

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 28, 2014
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michele Bair
Dan Dunmire
Tyler Gum
Dave Pennebacker
Neal Shawver
Jim Spendiff
Kent Spicher

Staff

Bill Gomes, Director
Jim Lettiere, CD Administrator / Assistant Director
Nicole Singer

Others

Rob Postal, MCIDC
Lauren Kershner, Lewistown Sentinel
Lucas Parkes, The EADS Group
Lorraine Bingman

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:35.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Jim Spendiff made a motion to accept the minutes from July's meeting. The motion was seconded by Tyler Gum. All members voted aye.

Economic Growth Update

Robert Postal, President at MCIDC attended and presented information on the economic growth in Mifflin County and on the status of ongoing projects. He showed the recent employment trends. The County closely tracks the State although with more severe cycles. He believes that this is because of the manufacturing base, which tends to reflect the larger business cycles and is more variable than, say, government or services. Although the economy is steadier, education remains an area the county could improve upon that would help with economic growth.

Mr. Postal next spoke of some of the ongoing projects including: The Life Science Complex in Derry Township, a building in MCIDC Plaza for Nittany Paper Mills, Meiker Equipment Company in Belleville, the Juniata Valley Railroad improvements for access to General Electric and First Quality, and the proposed Mann Edge Terrace II project.

Rob ended his presentation talking about the major gas lines that run through Mifflin County. Mifflin, Centre and Clinton Counties have gotten together to form the Regional Gas Intuitive. The intuitive is looking at some of the issues in improving natural gas distribution in the three counties. A priority list has been formed and the number one priority is how to make gas more affordable and bring the sources to major industry such as Standard Steel, the industrial park and the industrial plaza.

Rob provided some useful websites if the Planning Commission would like further information. Those websites are www.newpa.com, www.corepaglobal.org, www.focuscentralpa.org, www.cpwdc.org

CDBG Updates

Jim Lettiere presented a CDBG update to the Planning Commission. There was a handout provided with detailed information. Jim informed the Planning Commission that in July of 2014, the County was awarded an additional \$350,000 in HOME Program funds. There was no grant application required for these funds and was awarded based on the County's track record in administering its CDBG program.

Some new changes coming in 2015, per DCED, are that any township or borough with a population of less than 10,000 will now fall under the County to administer their CDBG grant funds. The township and boroughs will still, however, decide what projects are funded.

The 2014 allocation in the amount of \$220,303 has been received and applications are due to the county by Friday, September 12, 2014. The public hearing will be held at the next Planning Commission meeting on Thursday, September 25, 2014.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed twenty-four (24) applications on August 21, 2014. All of the applications were under municipal ordinance and included plans for Darren Paige (*Armagh Township*), Dorothy Mae Ryan Estate (*Armagh Township*), Green Lane Amish Cemetery (*Brown Township*), Samuel and Rhonda Hostetler (*Brown Township*), Thomas Stimley, Sr. (*Burnham Borough*), Robert and Mae Gregg (*Burnham Borough*), Johnathan Wray (*Decatur Township*), Kathy Fisher (*Decatur Township*), Decatur Fire Company (*Decatur Township*), Phyllis Kline (*Derry Township*), Verling Wolfe and Dale Aungst (*Derry Township*), Nathan Fisher (*Granville Township*), James Cherry and Charlene Rush (*Granville Township*), Joseph Laughlin (*Granville Township*), William Nickel, Jr (*Lewistown Borough*), Mervin Ray and Lois Peachey (*Menno Township*), Phares and Barbara Swarey (*Menno Township*), Jonathan and Elizabeth Peachey (*Menno Township*), Eli Jay Peachey (*Menno Township*), Dollar General (*Oliver Township*), William Capouillez (*Oliver Township*), Aquilla Yoder (*Union Township*), Kenneth Glick (*Union Township*), and John Reed Rodgers, (*Union Township*). Jim reviewed two s with the Planning Commission.

The first plan reviewed was for Dollar General in Oliver Township. The biggest concern with this project is traffic circulation and access. No traffic impact study was prepared for this project. The plan doesn't show clearly that a truck can easily maneuver from the South and West on SR 22 and make the turn onto River Road or make the sharp turn in and out of the driveway to serve the store. Another concern is the sight distance for vehicles turning left from SR 522 to South River Road.

Lucas Parkes, EADS Group, addressed the Planning Commission about South River Road and how it narrows about four feet on the Dollar General side once turning off of SR 522. The supervisors are going to request that Dollar General widen the road and will give them a 12 foot travel lane on their side of the road. Neal asked if South River Road was a lined road and Lucas replied yes but it is faded.

Bill requested that the applicant coordinate with PennDOT over the intersection of SR 522 and River Road because if problems occur later, PennDOT will come back and place the burden on the township for not addressing the potential traffic concerns when the project was proposed. In addition, there is an existing private driveway near the entrance of Dollar General Store and the concern is whether individuals will mistake this for the entrance of the store.

Dollar General responded to the comments received by the committee. Jim went over some of the responses to the comments. In reference to deliveries, the store will receive one delivery a week, on a Monday morning before the store will open. As for the concern of the truck turning from SR 522 onto South River Road, the applicant stated there are already existing businesses and agricultural existing on this road that use tractor trailers and one additional truck per week should not have an impact. PennDOT has not been previously contacted before the meeting with Mifflin County, but will be. The number of parking spaces was not based on the Oliver Subdivision and Land Development Ordinance since the ordinance is not specific but rather in the this case based on the average of other stores.

The second plan reviewed was submitted by Jonathan Wray for a poultry farm. This plan is proposing to construct a poultry operation on his property in Decatur Township. The proposed poultry operation will consist of two (2) 500 x 48 feet poultry barns, a 60 X 40 feet manure storage building, gravel driveway and turnaround areas, and stormwater management controls. The narrative on the plan needs to be corrected that there is not two manure buildings.

