

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 25, 2011
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Susan Heimbach, Chair
Dan Dunmire, Vice Chair
John Pannizzo, Secretary
Jim Spendiff
Neal Shawver
Brent Miller
Kent Spicher
Michele Bair

Other

Lucas Parkes, The EADS Group
Chris Drobnock, The River Arts
George John Drobnock, The River Arts
Keith Hodge, TeamAg, Inc.
Thomas H. Metz, Project Engineer - Pennstone
Staff
Bill Gomes, Director
Mark Colussy, Associate Planner
Millie Sunderland, Office/Grants Manager

Call to Order

Susan Heimbach, Chair, called the meeting to order at 3:30 p.m.

Record of Public Attendance

Susan reminded everyone to sign the attendance sheet.

New Member Introduction

Michele Bair was introduced as a new member to the Planning Commission. Michele has been a member of the Granville Township Planning Commission for more than 17 years.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes of the July 28, 2011 meeting. Neal Shawver seconded the motion. All members voted aye.

Community Development Block Grant (CDBG) Update

Doug Marks gave an update on the projects funded by the CDBG program. Doug reported the status of the 2007 HOME program funds. He provided the status of the Lempkelde Well project completed this month. Doug reported on the Wayne Township Water Authority Holding Tank project anticipated to be completed by this fall. Jim Spendiff asked about the remaining balance on the dental clinic, and Doug explained. Doug concluded with a brief overview of the CDBG program for the newer members of the Planning Commission.

Subdivision and Land Development Review Committee Report

George and Chris Drobnock of The River Arts were present to discuss a proposed kiln in Wayne Township. Chris Drobnock explained that he prefers to use a wood fired kiln for his pottery work and brought a piece to show. Mr. Drobnock is considering one or two pole buildings to house the kiln and wood storage for his gallery and studio. The question pending about this proposal is whether or not a land development plan is required or could be waived for this project. After some discussion about the size of the building(s), the BTU of the kiln, the quantity of wood anticipated to be burned, and the existing structures on the property, the Planning Commission decided that a sketch or drawing to clarify the proposed project and a waiver request form would be needed in order for them to make a decision.

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed eight plans. There was one plan under the Mifflin County Subdivision and Land Development Ordinance for which the Planning Commission is responsible for the approval: Pennstone Supply Company in Bratton Township.

There were seven plans under municipal ordinances for which the Planning Commission provides recommendations to the municipalities: Richard F. York & Michael H. Seby in Decatur Township, Barbara L. Reigle Estate-Marilyn J. Simonetti, Executrix in Decatur Township, Dan Lukens Proposed Finishing Barn in Decatur Township, Michael A. Buffington in Granville Township, GE Inspection Technologies Customer Center & IMI Center in Granville Township, James E., Jr. and Cynthia J. Steele in Lewistown Borough and Jonas Jay Zook in Union Township.

Keith Hodge of TeamAg, Inc. was present to discuss the Dan Lukens Finishing Barn in Decatur Township. Mark Colussy said this plan was submitted after the review meeting. All comments will be addressed, and revised plans will be submitted before Decatur Township's meeting. There was some discussion about parking provisions, which Dan Dunmire pointed out would be limited due to the nature of the operation proposed. The NPDES permit was submitted, and the stormwater management plan was reviewed by the Township engineer. There was a brief discussion about this property being in an agricultural security area and the odor management plan that is regulated by the state.

Tom Metz was present to discuss the Pennstone Supply Company land development in Bratton Township. The front yard setback could not be met, and a waiver was requested. There was some discussion about the number of parking spaces and public sewer. John Pannizzo made a motion to approve the waiver requests from the front yard setback and the number of parking spaces as discussed and outlined in the report, as well as to conditionally approve the plan. Neal Shawver seconded the motion, and all members voted aye.

Mark Colussy briefly reviewed the GE Inspection Technologies Customer Center & IMI Center land development and lot addition in Granville Township. Most of the comments were addressed.

Mark then went over the Michael A. Buffington plan from last month, which appeared to be missing sheets when submitted for review. A more complete plan was received this month, and the comments and recommendations will be sent.

Dan Dunmire made a motion to approve the comments and recommendations of the review committee for the eight plans under municipal ordinances. Neal Shawver seconded the motion. All members voted aye.

The Subdivision Review Committee Report:

Name of Plan: Pennstone Supply Co.

