).

Cartway Widths

The cartway widths for Red Shale Lane and Bitterwind Boulevard should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

*The cartway widths have been added to the plan and both are substandard in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F.).

PennDOT HOP / Municipal Driveway Permit

Since Red Shale Lane and Bitterwind Boulevard are private rights-of-way, the plan should show how the property accesses the public road system.

*The plan shows access to the public road system in the property plan.

Private Street / Shared Driveway

Do the deeds allow for additional usage of Red Shale Lane and Bitterwind Boulevard since these are private rights-of-way? Who owns the rights-of-way?

*As noted in note 8. Red Shale Lane and Bitterwind Boulevard are both existing 20 foot private right-of-ways as shown in both the Michael R. Bankert and the Albert E. Miller deeds. The lanes are owned by the various owners through which it passes.

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 shared driveway agreement language has been added to 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.

Water and Sewage Service

On lot water and sewer information should be provided for Lot A.

*The revised plans shows the location of the existing well for Lot A.

Lot Addition

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

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

*The lot addition language has been added to the plan in note 1.

1. Note # 1 mentions a lot combination, but does not meet requirements of Section 7.302.A22 of the Mifflin County Subdivision and Land Development Ordinance.

2. An inset map is normally required unless the plan shows both parcels being impacted. An inset plan might better clarify access.

*An insert map has been added to the plan.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Other Comments:

1. Access for Lots 2 and A needs to be better defined on the plan.

*Clear access to lot 2 has been shown on the plan.

2. It appears that there is an abandoned house and existing house on Lot 1 and both lie within the front setback. It is assumed these homes were established before the Mifflin County Subdivision and Land Development Ordinance was established.

*The Sarge surveying representative indicated the homes were established before the County's adoption of the SALDO.

3. There is an abandoned camp on Lot A, but there is no evidence of on lot water or sewer. If this is on Lot A, it needs to be shown. Otherwise, the plan should state no development can occur unless a land development plan is prepared and approved.

*The revised plans show the existing well location on Lot A and a note about the requirement of a land development plan has been added.

Derry Township (*Municipal Ordinance*)

Name of Plan: Zimmerman, Candice C.

File Number: 2017-07-006

Tax Map #: 16-04-0101; 16-04-0101B

Municipality: Derry Township

Applicant Name: Zimmerman, Candice C.

Land Owner Name: Zimmerman, Candice C.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be added onto Lot A. Lot A was approved as a building lot on January 18, 2016 and recorded as Instrument #2016-186. The residual tract, Lot 1, is vacant farm land with no new development proposed.

Basic Plan Information

Based on aerial photo (GIS) of the property and the inset or property plan map, it is clear that only a portion of T.M. 16-04-0101 is shown. This needs to be corrected.

Administrative

This property was reviewed under Zimmerman in January of 2014 and under Curry in June of 2015 and again in March of 2017. The plan narrative states that Lot A was approved in January of 2016, but it is not clear if this refers to the review that occurred in June of 2015.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Derry Township Subdivision and Land Development Ordinance, Section 402.20). T.M. 16-04-0101A, 16-01-0112A, 16-01-01121, 16-16-1200 and 16-05-0119BC are missing.

Subdivision Information

What is the total acreage of Lot A and lot addition when combined? This total should be noted on the plan.

After reviewing instrument #2016-000186 and instrument #2014-001485 it's not clear that lot-A was created as a 2.235 acre parcel. This should be clarified so that the total acreage of the proposed subdivision matches with the two previously recorded subdivisions.

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. (Derry Township Subdivision and Land Development Ordinance Sections 403.2F, H and J).

Soils

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

As noted in Note #2, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2K).

PennDOT HOP / Municipal Driveway Permit

Note #5 states a Highway Occupancy Permit will be required.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 402.2L and 403.4.7 of the Derry Township Subdivision and Land Development Ordinance.

*The Wright surveying representative said 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 and Sewage Service

Public water and sewer information should be noted on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2J).

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Derry Township Subdivision and Land Development Ordinance, Section 402.2J).

Other Comments:

Please confirm that Wade and Maxi Curry have signed the subdivision application.

*The Wright surveying representative indicated they did sign the application.

*The Wright surveying representative indicated he will update the plans to reflect the previous subdivision action earlier in 2017.

Oliver Township (*Municipal Ordinance*)

Name of Plan: McCool, Samuel A. & Kathy J.