A third plan was reviewed at the request of one of the Planning Commission members. The plan for the Decatur Firehouse was reviewed so that members had a better understanding of the final project. This plan

proposes to create two new lots for non-building purposes to be served by a private 50 foot right-of-way. Lot 2 has existing ball fields and a concession stand to be used for recreational purposes only. Lot 3 is woodland and may not be developed unless a Land Development Plan is approved by Decatur Township, which must address all issues, including, but not limited to, stream crossing and sewage permitting. Based on the aerial photo, it is not clear that all man-made features are shown on the plan. Neal questioned if that should include football and baseball fields that were not shown on the plan and the response was yes.

There was no further discussion of the twenty four plans. Dan asked for a motion to approve the comments/recommendations of the Subdivision Review Committee on the twenty four municipal plans. A motion was made by Neal and seconded by Jim. Members all voted aye with one abstention from Dan Dunmire on the Dollar General Store.

Subdivision and Land Development Municipal Reports

ARMAGH TOWNSHIP

Name of Plan: **Paige, Darren M.**
File Number: 2014-08-010
Tax Map #: 12-029-0403
Municipality: Armagh Township
Applicant Name: Paige, Darren M.
Land Owner Name: Paige, Darren M.
Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes a lot addition from the lands of Darren M. & Crystal L. Paige to the lands of David F. & Karen J. Hartsock.

Subdivision Information

The total acreage with lot addition should be listed for the Hartsock property.

Floodplain / Wetlands

According to Note #3, the entire property is in the floodplain.

Topographic information

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

*The Tuscaroro Land Surveying representative indicated he will request a waiver to this provision.

Right-of Way Widths

Based upon the Armagh Subdivision and Land Development Ordinance, the right-of-way width of Honey Creek Road is substandard (Section/Table 1).

Cartway Widths

Based upon the Armagh Subdivision and Land Development Ordinance, the cartway width of Honey Creek Road is substandard (Section/Table 1).

PennDOT HOP / Municipal Driveway Permit

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

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

There is no notation on the plan about this.

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 Dep

Name of Plan: **Dorothy Mae Ryan Estate**
File Number: 2014-08-014
Tax Map #: 12-01-0133
Municipality: Armagh Township
Applicant Name: Ryan, Dorothy Mae
Land Owner Name: Ryan, Michael D.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 2, of 0.744 acres from the land of the Dorothy Mae Ryan Estate, Tax Parcel 12-1-133. Lot 2 is a single-family residence, containing an existing mobile home that is already connected to public water and sewer.

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

Setbacks are listed, but show requirements for property with only public water instead of requirements for a lot with public water and sewer. The setback lines should be shown on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Section 6.302.a10).

Right-of Way Widths

Based upon the Armagh Subdivision and Land Development Ordinance, the right-of-way width from Ryan Circle is substandard (Section/Table 1).

Cartway Widths

The cartway width from Ryan Circle should be shown on the plan Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a11).

Private Street / Shared Driveway

If Ryan's Circle is a shared driveway or private street an agreement should be in place for access and maintenance for Lot 1.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

*The Sarge Surveying representative indicated the verbiage of this comment is not accurate. Mifflin County Planning staff will reach out to the staff representative from DEP to ascertain what is and isn't required at this time.

Other Comments:

1. The access to Lot 1 is not clear. Is it from Ryan's Circle? There also appears on the GIS aerials that there could be access to Lot 1 from a private drive near the "existing shed" on the southeast corner between tax parcel 12-02-0108 and tax parcel 12-02-0108A. However, reviewing the 2012 plan submittal this shows up as Lot B. Where is this lot?
2. The connection to the public road system for Lot 1 should be show on the plan.

Brown Township (Municipal Ordinance)

Name of Plan: **Green Lane Amish Cemetery**
File Number: 2014-08-007
Tax Map #: 14-08-0101/14-08-0123/14-08-0136
Municipality: Brown Township (Municipal Ordinance)
Applicant Name: Yoder, Daniel Yoder
Land Owner Name: Green Lane Amish Cemetery
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create two lot additions to the Green Lane Amish Cemetery. No new building or construction is proposed. Review Comments (List from Review Committee):

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. Brown Township Subdivision and Land Development Ordinance (Sections 7.302.A.5., A.7. and A.9.).

Clean & Green / Agriculture

As noted in Note #4 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.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Brown Township Subdivision and Land Development Ordinance, (Section 7.302.A.26.). The applicant could request a waiver.

Right-of Way Widths

Based on Brown Township road standards, the right-of-way and cartway width for Green Lane are substandard.

Private Street / Shared Driveway

The plan should show driveway access to Lot 1.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Sections 7.302.A6 and 7.302.B7) of the Brown 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.

Water Service

If there is no water at the Cemetery, it should be noted.

Name of Plan: **Hostetler, Samuel K. & Rhonda Z.**

File Number: 2104-08-015

Tax Map #: 14-07-0109/14-09-0111

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: Hostetler, Samuel K. & Rhonda Z.

Land Owner Name: Hostetler, Samuel K. & Rhonda Z.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 and Lot Addition A. Lot 2 is proposing a single-family residence to be served by on-lot sewage disposal and private well. Lot Addition A is being added to other lands of Michael K. Hostetler with no development proposed.

Basic Plan Information

The abutters east of residual tract 2 are not identified. Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302.A.17)

Subdivision Information

Lot 2 would be creating a flag lot and its configuration must meet the provisions of Brown Township Subdivision and Land Development Ordinance. (Article 4 Section 4.205G) Property boundary information should be shown for the entire property, including the residual property (residual 1 and 2). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map.(Brown Township Subdivision and Land Development Ordinance (Sections7.202A.5 and 7.302A.5))

Clean & Green / Agriculture

As noted in note 7, Residual Tract 1 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 Brown Township Subdivision and Land Development Ordinance, the right-of-way width of Sawmill Road should be shown on the plan. (Article 7 Section 7.202A.11).