Tax Map #: 13-09-300

Applicant Name: Peachey, Earl D.

Plan Preparer: Thomas H. Metz Engineering, Inc.

File Number: 2011-08-006

Municipality: Bratton Township (County Ordinance)

Land Owner Name: Peachey, Earl D.

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days. The Planning Commission also approved the two waiver requests: 1) Front Setback Requirements and 2) Parking Requirements.

Plan Summary: Mr. Peachey, owner of Pennstone Supply Co., is proposing to construct a single-story framed warehouse addition to the existing warehouse distribution facility of the same. The project site is situated at the intersection of East John Street/Mattawana Boulevard (Route 103) to River Road.

Review Comments (List from Review Committee):

Start Notes - The original plan was dated August 10, 2011 and was reviewed at the Review Committee meeting on 8/18/11. A revised plan dated August 20, 2011 was submitted to address some of the comments, which the following comments are based on.

Administrative - The subdivision application form should be signed by the municipality.

Subdivision Information - Property boundary information should be shown for the entire property, including the residual property (T.M. 13-9-310A). 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)

Floodplain / Wetlands - Plan Note 7 states that the property is located within Zone C on the FIRM. According to DFIRM data, this is incorrect. A portion of the property appears to be within Zone A, and the rest appears to be within Zone X. This reference appears to be from the old floodplain mapping (1978) and should be updated (2006). Future development within the floodplain is discouraged.

Soils - According to the County GIS files, a portion of this property appears to have prime farmland soils. (Soil: AbB)

Setback Lines - The proposal does not meet the Front Setback requirement. A waiver has been requested for this provision with the understanding that the building addition is not worse than the already existing non-conforming structure on the property. *The Planning Commission approved this waiver request on 8/25/11.

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

Cartway Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of River Road is substandard (Section 4.204 F).

Deed Restrictions and Easements - According to the project engineer, there are no deed restrictions and easements associated with the property.

Water & Sewage Service - Existing Water and Sewage Service information should be outlined on the plan. (See section 7.202.A.10 of the Mifflin County Subdivision and Land Development Ordinance). According to the Township, there is no public water in this area. Also, there apparently is public sewer available, but this property is not connected to the system. Will the additional development require it to utilize public sewer? *According to the project engineer, the property is served by public sewer and an on-lot well. These should clearly be outlined on the plan.

Signature Blocks on Plan - The signature block acknowledging the approval of the municipality should be revised to be reviewed by the Bratton Township Supervisors. The Mifflin County Planning Commission Approval Signature Block should be revised to say Mifflin County Planning Commission instead of Bratton Township Supervisors.

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) A Lot Combination symbol should be shown on the plan showing the lot addition is being added to the property. (See section 7.302.A.21 of the Mifflin County Subdivision and Land Development Ordinance)

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) The Juniata River is labeled on the plan, but the shore line is not shown on the plan. The plan should indicate the edge of the water.

Land Development - Provisions for Street Lighting should be included with the plan submission. (See section 4.203.I of the Mifflin County Subdivision and Land Development Ordinance). *Plan Note 11 referenced wall mounted lighting. Can more details be provided? At a minimum, the plan should reference section 4.203.I of the Ordinance, stating that lighting will need to meet these provisions. Parking provisions indicated on the plan do not appear to meet section 4.207.C of the Mifflin County Subdivision and Land Development Ordinance. Not enough spaces have been provided. *A waiver has been requested from this provision with the understanding that there are only three employees and 10 spaces are being provided and the business has little to no retail operation on the site and will not need spaces for customer parking. **The Planning Commission approved this waiver request on 8/25/11. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

Stormwater - The stormwater drainage provisions included with the plan submission should be reviewed by the County Engineer, Lucas Parkes, PE of The EADS Group. Plan approval shall be contingent upon receipt of approval.

E & S - This proposal should have Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District (MCCD). Plan approval shall be contingent upon receipt of approval by MCCD.

Other Comments:

1. There are numbers in circles on the plan, but they are not labeled or in the legend. According to the project engineer, the circles represent a count of the number of parking spaces provided. Additional information should be supplied on the plan to clarify this symbology. Also, the number of spaces provided appears to be incorrect and should be revised.

2. There is an unknown line crossing the proposed building on Sheet Sil-2. What is this? *According to the project engineer, the line represents the edge of the existing driveway. This should be removed from the proposed conditions plan.