File Number: 2017-07-010

Tax Map #: 19-15-0105

Municipality: Oliver Township

Applicant Name: McCool, Samuel A. & Kathy J.

Land Owner Name: McCool, Samuel A. & Kathy J.

Plan Preparer: AXIS Professional Surveying, LLC

Plan Summary:

The purpose of this plan is to subdivide proposed lot addition #1 containing 9.195 acres from tax map parcel 19-15-0105 & add it to TM parcel 19-15-0105A.

*The Axis surveying representative provided updated plans dated July 20, 2017. Each asterisk represents the surveyors response to each comment.

Administrative

The subdivision application form should be signed by the municipality.

The landowner's signature of the parent and recipient parcels needs to be on the subdivision application form.

The property was previously reviewed in February 2006 not 2008 as indicated on the insert map.

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

*The zeros have been added to the plan.

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 in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a.5. and 6.302 a.7.)

*The residual property is referenced by deed book and page number.

This plan involves a lot consolidation which is why the parent and recipient lot information should be provided.

Clean & Green / Agriculture

As noted in general Note 8, 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 County Assessment Office indicated that a minimum of ten (10) acres must be subdivided from the parent parcels or the entire parcel will be subject to rollback taxes. The applicant is encouraged to add the additional acreage to the Lot addition parcel to equal a minimum of 10 acres to avoid the rollback taxes.

*The parent parcel size has been increased to meet the minimum 10 acre size and is proposed as a 10.06 acre lot addition.

Floodplain / Wetlands

Portions of tax parcel 19,15-0105 are located within the one-hundred (100) year flood plain. Plan note 5. indicated no portion of the parcel is located in the floodplain. The floodplain should be depicted on the plan.

*The 100 year flood plain has been added to the plan.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.7.).

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

*Note 9. acknowledges that steep slopes exist and development in these areas is discouraged.

Soils

There is no soils information on the plan.

*Soils information has been added to the plan.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Oliver Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a.10.).

Right-of Way Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Lockport Road is substandard (Article 3 Table 1).

Cartway Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Lockport Road is substandard (Article 3 Table 1).

PennDOT HOP / Municipal Driveway Permit

The driveway location for tax parcel 19-15-0105A should be depicted on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article 6 Section 3.202 10.)

Private Street / Shared Driveway

If the existing gravel drive will be used by more than one party, a shared driveway agreement should be 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 surveyor, in general Note 3, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

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

Signature Blocks on Plan

The Owners Statement of Intent or Certificate of Ownership on the plan should include Kathy J. and Maryland J. Kuhn McCool, tax parcel 19,15-0105A.

*The Axis surveying representative indicated that new deeds are being created at this time and the correct signature names will be added to the plan.

Lot Addition

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

"Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot."

*Lot addition language has been added to the plan.

Features

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 Oliver Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10.).

Union Township (*Municipal Ordinance*)

Name of Plan: Belleville Dollar General

File Number: 2017-07-001

Tax Map #: 20, 06-0127--,000; 20, 06-0127A-,000

Municipality: Union Township

Applicant Name: Belleville DPP, LLC

Land Owner Name: Esh, Kenneth E. & Kelly J.

Plan Preparer: Steckbeck Engineering & Surveying

Plan Summary:

The subject tract is located on the south side of East Main Street (SR 655) directly across from Richie's Family Restaurant, currently known as 4514 East Main Street, Belleville, PA 17004. The project site is currently used as a residential property. The applicant is proposing to remove an existing lot boundary line to create a single lot. The applicant is also proposing to construct a 10,566 square foot retail store, access drive, parking lot, utilities, and associated stormwater management facilities. The store will be served by public sewer and public water.

*The Steckbeck engineering representative indicated he will have written responses to the County's comments prior to July 27, 2017.

**Stecbeck Engineering provided revised plans and written responses to the County's preliminary comments dated July 21, 2017. Two asterisks represents the review of revised plans and letter and one asterisk represents the verbal responses to some comments based on the July 20, 2017 Subdivision and Land Development Review Committee meeting.

The existing property is currently owned by Kenneth E. & Kelly J. Esh. There is zoning in Union Township and retail sales are permitted on this property as the site is located in the commercial zoning district. The applicant, Belleville DPP, LLC is the equitable owner of the property and is submitting the enclosed information to create a single lot from the parent tracts and construct a retail store.