Cartway Widths

The cartway widths of the existing 50' right-of-way on lot addition A and Sawmill Road should be shown on the plan (Brown Township Subdivision and Land Development Ordinance, Article 7 Section 7.202A.11).

PennDOT HOP / Municipal Driveway Permit

As noted in note 4, 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 Brown Township Planning Commission.

Private Street / Shared Driveway

If the existing private fifty (50') foot will serve more than one party then a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 7 (Section 7.202 A.13 and Section 7.302A.6 of the Brown 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 Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Zoning

Only a small portion of the Residual Tract 2 and Lot A is zoned R-1 Rural Residential District, while the majority of the subject parcels are zoned A Agricultural District. The Agricultural District should also be on the plan.

Land Development

Is the pole of the flag lot (lot 2) serve as the driveway access or is it Sawmill Road? This should be shown on the plan. Is there on lot water and sewer information for residual tract 1?

BURNHAM BOROUGH

Name of Plan: **Stimely, Sr., Thomas D. & Sharon A.**
File Number: 2014-08-022
Tax Map #: 08-26-0018/08-26-0019/08-26-0019A
Municipality: Burnham Borough (Municipal Ordinance)
Applicant Name: Stimely, Thomas D.
Land Owner Name: Stimely, Thomas D.
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Thomas D. Sr. and Sharon A. Stimely (TM 08-26-0019A). Lot #1 is intended to be a non-building lot addition to the adjacent lands of Thomas D. Sr. and Sharon A. Stimely (TM 08-26-0018). There are no improvements proposed to Lot #1.

The Residue currently houses a single family residential dwelling and is served with public water as well as public sewer. There are no improvements proposed to the Residue.

Basic Plan Information

The residue is not labeled on the plan, which is TM 08-26-0019.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. Burnham Borough Subdivision and Land Development Ordinance, (Section 402.3.E.)

Subdivision Information

The plan appears to show that TM 08-26-0019 and TM 08-26-0019A are merged yet GIS files show them as separate lots.

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Burnham Borough Subdivision and Land Development Ordinance (Section 402.3. k.(2)).

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Burnham Borough Subdivision and Land Development Ordinance, (Section 402.3I).

Setback Lines

The setback lines should be shown on the plan as prescribed in the Burnham Borough Subdivision and Land Development Ordinance (Section 402.3M (3)).

Right-of Way Widths

Based upon the Burnham Borough Subdivision and Land Development Ordinance, the right-of-way width of Mckalips Lane is substandard (Section 502.3).

Cartway Widths

Based upon the Burnham Borough Subdivision and Land Development Ordinance, the cartway width of Mckalips Lane is substandard (Section 502.3).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Sections 403.1 D and 403.2.B.) of the Burnham Borough 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

Sewer lines are not shown.

Water Service

Water lines are not shown.

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Burnham Borough Subdivision and Land Development Ordinance, Section 402.3K)

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. Burnham Borough Subdivision and Land Development Ordinance, (Section 402.3K) Buildings on TM 08-26-0019 are not shown.

Zoning

According to GIS files, zoning is R-1 and not R-2. The setback information under note #5 is incorrect. The front setback is supposed to be 10 feet, the rear is 10 feet and the side shall be two yards with an aggregated width of not less than 14 feet.

DECATUR TOWNSHIP

Name of Plan: **Gregg, Robert E. & Mae E.**

Municipality: Decatur Township

File Number: 2014-08-016

Tax Map #: 15-13-0103B/15-13-0103

Applicant Name: Gregg, Robert E. & Mae E.

Land Owner Name: Gregg, Robert E. & Mae E.

Plan Preparer: Wright Land Surveying

Plan Summary:

The plan proposes to create Lot Addition A. No new development is proposed.

Basic Plan Information

The abutters to the northeast owned by Guy and Sara Ann Gray tax parcel number 15, 13-0103C is not identified on the plan. Decatur Township Subdivision and Land Development Ordinance Part 6 ss 22-603.2A.(17)

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 Decatur Township Subdivision and Land Development Ordinance, the right-of-way widths of Whiskey Road and Hoffman Road are substandard (Table 1).

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway widths of Whiskey Road and Hoffman Road are substandard (Table 1).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 6 ss 22.602.A.(13) and ss 22.603.2A.(16) 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

Name of Plan: **Fisher, Kathy J.**
File Number: 2014-08-003
Tax Map #: 15-12-0108
Municipality: Decatur Township (Municipal Ordinance)
Applicant Name: Fisher, Nathan
Land Owner Name: Fisher, Kathy J.
Plan Preparer: Hornberger, P.L.S. L.L.C., D. Allen

Action Taken:

The County provides comments only.

Plan Summary:

No Narrative provided. Taken from General Notes:

It is the intent of this subdivision plan to create one (1) single-family residential lot (proposed Lot 1) from lands of Kathy J. Fisher as recorded in Mifflin County Instr. No. 2008-005278. This newly created lot will utilize an individual well and on-lot sewage disposal Ref. Sewage Application No. 2159158. Residual acreage of Tax Parcel 15,12-0108 is intended to be retained by Kathy J. Fisher as listed above (Residual Lot). A Residual Trace Waiver is requested for the Residual Lot. All future building construction shall be setback the minimum distances as listed and shown hereon. Also subject to FEMA and DEP 50' stream set back from top of bank on all unstudied streams.

Basic Plan Information

Except for General Note #1 providing some information, there is no plan narrative for this proposal.

* The Hornberger Surveying representative indicated in his August 21, 2014 response that he could add the plan narrative to the general note on the plan.

Administrative

The subdivision application form should be signed by the municipality.