3. Though the date on the cover sheet was revised to show the current date of the plan, the revision blocks on the rest of the sheets should indicate the revision date(s).

Name of Plan: York, Richard F. & Seby, Michael H.

File Number: 2011-08-001

Tax Map #: 15-16-100M/15-16-100P

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Seby, Michael H.

Land Owner Name: York, Richard F.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes two lot additions of equal size to be exchanged between Richard F. York and Michael H. Seby. The York lot will remain 2.0289 acres and the Seby lot will remain +/- 8.01 acres.

Review Comments (List from Review Committee):

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Decatur Township Subdivision and Land Development Ordinance, Section 603.2.A.16)

Floodplain / Wetlands - According to County GIS information, a portion of the residual property lies within a designated wetland, and wetland information should be delineated on the plan. Note 3 on the plan appears to be incorrect. Future development in this area should be discouraged.

Soils - Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance. According to the County GIS files, some portion of this property appears to have prime farmland soils. (Soil: MeB)

PennDOT HOP / Municipal Driveway Permit - 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.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 603.2.A.6 and 603.2.B.7 of the Decatur Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module - A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the residue property (Seby property). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 603.2.A.5, 7, 9, and 12)

Features - According to aerial photography, there appears to be a bond on the Seby property. All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.9).

Name of Plan: Simonetti, Marilyn J., Executrix Estate B. Reigle File Number: 2011-08-002
Tax Map #: 15-16-103 Municipality: Decatur Township (Municipal Ordinance)
Applicant Name: Simonetti, Marilyn S. Land Owner Name: Reigle, Barbara L., Estate

Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: Lot 2, including Lot A, was surveyed and used as a separate lot by family members since 1989. The survey was not recorded and no deed was transferred. The purpose of this plan is to properly subdivide Lot 2. The farm is enrolled in the Clean and Green Program. Therefore 2 acres will be conveyed in 2011 and Lot A will be conveyed in 2012.

Review Comments (List from Review Committee):

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Decatur Township Subdivision and Land Development Ordinance, Section 603.2.A.16)

Subdivision Information - Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 603.2.A.5, 7, 9, and 12)

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

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (BaB, KrB, MeB)

PennDOT HOP / Municipal Driveway Permit - A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). *According to the surveyor, there is an HOP in place already for the driveway. No new driveway is being proposed.

Deed Restrictions and Easements - According to Note 5 on the plan, there are no known deed restrictions associated with the property. Easements associated with the property, if any, should be provided in accordance with section 603.2.A.6 of the Decatur Township Subdivision and Land Development Ordinance. *According to the surveyor, there are no known easements.

DEP Sewage Planning Module - A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has been provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Features - According to aerial photography, there are buildings on the residual property. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.10) According to aerial photography, there is a pond on the residual property. All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 603.2.A.9)

Other Comments:

1. The project narrative calls for the creation of Lot 2 and a future Lot Addition A. However, it appears this delayed merger is being done to avoid Clean and Green Roll-Back Taxes. If this applicant wants to delay this merger to avoid roll back Clean and Green taxes, she should record a single lot subdivision and then come back next year with a separate lot addition plan.

Name of Plan: Lukens, Dan-Proposed Finishing Barn **File Number: 2011-08-008**
Tax Map #: 1511-0116-000 **Municipality: Decatur Township (Municipal Ordinance)**
Applicant Name: Lukens, Dan **Land Owner Name: Renninger, Darwin**
Plan Preparer: TeamAg Inc., G. David Keener

Action Taken: The County provides comments only.

Plan Summary: The purpose of this Land Development Plan is to show all concerned parties the proposed construction of finishing barn and that the proposed hereon meets or exceeds the requirements of the Decatur Township Subdivision and Land Development Ordinance.

Review Comments (List from Review Committee):

Basic Plan Information - A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. It appears that General Note 2 on the plan could be modified to be a narrative. All abutters should be shown on the plan, including tax map numbers. (Decatur Township Subdivision and Land Development Ordinance, Section 603.2.A.13 and 16)

Property Information - Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 603.2.A.5, 7, 9, and 12)

Clean & Green / Agriculture - The parcel is enrolled in the Clean and Green program. No subdivision is proposed at this time. The property is in an Agricultural Security Area and should be noted on the plan.