Basic Plan Information

Although there is a project narrative in the post reconstruction stormwater management narrative report and a project narrative was forwarded to the Planning Department, a plan narrative should be placed on sheet 1 and there should be a brief description stating the purpose of the project in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 401.1.)

**The project narrative has been provided on Sheet 1.

Subdivision Information

Sheet 02 of 23 references right-of-ways for West Warren Road and South Road and refer to McKean County, which are not applicable to this project.

**Although the letter indicates the note has been revised survey note 1. on Sheet C2.0 sheet 2 of 23 refers to West Warren Road.

Floodplain / Wetlands

As noted on sheet C1.0 and sheet 01 of 23, the property is not located in the 100-year floodplain or in a designated wetland. However, note #4 on sheet 2 of 23 makes reference to a flood map in Bradford Township, McKean County instead of Mifflin County.

**This note has been revised on plan sheet 1.

Soils

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

Setback Lines

The front yard setback is thirty (30) feet, not thirty-five (35) feet as noted on sheet 05 of 23 in accordance with the Union Township Zoning Ordinance (Article X, Section 1007).

**The front yard setback has been reduced to 30' as required on sheet 05 of 23.

PennDOT HOP / Municipal Driveway Permit

As noted in General Note 15, a PA-HOP is required for access to these parcels. PennDOT has conducted a review of the HOP application and has items that need to be further addressed, which are outlined in a letter dated June 23, 2017 from PennDOT.

**The applicant has responded to the PennDOT comments and resubmitted all revised information to Penn DOT.

Street Names

Since this is a new commercial building, an address will need to be assigned by the GIS (Mapping) Department.

There is a fee associated with this process.

**The site address is 4514 East Main Street, Belleville, PA 17004 and was assigned per the attached June 7, 2017 letter from the GIS/Mapping Department.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article IV, Sections 402.1.b. and 2.b. of the Union Township Subdivision and Land Development Ordinance.

**As verified by the surveyor of record there are no deed restrictions associated with the property.

DEP Sewage Planning Module

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

**The sewage facilities planning module has been submitted to the PA-DEP for review and approval. A copy of the approval letter will be provided upon receipt.

Sewage Service

A letter from the Union Township Municipal Authority (UTMA) acknowledging availability of public sewer should be submitted to the Union Township Planning Commission.

**A copy of the capacity letter has been provided.

Water Service

A letter from the Municipal Authority of the Borough of Lewistown (MABL) acknowledging availability of public water should be submitted to the Union Township Planning Commission.

**A copy of the capacity letter has been provided.

Signature Blocks on Plan

There should be an acknowledgment statement on the plan indicating the plan has been reviewed by the Mifflin County Planning Commission. Please contact the township regarding the acknowledgment statement language.

**A certification block is provided on plan sheet C1.0. The applicant will await the required language from Union Township.

Land Development

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

**A copy of the plan has been sent certified mail to the local fire marshal on July 18, 2017 and his review has been requested. Sheet 9 of 23 shows a typical light pole but the location of proposed lighting is not shown as well as lumens.

**Plan sheet 9 has been revised that demonstrates the lumens and site lighting information.

E & S / Stormwater

The stormwater plan should be reviewed by the Union Township Engineer.

**The plans and reports have been submitted to the Union Township Engineer for review.

Since the earth disturbance for this project is over one (1) acre, has the NPDES application been submitted to the Mifflin County Conservation District for review?

**A copy of the MCCD approval letter will be provided upon receipt.

Other Comments:

1. The June 23, 2017 response memorandum from the PennDOT District 2-0 office regarding the applicant's PAHOP permit application indicates evidence that the municipality requested traffic impact assessment has been approved is required. Has this been completed?

**This information has been requested from Union Township.

2. The PennDOT response of June 23, 2017 is also requiring the distances from the driveway to the nearest intersection and to the nearest driveway on both sides of the road. Has this information been submitted to PennDOT and if so, are the distances depicted on the plan? The nearest intersection is the entrance to the mobile home park located northwest of the project site and the nearest driveway is the entrance to Richie's OIP.

**The applicant's engineer responded to all PennDOT's comments and resubmitted the plans to PennDOT on June 23, 2017. The plans are currently being reviewed by PennDOT.

3. Will the proposed five (5) foot asphalt walking path connecting to Oliver Court provide accessibility to the residents of Valley View? The connection to the Valley View property should be shown on the plan.