Subdivision Information

The lot numbers are not shown on the plan (i.e., lot and the residue area) and should be shown. (Decatur Township Subdivision and Land Development ordinance, Section 603.2A (13).

* The Hornberger Surveying representative indicated in his August 21, 2014 response that he will add lot numbers, metes and bounds from the deed to the tract map outline of the property.

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 603.2A (13).

* The Hornberger Surveying representative indicated in his August 21, 2014 response that he will add lot numbers, metes and bounds from the deed to the tract map outline of the property.

Clean & Green / Agriculture

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

* The Hornberger Surveying representative indicated in his August 21, 2014 response that he will add a notation for the Agricultural Security District.

Floodplain / Wetlands

According to Note #5, portions of the property are in the floodplain, but the floodplain does not clearly show up on the plan.

* The Hornberger Surveying representative indicated in his August 21, 2014 response that there is a label on the plan showing the approximate limit of the flood plain.

Soils

Note #12 indicates a portion of the parcel has hydric soil.

PennDOT HOP / Municipal Driveway Permit

The plan shows a dashed driveway and it is not clear this has been approved by the Township Roadmaster.

* The Hornberger Surveying representative indicated in his August 21, 2014 response that the driveway location shown is tentative and will be approved by the Township prior to installation.

If access is anticipated from Lot 1 onto SR 2008, a PennDOT Highway Occupancy Permit is required and should be noted on the plan.

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

Deed Restrictions and Easements

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

* The Hornberger Surveying representative indicated in his August 21, 2014 response that there are no easements or restrictions associated with the property other than the electric lines/phone lines located near the public roads.

DEP Sewage Planning Module

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

* The Hornberger Surveying representative indicated in his August 21, 2014 response that the DEP sewage module is in the process of being finalized. A copy will be submitted at a later date.

Features

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 602.2A (10).

* The Hornberger Surveying representative indicated in his August 21, 2014 response that all significant features have been located and shown.

Other Comments:

1. Can you please confirm why the property line goes to the center line of Whiskey Road (State Route 2008)?

* The Hornberger Surveying representative indicated in his August 21, 2014 response that the property line through the center of Whiskey Road is new and is proposed by this subdivision plan.

Name of Plan: **Decatur Fire Company No. 1**

File Number: 2014-08-004

Tax Map #: 15-19-0205

Municipality: Decatur Township (Municipal Ordinance

Applicant Name: Decatur Fire Co. #1

Land Owner Name: Decatur Fire Co. #1

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create two new lots for non-building purposes to be served by a private 50' rightof- way. Lot 2 has existing ball fields and a concession stand to be used for recreational purposes only. Lot 3 is woodland and may not be developed unless a Land Development Plan is approved by Decatur Township which must address all issues, including, but not limited to, stream crossing and sewage permitting. Lot 1, the residual tract, will continue to be used for the existing fire house and community events.

Administrative

The subdivision application form should be signed by the municipality.

Soils

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

Setback Lines

The rear setback line for Lot 1 shows a building being intersected by the setback line. Unless the Township agrees to a waiver, this issue should be addressed.

PennDOT HOP / Municipal Driveway Permit

Is there an HOP permit for the existing driveway?

Private Street / Shared Driveway

Is the 50' private right-of-way paved all the way back to serve proposed lot 3 and what is the cartway width of the right-of-way?

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 Sections60.2A (6) and 603.2B (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

Where is the on-lot system that serves the fire hall and community building? (Decatur Township Subdivision and Land Development Ordinance, Section 602.2A (10)).

Water Service

The water supply location should be noted on the plan as prescribed in the Decatur Township Subdivision and Land Development Ordinance (Section 302.M (1)). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

Features

Based on the aerial photo, it is not clear that all manmade features are shown including all buildings and ball fields. Also there is an unnamed stream fronting proposed lot 3 that should be named and if there is a floodplain associated with it should be shown on the plan.

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 602.2A (9)).

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 602.2A (10)).

Other Comments:

1. Since this proposal at this point involves three parties sharing a joint driveway, will this become a public road and can the driveway meet Township road standards? Also, once the unnamed stream is crossed to lot 3 there is potential for future development making the road question an important consideration.

Name of Plan: **Jonathan Wray Land Development**

File Number: 2014-08-001

Tax Map #: 15-11-0107A-000

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Wray, Jonathan R.

Land Owner Name: Wray, Daniel F and Relene L Arnold

Plan Preparer: Red Barn Consulting

Plan Summary:

Jonathan Wray is proposing to construct a poultry operation on his property in Decatur Township, Mifflin County, PA. The proposed poultry operation will consist of two (2) 500' x 48' Poultry Barns a 60'x40' manure storage building, gravel driveway and turnaround areas, and stormwater management controls.

Administrative

The subdivision application form should be signed by the municipality.

Plan Information

The tax parcel number, 15,11-0106A owned by Michael J. and Mary R. Arnold is not correctly identified on sheet 102 of the plan. It notes this parcel as 15,11-0106-000 owned by Daniel F. and Relene L. Arnold

The name of the registered surveyor and/or Engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal. Decatur Township Subdivision and Land Development Ordinance (Part 6 ss 22-602.2a and ss 22-603.2a (4))

Subdivision Information

Sheet 102 should list which is track 1 and which is track 2.

Clean & Green / Agriculture

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

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

Floodplain / Wetlands

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

Topographic information

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

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 Township Subdivision and Land Development Ordinance, the right-of-way width of Kookamunga Lane should be shown on the plan. (Part 6 ss 22-602.a11).

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Krick Road is substandard (Table 1).

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width of Krick Road is substandard (Part 6 ss 22-602.a11).

The cartway width of Kookamunga Lane should be shown on the plan (Decatur Township Subdivision and Land Development Ordinance, Part 6 ss 22-602.a11).

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

If Kookamunga Lane is used as a shared private drive then 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."