Floodplain / Wetlands - The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Section 602.2.A.14 of the Decatur Township Subdivision and Land Development Ordinance)

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 Decatur Township Subdivision and Land Development Ordinance (Section 603.2.A.10).

Right-of Way Widths - Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width should be shown on the plan. (Section 603.2.A.6).

Cartway Widths - The cartway width should be shown on the plan (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.11).

PennDOT HOP / Municipal Driveway Permit - According to the project engineer, a PennDOT Highway Occupancy Permit (HOP) has been issued for this property. This should be noted on the plan, along with the permit number.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 603.2.A.6 and 603.2.B.7 of the Decatur Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module - A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - Existing sewage service information should be referenced for the remainder of the property (servicing the existing house). According to the project engineer, the proposed barn will not utilize sewage facilities.

Water Service - The plan should indicate existing and proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.10)

Signature Blocks on Plan - The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department. There should be a signature block area for the Recorder of Deeds of Mifflin County.

Features - All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A.10)

Land Development - Parking provisions should be indicated on the plan. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. This should include an area indicated for a loading zone, as well as travel lane dimensions.

E & S / Stormwater - The stormwater drainage provisions included with the plan submission should be reviewed by the Decatur Township Engineer. Plan approval should be contingent upon receipt of approval. The Erosion and Sedimentation (E & S) provisions included with the plan submission should be submitted to the Mifflin County Conservation District. Plan approval should be contingent upon receipt of approval.

Other Comments:

1. A separate existing conditions and proposed layout plan should be provided. This would make some information supplied easier to read.

Name of Plan: Buffington, Michael A. **File Number: 2011-07-012**
Tax Map #: 17-32-404 **Municipality: Granville Township (Municipal Ordinance)**
Applicant Name: Buffington, Michael A. **Land Owner Name: Buffington, Michael A.**
Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the development of one (1) lot of the lands of Buffington Property Management, LLC. The site will be developed as a multiple retail store establishment. The site will be served with public water as well as public sewer. Access to the site will be via S.R. 0522.

Review Comments (List from Review Committee):

Start Notes - The County received an incomplete plan submission in July of 2011, and it was requested that a full plan set be submitted for review. A revised plan set was submitted on August 8th, 2011.

Administrative - The original cover sheet indicated that eight sheets were included in the plan, yet only three were provided. The revised plan states that there are only 3 sheets in the plan submission. There is a lot of details about the proposal that are not addressed with the current three page submission. Additional information, such as plan details, a demolition plan, a lighting plan, a landscaping plan, and a site circulation plan should be included with the plan submission.

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Granville Township Subdivision and Land Development Ordinance, Section 6.302.a.16) The project narrative states that access to the site will be via S.R. 522. However, it appears there will also be access from Cliffside Drive. The narrative should be revised.

Topographic information - Existing site topography is shown on the plan, but it appears site work will be done. Therefore, proposed topographical contours at vertical intervals should be displayed on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.7).

Soils - General Note 11 provides soils information, yet the soil areas are not on the plan. Soils should be shown on the plan. (Granville Township Subdivision Ordinance, Section 6.202.a.8)

PennDOT HOP / Municipal Driveway Permit - This plan proposes access to S.R. 3002. A PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Granville Township Planning Commission. This plan proposal may require a traffic study or traffic analysis to be conducted. The applicant should contact PennDOT for additional information. This should be determined in the HOP process. A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. This plan proposes access to T - 863, Cliffside Drive. A municipal driveway permit is required, and a copy be provided to the Granville Township Planning Commission.

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

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. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Granville Township Planning Commission.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Granville Township Planning Commission.

Features - According to aerial photography and visual evidence from the site, it appears there are structures on the property. Any buildings on the property should be shown on the existing conditions plan. Also, since it seems as if they are to be removed, a demolition plan should be included with the plan. All other significant man-made features, including water and sewer lines, electric poles, telephone lines, fire hydrants, fence lines, culverts, etc. should be shown on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.10)

Land Development - Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Granville Township for more information. The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. The parking stall dimensions should be indicated on the plan. The width of the internal travel lanes and driveway opening should be dimensioned on the plan to insure adequate site circulation.

E & S / Stormwater - Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by a substitute Township Engineer. Erosion and Sedimentation (E & S) provisions should be included with the plan submission. The applicant should contact the Mifflin County Conservation District to have this plan reviewed.