*The Steckbeck engineering representative stated it will connect to Westfield Drive.

**The response letter indicates the five (5) foot asphalt walking path will connect to Oliver Court. To provide accessibility to residents of Valley View. Please clarify which right-of-way it will connect with.

**Mr. James Spendiff, a member of the Mifflin County Planning Commission clarified the path will connect with Westfield Drive.

4. The following provisions relative to traffic impacts should be considered by the township and the applicant:

A. A gap study at the location of the new access.

B. Peak hour turning movement counts at the existing location to establish current volume and travel patterns and take into account the heavier volume for market day on Wednesdays.

C. Analysis of the new access to determine if left or right turn lanes for entering and exiting traffic is warranted.

D. Geometric review of State Route 655 through the area to determine if any features to lessen conflicts with non-motorized vehicles should be included, or if the pattern of non-motorized traffic introduces any special concerns for driveway design or sight distances.

** PennDOT has reviewed the submitted TIS scoping checklist and based on the lack of accident history and the traffic numbers we concur that a TIS or TIA will not be required. Although a traffic study may be requested by the municipality or County during the land development process even if the Department does not. The applicant will discuss the requirement for a traffic study with Union Township.

5. As noted on Sheet 5 of 23, there is a note of a twenty (20) foot landscaping buffer adjacent to the Valley View property, which is zoned R-S, Residential Suburban. The buffer yard must be completed in accordance with the Union Township Zoning Ordinance (Article III, Section 307.4). The plan/landscape area only shows a great deal of grass with few trees.

**A fence is shown adjacent to this property line on plan sheet C5.0. The required trees have been shown on plan sheet C8.0.

6. Does the signage for this project comply with the Union Township Zoning Ordinance (Article IV, Sections 403 and 404)?

*The Steckbeck engineering representative indicated the sign will be internally illuminated and will comply with the Township's sign regulations.

**Notes have been provided on plan sheet C1.0 that the signage must comply with the Union Township Zoning Ordinance. If a variance of the signage requirements is required, the signage company will apply for any necessary zoning relief.

7. When will semi-trailer deliveries be made?

*The Steckbeck engineering representative indicated there will be one delivery every Monday morning before the store opens.

8. Will the proposed parking lot lighting be arranged to reflect away from the adjoining parcels and the right-of-way of State Route 655?

*The Steckbeck engineering representative indicated the lighting will not spill over to Valley View or onto SR 655.

9. What is the timing sequence for the demolition of the existing structures and the construction of the facility?

*The Steckbeck engineering representative indicated it is proposed that the demolition and construction of the facility will occur before winter 2017. The construction typically will take 75 days.

10. All man made features should be shown on the plan including those within fifty (50) feet of the property line. This would also clarify how the proposed trail links with Valley View. (see Union Township's Subdivision and Land Development Ordinance Article IV Section 402. 2.f.).

**Additional survey information will be obtained after the Union Township Planning Commission meeting on July 24, 2017.

11. Typically Dollar General Store constructs metal buildings for their facilities. Has there been any consideration to context sensitivity for compatibility of the surrounding buildings and landscaping?

*The Dollar General real estate representative indicated that all commercial buildings across the street have a metal exterior finish and indicated the exterior will consist of split face block with metal.

**Although the commercial buildings across SR 655 are primarily metal buildings, the primary exterior finish along SR 6555 where the proposed facility will be constructed are varying shades of red brick, it may warrant reconsideration of the exterior finish to mimic these types of finishes.

12. Mr. James Spendiff indicated an easement must be granted from Valley View to the electric company.

13. Mifflin County Commissioner Robert Postal asked whether there are plans to construct a hitching post for horses and buggies. It did not appear this amenity was part of the plan.

Union Township (*Municipal Ordinance*)

Name of Plan: Glick, Sherman L

File Number: 2017-07-004

Tax Map #: 20-07-0107

Municipality: Union Township

Applicant Name: Glick, Sherman L

Land Owner Name: Glick, Sherman L

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing agricultural use. The residual tract, Lot 1, has an existing residence and dairy sales barn served by public water and on-lot sewage disposal with no new development proposed. A 20' sewer easement is proposed for future use.

Administrative

This property was reviewed for subdivision activity in 2001, 2002, and 2003. The 2003 plan called for a 33 lot subdivision which apparently never materialized.