Does this plan involve any stream crossings or other floodway encroachments? The applicant should contact the Mifflin County Conservation District for more information.

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.

E & S / Stormwater

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Decatur Township Engineer.

As noted on the plan an E&S and NPDES permit will be submitted to the Mifflin County Conservation District. Plan approval should be contingent on the these plans being approved.

Other Comments:

- 1. Will a dumpster and dumpster pad be provided on site? If so this should be shown on the plan.
- 2. What will the heights be for one manure storage building and the two poultry barns.
- 3. Will the facility provide for any parking around the barns? If no, this should be noted on the plan.
- 4. Are there provisions for on lot sewer system and if not will a DEP waiver be required and if so noted on sheet 101.

DERRY TOWNSHIP

Name of Plan: **Kline, Phyllis A.**

File Number: 2014-08-013

Tax Map #: 16,10-0104C / 16,38-0802A

Applicant Name: Kline, Phyllis A.

Land Owner Name: Kline, Phyllis A.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lot A, of 0.437 acres, to the lot of Steven M. and Teresa M. Herbster, Tax Parcel 16, 38-0802A. Lot 1, the 3.838 acre remainder, contains an existing single-family residence.

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

Setbacks are listed, but not shown, Derry Subdivision and Land Development Ordinance, (Section 403.2.k.).

However, since this is a lot addition applicant could request a waiver.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of Walnut Lane and East Walnut Street Extension are substandard (Section 504.2).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Walnut Lane and East Walnut Street Extension is substandard (Section 504.2).

Deed Restrictions and Easements

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

DEP Sewage Planning Module

There is a non-building waiver statement on the plan verifying there will not be any sewage generation, construction, installation, conveyance, treatment or disposal system as part of this plan.

Name of Plan: **Wolfe, Verling H. & Aungst, Dale S.**

Municipality: Derry Township

File Number: 2014-08-019

Tax Map #: 16-04-0109

Applicant Name: Wolfe, Verling H., & Aungst, Dale S.

Land Owner Name: Wolfe, Verling H., & Aungst, Dale S.

Plan Preparer: EADS Group, Inc.

Plan Summary:

Aungst house movers is planning to subdivide the existing property into three (3) lots to house the existing residences displaced by the PennDOT road project. The proposed project will include the installation of a public street, public sewer service, public water service, and associated storm water management & site improvements.

Administrative

The landowner's signature needs to be on the subdivision application form.

The subdivision application form should be signed by the municipality.

Basic Plan Information

The abutter adjacent to Roseland Drive is not labeled correctly it should be Verling H. Wolfe tax parcel number 16, 19-0314,000

The abutters northwest of Central Pennsylvania Health Parcel do not appear on the plans.

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 zeroes creates inaccuracies within our plan tracking software.

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.

Right-of Way Widths

The locations of Ridgewood Terrace and Roseland Drive are not identified on the plan.

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of Ridgewood Terrace and Roseland Drive should be shown on the plan. (Part 4, Section 403 2.G). In 2012, the right-of-ways were considered substandard. Has this been corrected?

Cartway Widths

The cartway widths of Ridgewood Terrace and Roseland Drive should be shown on the plan (Derry Township Subdivision and Land Development Ordinance, Part 4, Section 403 2.G).

Private Street / Shared Driveway

If Ridgewood Terrace and Roseland Drive 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 EADS Group representative stated there will not be a shared driveway.

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 Derry Township Planning Commission.

Water Service

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

Land Development

If a private street is proposed, the plan should be reviewed by the Derry Township Engineer.

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

E & S / Stormwater

Does this plan propose over an acre of earth disturbance? This proposal may require Erosion and Sedimentation (E & S) provisions included with the plan submission since it appears to disturb 5,000 square feet on more of the land on EA. The applicant should contact the Mifflin County Conservation District.

Has the stormwater plan been reviewed by the Township engineer?

*The EADS Group representative indicated not at this time.

Other Comments:

1. It is not clear from the plan that both Lots 1 and 2 have 75 feet of frontage as provided for in the Derry Township Zoning Ordinance Section 204.5. This may require a variance.
2. The road profile, which shows a 10% grade, only shows information up to a proposed cul-de-sac, but there is a 200 feet plus leg added to the cul-de-sac? Why isn't the proposed street (Roseland Drive) extended to ensure both Lots 1 and 2 have adequate frontage? Why isn't total profile information provided for the extended driveway onto Roseland Drive? Has the road profile been reviewed by the township engineer?
3. Lot 2 extends the 25' easement off the cul-de-sac to a private drive to service the lot.

GRANVILLE TOWNSHIP

Name of Plan: **Fisher, Nathan S.**

File Number: 2014-08-017

Tax Map #: 17-13-0107AA/17-13-0117

Municipality: Granville Township

Applicant Name: Fisher, Nathan S.

Land Owner Name: Fisher, Nathan S.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create two lot additions to the Fisher property. No development is proposed.

Total area of the Fisher Property will be 16.355 acres after the lot additions take place.

Basic Plan Information

The tax parcel number for Lot B owned by Nathan Fisher and Amy Syrgnoli is not correctly labeled.

The abutters south of the Jacob Peight parcel is not identified. Granville Township Subdivision and Land Development Ordinance (Article 6, Section 6.202a.16 and Section 6.302a.17)

Applicant only provided two (2) plans.

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. (Granville Township Subdivision and Land Development Ordinance Article 6 Section 6.2021.5 and 6.302a.7)

Clean & Green / Agriculture

Lot 1 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 note 4, no wetlands or flood plains are mapped on these lots. According to County GIS information, part of Lot b - the residual lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

Soils

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

Right-of Way Widths

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way widths of Maita Park Road and Park Lane are substandard (Table 1).

Cartway Widths

Based upon the Granville Subdivision and Land Development Ordinance, the cartway widths of Maita Park Road and Park Lane are substandard (Table 1).