Other Comments:

1. The plan states it has been copyrighted before it was submitted for review and approved.
2. The plan narrative states access will be via S.R. 0522, yet the plan view describes the road as S.R. 3002. This should be consistent.
3. A revised plan date should be included on the plan.

Name of Plan: GE Inspection Tech Customer Solution Center & File Number: 2011-08-004
Tax Map #: 17-12-99A/17-12-119B Municipality: Granville Township (Municipal Ordinance)
Applicant Name: Krautkramer-Branson, Inc. Land Owner Name: Krautkramer-Branson, Inc.
Plan Preparer: PennTerra Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to develop a building addition and site improvement land and building development for GE Inspection Technologies, located at 50 Industrial Park Road. The development sites (currently) are Tax Parcels 17-12-99A and 17-12-119B and are Lot Number 7 of the Mifflin County Industrial Park, Granville Township, Mifflin County, Pennsylvania.

Review Comments (List from Review Committee):

Start Notes - The original plan dated August 5, 2011 was reviewed at the August 18th Review Committee meeting. A revised plan dated August 20, 2011 was submitted, and the following comments were revised based on the most recent submission.

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

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

PennDOT HOP / Municipal Driveway Permit - A municipal driveway permit is required, and a copy should be provided to the Granville Township Planning Commission.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Granville Township Subdivision and Land Development Ordinance. *According to the project engineer, there are none known.

Features - It does not appear the existing sewer line, the water lateral connecting to the existing building, or the electric service is shown clearly on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.10)

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.

Stormwater - Stormwater drainage provisions included with the plan submission should be reviewed by the Granville Township Engineer. Plan approval should be contingent upon receiving a letter of approval by the Engineer.

E & S - Erosion and Sedimentation (E & S) provisions included with the plan submission should be reviewed the Mifflin County Conservation District and DEP. Plan approval should be contingent upon receiving a letter of approval by DEP and/or the Conservation District.

Other Comments:

1. Considering the Lot Consolidation Plan was prepared separately from the Land Development plan, it might make more sense to include the existing conditions and demolition plans with the Land Development plan and not the Lot Consolidation Plan. *The Lot Consolidation Plan was re-submitted as a separate sheet, yet it still remains part of the Land Development submission. Are these to both be recorded in one large packet?

2. The Lighting Plan (Sheet C-112) should have a legend to define the plan's symbology.

3. The plan indicates future building and parking areas. Have these been accounted for in the parking, stormwater, and E&S design calculations? Is this future development going to occur, or only a possibility? Will any future development go through the Land Development process again or is this plan trying to bypass an additional review by showing future development? *According to the project engineer, the future development has been accounted for in the stormwater and E&S calculations. All other issues will be addressed with a new land development plan that will be submitted at the time of the future development, which was said to be in the five year time span.

4. A grading and utility plan is provided with the plan set. Considering a lot of information is shown on this sheet, it might be easier to determine utility locations if it was on a separate sheet with less information (i.e. stormwater, topographic information, soils, plan details, etc.). This also might make it easier to distinguish between existing and proposed utility lines.

5. Some of the figures used for the parking requirements seem curious. Can the parking requirements configuration be further explained? *According to the project engineer, he is waiting on information from the Zoning Officer to verify the adequate number of spaces have been provided based upon the square footages of the separate land uses in the building. However, as currently indicated on the plan, it appears some of the numbers in the calculations don't seem to correspond between Plan Note 2.j.1 and 2 and the Parking Table. The calculations show 116 spaces, while the Table indicates 115 spaces. Also, shouldn't the cafeteria be a set number and not a variable between two different options? Lastly, the calculations don't seem to add up to the totals shown in the table. Please elaborate on the calculations.

Name of Plan: GE Inspection Tech Customer Solution Center & File Number: 2011-08-005
Tax Map #: 17-12-99A/17-12-119B Municipality: Granville Township (Municipal Ordinance)
Applicant Name: Krautkramer-Branson, Inc. Land Owner Name: Krautkramer-Branson, Inc.
Plan Preparer: PennTerra Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to obtain a Consolidation Lot Subdivision for Tax Parcels 17-12-99A and 17-12-119B to a single lot of record; being Lot Number 7 of the Mifflin County Industrial Park, Granville Township, Mifflin County, Pennsylvania.

Review Comments (List from Review Committee):

Start Notes - The original plan dated August 5, 2011 was reviewed at the August 18th Review Committee meeting. A revised plan dated August 20, 2011 was submitted, and the following comments were revised based on the most recent submission.