Soils

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

Setback Lines

Setback information is listed, but setback lines are not shown.

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width for Front Mountain Road and Walnut Street are substandard (Section 501.2).

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width for Front Mountain Road and Walnut Street are substandard (Section 501.2).

PennDOT HOP / Municipal Driveway Permit

Plan Note #4 states a municipal driveway permit is required, and a copy should be provided to the Union Township Planning Commission.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.2b of the Union Township Subdivision and Land Development Ordinance.

*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.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Union Township Subdivision and Land Development Ordinance, Section 402.1e)

Other Comments:

If lot 2 is ever developed, will a land development plan be required? If so, it should be noted on the plan.

Union Township (*Municipal Ordinance*)

Name of Plan: Miller, A., Carolyn

File Number: 2017-07-007

Tax Map #: 20-05-0121

Municipality: Union Township

Applicant Name: Miller, A. Carolyn (Carrie)

Land Owner Name: Miller, A. Carolyn (Carrie)

Plan Preparer: Wright Land Surveying

Plan Summary:

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

Administrative

The property was last reviewed in November of 2014 for a land development plan for a poultry barn.

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. (Union Township Subdivision and Land Development Ordinance Section 402.a).

Clean & Green / Agriculture

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

Soils

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

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Section 402.2g).

Cartway Widths

What is the cartway width of the shared right-of-way?

PennDOT HOP / Municipal Driveway Permit

Note #6 notes that a Highway Occupancy Permit may be required.

Private Street / Shared Driveway

It appeared that Lot 1 and Lot A share the same 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."

*The Wright surveying representative stated a shared driveway agreement is in the deeds.

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.26 of the Union Township Subdivision and Land Development Ordinance.

*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 and Sewage Service

It is not clear there is on lot water or sewer services to Lot A. If so, it should be noted on the plan. (Union Township Subdivision and Land Development Ordinance, Section 402.1d.).

*The Wright surveying representative indicated there is no water or sewer that serves Lot A and it is vacant woodland.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Union Township Subdivision and Land Development Ordinance, Section 402.1e). The poultry barn should be shown on the plan.

Union Township (Municipal Ordinance)

Name of Plan: Peachey, Gideon S. & Sadie M.
File Number: 2017-07-008
Tax Map #: 20-08-0108
Municipality: Union Township
Applicant Name: Peachey, Gideon S. & Sadie M.
Land Owner Name: Peachey, Gideon S. & Sadie M.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to add a second single-family residence to be served by on-lot sewage disposal and private well.

Basic Plan Information

Tax parcel number for abutter Loren Yoder is incorrect. It should be 20-08-0148, not 18-08-0148.

Administrative

This parcel was last subdivided in January of 2016.

Subdivision Information

The main property plan map shows a "Z" connecting two Gideon Peachey parcels; T. M. 20-08-0108 joining T. M. 20-08-0110 as noted in Note #5. This should be corrected.

*Although both tax parcel numbers are on one deed they have separate and distinct metes and bounds and should not be shown with a lot combination symbol.

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. (Union Township Subdivision and Land Development Ordinance Sections 402.1a and 402.2h).

Clean & Green / Agriculture

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

Soils

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Section 402.2g.)

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of the unnamed lane should be shown on the plan. (Section 402.2a).

Cartway Widths

The cartway width of the unnamed lane should be shown on the plan (Union Township Subdivision and Land Development Ordinance, Section 402.2a).

PennDOT HOP / Municipal Driveway Permit

The PennDOT Highway Occupancy Permit (HOP) statement needs to be on the plan. Is there an existing HOP for the existing lane?

*The Wright surveying representative stated there is not an existing PA-HOP.

Private Street / Shared Driveway

There appears to be a shared driveway for the existing house and proposed lane. 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 there are not two different users of the driveway, it's only used by one party and will not require a shared driveway agreement.

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 402.2b of the Union Township Subdivision and Land Development Ordinance.

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water Service

On lot water service should be shown for the existing house in accordance with the Union Township Subdivision and Land Development Ordinance, Section 402.2b.

*The Wright surveying representative indicated the water source is a mountain spring and he will note this on the plan.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Union Township Subdivision and Land Development Ordinance, Section 402.1d)

Zoning

Zoning information should be stated on the plan. The property is situated in the Residential-Agricultural Zoning District.