Private Street / Shared Driveway

Since the lot additions include portions of Minehunt Run the applicant should contact the Mifflin County Conservation District for more information particularly if there will be a stream crossing.

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6 Section 6.202a.18 and 6.302a.6 of the Granville 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

If on lot septic or public sewer serves Lot 1 the location should be noted on the plan. Granville Township Subdivision and Land Development Ordinance (Article 6 section 6.302a.11)

Water Service

If Lot 1 is served by a well or public water then location should be shown on the plan. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.10)

Lot Addition

The total acreage of Lot 1 and the lot additions should be noted on the plan. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.5)

It would be helpful if the lot addition were highlighted on the insert map.

Name of Plan: **Cherry, James D. & Rush, Charlene L.**

Municipality: Granville Township

File Number: 2014-08-018

Tax Map #: 12-20-0112

Applicant Name: Cherry, James D. & Rush, Charlene L.

Land Owner Name: Cherry, James D. & Rush, Charlene L.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 with an existing single-family residence served by public sewage disposal and private well. The residual tract, Lot 1, is vacant land with no new development proposed.

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. (Granville Township Subdivision and Land Development Ordinance Article 6 Section 6.202 a.5)

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 Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Snook Hill Road is substandard (Table1).

Cartway Widths

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width of Snook Hill 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 Article 6, Sections 6.302 b.7 of the Granville 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.

Other Comments:

1. With this proposal it is not clear that Lot 1 will continue to have access to Snooks Hill Road. Please confirm this and the road frontage for lot one.

Name of Plan: **Laughlin, Joseph G.**

File Number: 2014-08-023

Tax Map #: 17-05-0102

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Laughlin, Joseph G.

Land Owner Name: Laughlin, Joseph G.

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of One (1) lot from the lands of Joseph and Beth Laughlin (TM 17- 13-0102). Lot #1, containing 59.4717 acres, is intended to be a stand alone lot. Lot #1 presently houses two single family residential dwellings and associated outbuildings. Lot #1 is currently served with an on-lot sewage disposal system as well as an on-lot water source. Access to Lot #1 will be via the proposed 50' Access and Utility Easement of off S.R. 4013 (Ferguson Valley Road). The Residue currently houses a single family residential dwelling as well as multiple agricultural buildings.

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. (Granville Township Subdivision and Land Development Ordinance Article 6 Section 6.302a.5)

Clean & Green / Agriculture

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

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

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain (See Article 6 Section 6.202a.9 of the Granville Township Subdivision and Land Development Ordinance)

A stream runs through the entire parcel and should be labeled on the plan Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.9)

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 Granville Township Subdivision and Land Development Ordinance, the right-of-way widths of Peach Orchard Road and Beech Run Lane should be shown on the plan. (Article 6 Section 6.202a.11). Neither Peach Orchard Road or Beech Run Lane are noted on the plan.

Is Beech Run Lane the same as the unnamed 50' proposed access easement crossing Lot 1? If so it should be labeled.

Cartway Widths

The cartway widths of Peach Orchard Road and Beech Run Lane should be shown on the plan (Granville Township Subdivision and Land Development Ordinance, Article 6, Section 6.202a.11).

PennDOT HOP / Municipal Driveway Permit

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.

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route.

Private Street / Shared Driveway

If Beech Run Lane is 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."

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

Where is the location of the on lot sewage disposal system for Lot #1 and the residue as provided for in the Granville Township Subdivision and Land Development Ordinance (Article 6, Section 6.302a.11).

Water Service

The water supply location for Lot 1 and the residue should be noted on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Article 6, Section 6.302a.11). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Granville Township Subdivision and Land Development Ordinance, Article 6, Section 6.202a.9)

Zoning

The zoning district is Agricultural Residential and not Agricultural / Institutional as noted in general note 4.

Other Comments:

Note #6 mentions topographic information yet there is no contour data on the plan.

LEWISTOWN BOROUGH

Name of Plan: **Nickel, Jr., William L.**

File Number: 2014-08-008

Tax Map #: 01-10-0215/01-10-0216

Municipality: Lewistown Borough (Municipal Ordinance)

Applicant Name: Nickel, Jr., William L.

Land Owner Name: Nickel, Jr., William L.

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to consolidate two parcels, both on the same deed but separate tax numbers, into one lot. No new building or earth disturbances are proposed as part of this lot consolidation plan. These lots will be merged together and may not be conveyed separately thereof.

Subdivision Information

What will the total acreage of the combined lot be? This should be noted on the plan.

Soils

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

PennDOT HOP / Municipal Driveway Permit

Lewistown Borough follows PennDOT publication 70 and it is not clear whether Riverside Drive meets this.

Private Street / Shared Driveway

Is the driveway where the sewer line crosses?

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

MENNO TOWNSHIP

Name of Plan: **Peachey, Mervin Ray & Lois Ann**
File Number: 2014-08-005
Tax Map #: 18-08-0124C
Municipality: Menno Township (Municipal Ordinance)
Applicant Name: Peachey, Mervin Ray & Lois Ann
Land Owner Name: Peachey, Mervin Ray & Lois Ann
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to place a second single-family house on the Peachey property to be served by a new individual on-lot sewage disposal and sharing the existing well. Access will be by a new driveway. No subdivision is proposed.

Administrative

The subdivision application form should be signed by the municipality.

Soils

Soils information should be shown on the plan. Menno Township Subdivision Ordinance, (Section 6.202.a.8.)

Setback Lines

It appears that the existing house is situated in the side setback.

Right-of Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

Has the Township Roadmaster been contacted to see the proposed new driveway location onto West Back Mountain Road?

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 Menno 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 Mifflin County Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water Service

The proposal calls for a shared well. Does the applicant have a back-up plan in case there are problems with this arrangement?