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

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

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Granville Township Subdivision and Land Development Ordinance. *According to the project engineer, there are none known.

Features - It does not appear the existing sewer line, the water lateral connecting to the existing building, or the electric service is shown clearly on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.10)

Other Comments:

1. Considering the Lot Consolidation Plan was prepared separately from the Land Development plan, it might make more sense to include the existing conditions and demolition plans with the Land Development plan and not the Lot Consolidation Plan. *The Lot Consolidation Plan was re-submitted as a separate sheet, yet it still remains part of the Land Development submission. Are these to both be recorded in one large packet?

Name of Plan: Steele, James E., Jr. and Cynthia J. File Number: 2011-08-003
Tax Map #: 5-2-256/5-2-252 Municipality: Lewistown Borough (Municipal Ordinance)
Applicant Name: Steele, James E. and Cynthia J. Land Owner Name: Steele, James E. and Cynthia J.
Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to add Lot A to adjoining land of James E. and Cynthia J. Steele, Jr. Mifflin County Tax Parcel 5-2-252.

Review Comments (List from Review Committee):

Water & Sewage Service - The water and sewer laterals to the existing houses should be distinguished on the plan. (See section 7.302.A.11 of the Borough of Lewistown Subdivision and Land Development Ordinance)

Name of Plan: Zook, Jonas Jay File Number: 2011-08-007
Tax Map #: 20-06-102/20-06-100 Municipality: Union Township (Municipal Ordinance)
Applicant Name: Zook, Jonas Jay Land Owner Name: Zook, Jonas Jay

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of Two (2) lots from the lands of Jonas Jay Zook (TM 20-06-102). Lot #1 is intended to be a lot addition to the adjacent lands of Simon R. and Lena M. Peachey (TM 20-06-100A). Lot #2 is intended to be a stand alone lot. The Residue is intended to be a stand alone lot. There are no improvements proposed for the residue.

Review Comments (List from Review Committee):

Start Notes - This plan was first submitted in July and reviewed at the July 28th, 2011 Mifflin County Planning Commission meeting. This plan was rescinded and a new plan with a different lot configuration was submitted for review at the August 25th Planning Commission Meeting.

Administrative - The subdivision application form should be signed by the municipality.

Basic Plan Information - All abutters for all properties involved should be shown on the plan, including the grantee property of the lot addition (T.M. 20-060100A). (Union Township Subdivision and Land Development Ordinance, Section 403.1.d)

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

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, AoB)

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

Right-of Way Widths - Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width for Belleville Lane is substandard (Section 501.2).

Cartway Widths - Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width of Belleville Lane is substandard (Section 501.2).

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.

DEP Sewage Planning Module - A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Union Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Signature Blocks on Plan - The Mifflin County Planning Commission requests the Mifflin County Review Certificate should therefore be on the plan.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the Peachey property, T.M 20-060100A. 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 402.2.d)
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." A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail to allow its location to be determined geographically. The acreage of the grantee property of the lot addition (Peachey - T.M. 20-060100A) should be on the plan. See Section 402.2.d of the Union Township Subdivision and Land Development Ordinance)

Zoning - Zoning information such as district, setback requirements, minimum lot size, etc. should be stated on the plan.

Other Comments:

1. The plan states it has been copyrighted before it was submitted for review and approved.
2. Considering this plan is a different configuration and a new plan date should be on the plan. Both the plan submitted in July and the plan submitted in August state a May 2011 date. There is also no revision date on the new plan. This should be updated.
3. Lot 2 on the plan appears to be a flag lot. There are not flag lot provisions in the Union Township Subdivision and Land Development Ordinance. Lot 2 only has 20 feet of road frontage along a township road. Additional road frontage is recommended.

Mark also discussed the Living Springs School land development in Bratton Township that was submitted in July. The Planning Commission had delayed action on this plan at last month's meeting. A waiver has been requested from the number of parking spaces required. After some discussion, the Planning Commission decided to postpone action on the plan and waiver request until next month at which time more information should be available.

Public Comment

There was no public comment.

Other Business or Comments

Bill mentioned that Rob Postal will provide an economic update at the September meeting.

Adjournment

The meeting adjourned at 5:26 p.m. upon a motion by Jim Spendiff that was seconded by Dan Dunmire.

dpb