Other Comments:

There appears to be an error in the prior plan reviewed by the Mifflin County Planning Commission on January 28, 2016. The parcel listed was T.M. 20-08-0108 and it should have been T.M. 20-08-0110. The plan also incorrectly shows a "Z" connection between the lots and this is not correct. The plan needs to be corrected.

*It was mutually agreed this needs to be further analyzed between Planning staff and the Wright surveying representative.

Wayne Township (County Ordinance)

Name of Plan: Stoltzfus, Daniel S. Jr. & Sadie K.

File Number: 2017-07-005

Tax Map #: 21-14-0102

Municipality: Wayne Township

Applicant Name: Stoltzfus, Daniel S. Jr. & Sadie K.

Land Owner Name: Stoltzfus, Daniel S. Jr. & Sadie K.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to change the use of this property to include a single-family residence to be served by onlot sewage disposal and private well. No subdivision is proposed.

Administrative

It appears that an adjoining parcel also owned by Mr. Stoltzfus, T.M. 21-14-0102A, was subdivided in 2004.

Floodplain / Wetlands

There are a couple of minor areas that are touched by the floodplain.

Soils

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

Setback Lines

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

Right-of Way Widths

If this parcel will be accessed by Wisteria Lane, this road should be labeled on the plan with right-of-way and cartway information.

*The Wright surveying representative indicated the parcel will not be accessed by Wisteria Lane.

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

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width for Mount Hope Road is substandard (Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit

Plan Note #4 states a driveway permit will be required, but has the Township Roadmaster reviewed the proposed driveway on the plan?

*The Wright surveying representative indicated the driveway exists and he will place the permit number on the plan.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Other Comments:

1. A residential land development is normally required when there are two residences on the same lot. The plan does not indicate this, but the aerial photo appears to show other buildings (or dwelling) on this parcel. If so, this should be noted on the plan, including on lot water and sewer service to the other dwelling.

2. What is the existing use of the property? This information should be indicated on the plan.

*The Wright surveying representative indicated it is farmland and woodland.

3. The subdivision inset plan shows a "Z" symbol indicating that T.M. 12-14-0102A and 12-14-0102 are one lot. If so, this should be noted and state when the merger occurred. Also, the parcel number should start with 21, not 12. Further, if this is a proposed lot merger, that should be noted in the narrative and the lot addition statement placed on the plan.

*The Wright surveying representative indicated the two tax parcels are combined in one deed. However, since they have separate and distinct metes and bounds and separate tax parcel numbers, the lot combination symbol should not be used, unless they are proposed to be combined as one parcel with one acreage figure and it appears this is not the intent of the owner or surveyor.

Public Comment

None

Other Business or Comments

Internet: Bill Gomes shared the residential internet survey results. Bill stated 54% of respondents want improved service. Bill also stated most of the respondents have DSL or cable services. The primary reasons why the residents' internet service is not adequate are the speed is too slow and the connection is not reliable. Maps were handed out to show the areas that need improved service, the residents that responded, and their current provider. Bill also stated that there were approximately 18-20 residents that requested a survey. Most of the requested surveys were from the McVeytown, Bratton, and Oliver area. The requested surveys were not entered into the main spreadsheet.

Bill also shared the business internet survey results. Bill stated approximately 100 businesses responded to the survey. Bill stated that most of the respondents were satisfied with their service, but the interesting thing is that most of the businesses are concerned with their future service. Bill also stated Comcast and Verizon are the commonly used providers for businesses.

Bill stated Nittany Media made an announcement at the last Internet Advisory Committee meeting about expanding their coverage and combining with Zampelli. Verizon is working on their congestion issue in the lines. Bill is glad that all the companies, Nittany Media, Comcast, Century Link, and Verizon, are on board and trying to work with the County to address issues. When people have had issues, the Planning Department has been able to direct those issues directly to the appropriate provider, which is also a goal of the Advisory Committee.

Bill stated he is giving a presentation Friday, July 28th on the Internet at the County Planners Directors meeting in State College. SEDA-COG is doing an application for Appalachian Regional Commission funds to conduct a feasibility study for the following counties: Mifflin, Juniata, Lycoming, and possibly Union and Snyder.

Adjournment

Upon no further discussion, the meeting adjourned at 4:26 p.m. upon a motion by Michele Bair, which was seconded by Tom Lake.