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. Menno Township Subdivision and Land Development Ordinance, (Section 6.202 a.10.).

Other Comments:

What are the cartway widths of the existing and proposed driveways?

Name of Plan: **Swarey, Phares H. & Barbara L.**
File Number: 2014-08-006
Tax Map #: 18-02-0123
Municipality: Menno Township (Municipal Ordinance)
Applicant Name: Swarey, Phares H. & Barbara L.
Land Owner Name: Swarey, Phares H. & Barbara L.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 with an existing single-family residence served by on-lot sewage disposal and off-site water. This residence was approved as a second dwelling on the farm in 2005, DEP Code No. A3-44911-053-1. No new development or earth disturbance is being proposed as part of this plan.

Basic Plan Information

According to the County GIS records, there is one abutter missing, TM 18-02-0115A owned by Emanuel and Ada Swarey.

The tax parcel number for the Emanuel J. Swarey property is not correct. The Recorder of Deeds records and the GIS files shows tax parcel number 18-02-0114 being owned by Steven and Annie Weigend.

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. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Menno Township Subdivision and Land Development Ordinance Sections 6.202 a 5, 7, 9 and 12)

Clean & Green / Agriculture

As noted in note 4, 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.

Setback Lines

It appears the smaller of the two greenhouses are in the setback. This may require a setback variance. Contact Menno Township regarding this.

Right-of Way Widths

Based upon the Menno Subdivision and Land Development Ordinance, the right-of-way width of Zook Road is substandard (Table 1).

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Zook Road and Popular Tree Lane are substandard (Table 1). The plan indicated that the right-of-way for Popular Tree Lane is going to be widened from 14 feet to 16 feet, which is still substandard. Will the road be widened before the plan is recorded or will a developer agreement be required?

Private Street / Shared Driveway

If Popular Tree Lane will be a shared lane then a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Deed Restrictions and Easements

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 Menno 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.

Water Service

Is the off-site water supplied by a mountain spring? If so, this should be noted on the subdivision plan for Lot 2.

The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 3.213). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household.

The surveyor will note both are off site and make reference to easement/right-of-way agreements on record. The plan only notes water is off site.

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. Menno Township Subdivision and Land Development Ordinance, (Section 6.202.a.8.).

Other Comments:

1. Is there another point of access for the residue lot (Lot 1) or will a shared driveway be needed for Popular Tree Lane? If so, a shared driveway agreement should be in place.

Name of Plan: **Peachey, Jonathan Ray & Elizabeth M.**

File Number: 2014-08-009

Tax Map #: 18-01-0106/ 04-03-10-1

Municipality: Menno Township (Municipal Ordinance)
Applicant Name: Peachey, Jonathan Ray & Elizabeth M.
Land Owner Name: Peachey, Jonathan Ray & Elizabeth M.
Plan Preparer: Colony, Charles Maynard, PLS, PE

Plan Summary:

This project involves the subdivision of the Jonathan Ray and Elizabeth M. Peachey property. Parcel B of 0.1494 acres (part of the Jonathan Ray Peachey property) is to be a side lot addition to the existing 0.3970 acres property of Jesse A. Detweiler, Jr. The combined .5464 acre parcel may not be subdivided or sold separately in any way without the approval of Menno Township.

- The combined parcel is served by water from off site and by on lot sewage disposal.
- The combined parcel does not meet the minimum size standards for residential subdivision.
- Jesse Detweiler, Jr., is requesting a variance from the normal setback requirements to build a barn with a five foot setback from the property line. A signed written agreement by the two parties accepting this provision was given to the Township Supervisors at their monthly meeting of August 4, 2014.
- A portion of the Jonathan Ray Peachey property lies in Huntingdon County. The portion of his property which is the subject of this plan lies in Mifflin County.

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.

Setback Lines

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6 Sections 6.202 a.13 and 6.302 a.6 of the Menno Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

Since no new sewage conveyance system is part of this lot addition subdivision, no DEP approval is required. Why is a non-building declaration form being submitted when the proposal is to construct a barn? Where is the on-lot system on the property?

Water Service

Is the off-site water from a mountain spring?
Is there an easement for water?

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.”

Land Development

What is the size or square footage of the barn and what is the height?

E & S / Stormwater

If the construction of the barn disturbs more than 5,000 square feet of earth moving or if the site is in a special protection (SP) watershed, you should contact the Mifflin County Conservation District regarding the Erosion and Sedimentation Plan.

Name of Plan: **Peachey, Eli Jay**
File Number: 2014-08-021
Tax Map #: 18-11-0200/18-02-122B
Municipality: Menno Township (Municipal Ordinance)
Applicant Name: Rehoboth Christian Fellowship
Land Owner Name: Peachey, Eli B. and L. Joan
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Eli Jay and Esther R. Peachey (TML 18-02-0122B). Lot #1 is intended to be a non-building lot addition to the adjacent lands of the Rehoboth Christian Fellowship (TM 18-11-0200). There are no improvements proposed to Lot #1. The Residue currently houses a single family residential dwelling as well as multiple agricultural buildings. There are no improvements proposed to the Residue.

Basic Plan Information

The tax parcel numbers for the Ken E. and Joan K. Beck and the Paul W. Brown properties are missing the zero digit before the last three numbers.

Administrative

The subdivision application form should be signed by the municipality.

Clean & Green / Agriculture

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

Setback Lines

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 insert map. (Menno Subdivision and Land Development Ordinance, Section 6.202a.5, a7, a9, and a12)

Right-of Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of King Street should be shown on the plan. (Article 6 Section 6.202 a.11).

Cartway Widths

The cartway width of King Street should be shown on the plan Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.11).

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6 Sections 6.202 a.18 of the Menno 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

Where is the location of the on lot sewage system for the church? Menno Township Subdivision and Land Development Plan (Article 6 Section 6.302 a.11)

Water Service

The water supply location for the church should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a.11). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

Lot Addition

Although general note 6 includes the lot addition statement it does not include the total acreage after the lot addition nor does it indicate the existing acreage of the church.

OLIVER TOWNSHIP

Name of Plan: **Dollar General**

File Number: 2014-08-011

Tax Map #: 19,07-0107-000

Municipality: Oliver Township

Applicant Name: McVeytown DDP X, LLC

Land Owner Name: Dunmire, Joseph, Lois, Timothy

Plan Preparer: Steckbeck Engineering & Surveying

Plan Summary:

The proposed project is located at the southeast corner of the intersection of South River Road and US Highway 522 in Oliver Township, Mifflin County. The proposed lot is approximately 4 acres. The applicant proposes to construct a 9,100 S.F Dollar General store. The site improvements will include a pre-engineered building and associated utilities, a front access drive, a parking lot, a slab-on-grade foundation, and stormwater facilities. The site drains to an existing culvert along the southwest site boundary. The entire site drains to the surface waters of Musser Run which is designated as a high quality cold water fishery. The site drains to a high-quality waterway and therefore an individual NPDES permit will be required. Musser Run is part of the Juniata River Basin and is within the Susquehanna River Watershed. Musser Run is not impaired, nor does Musser Run have a TMDL Requirement. According to Google satellite images the site has been a grassy/forested area since 1992. According to the Penn Pilot Historic aerial photographs, the site was used as an agricultural field in 1957.

Basic Plan Information

A plan narrative should be placed on the cover sheet plan and should be a brief description stating the purpose of the project. Oliver Township Subdivision and Land Development Ordinance, (Article 6, Section 6.100). The narrative in the post construction stormwater management plan is sufficient to be added to the plan.

Subdivision Information

The total amount of acreage being subdivided should be shown on Sheet C3.0 the subdivision plan (Oliver Township Subdivision and Land Development Ordinance, Article 6, Section 6.202a.5) The subdivision plan is inadequate in terms of what is being subdivided, including man-made and natural features associated with the site. 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. (Oliver Township Subdivision and Land Development Ordinance Article 6, Section 6.202a.5)

Clean & Green / Agriculture

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

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

Soils

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

Right-of Way Widths

The County GIS files do not show Henry Town Road (T-314) as a right-of-way in the township. Township Road- 314 is named North and South Market Street. Also township Road-329 as identified on Sheet C6.0 is South River Road.

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way widths of South River Road (T - 329) and Market Street (T-314) should be shown on the plan. (Article 6m, Section 6.202a.11).

Cartway Widths

The cartway widths of South River Road and Market Street should be shown on the plan Oliver Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202a.11).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit has been applied for and is under review.

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

Private Street / Shared Driveway

Does this plan involve any stream crossings or other floodway encroachments? The applicant should contact the Mifflin County Conservation District for more information.

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.

Service

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

Water Service

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

Signature Blocks on Plan

The County Planning Commission Review Signature block is not required. This should be removed from sheet C10.

The municipal approval signature block refers to the Board of Commissioners. Oliver Township has a Township Board of Supervisors.

Land Development

What provisions are there for lighting? The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

E & S / Stormwater

Since this plan will require an individual NPDES permit and an Erosion and Sedimentation Control Plan, have they been submitted to the Mifflin County Conservation District?

Has the stormwater plan been reviewed by the Township engineer?

Transportation

1. Has a Traffic Impact Study (TIS) been completed for this project? If so, please provide a copy to the County for review.
2. If a TIS was not required what are the trip generation rates for AM and PM peak hours? How will this project impact the existing traffic flow? The level of service and left turn lane warrants should be reviewed.
3. Sheet C-10, it is not clear that a truck can easily maneuver from the South and West on SR 22 and make the turn onto River Road. Intersection improvements need to be reviewed by the applicant.
4. Trucks also have to make a sharp turn into and out of the driveway to serve the store. Further, the turning movement diagram on this Sheet is so small and difficult to discern how feasible truck movement will be.
5. Turning radius information should be on the plan as well as a clear sight triangle from the proposed driveway onto River Road.
6. What is the distance from the center line of the driveway fronting south River Road to the center line of State Route 522? Does this distance meet PennDOT standards and has PennDOT been part of the discussions regarding the development of this project in relation to the proximity to State Route 522? One concern is that without PennDOT input and it is determined there are negative impacts on their facilities without proper improvements, the municipality could be held responsible.
7. What is the sight distance for vehicles turning left from State Route 522 to South River Road?
8. It may be best to provide an exiting movement diagram separately as part of the plan to verify that a truck pulling out of this site can make the turn without intruding onto the oncoming lane of South River Road. Based on the truck turning movements plan, the entering trucks appear to need the entire width of the driveway to successfully make the turn, which may create conflicts with exiting vehicles. How will this be addressed? It appears that exiting trucks cannot make the turn out of the site without either intruding on the oncoming lane or tracking off the widened shoulder area.
9. Since there is a private driveway west of the access to the Dollar General parcel, is there any likelihood of creating a shared driveway versus having two separate and distinct driveway openings so close together to access South River Road? This can result in traffic entering the private drive by mistake resulting in turning movements back onto South River Road to enter the Dollar General drive and vice versa. Is the spacing between both driveway onto South River Road permitted by the Township?

Other Comments:

1. Has the Township Engineer reviewed the plan? If so, are there written comments available for the County to review?
2. Has the Township required any financial security or a Development Agreement for the completion of the required improvements in accordance with Article 7 of the Oliver Township Subdivision and Land Development Ordinance?
3. Will the access road from South River Road to the site be dedicated to the Township or will the land owner be responsible for maintenance?
4. The subdivided parcel will need to be addressed through the County's GIS Department.
5. It is not clear if there is sufficient parking. Can applicant explain the bases of the number of spaces proposed?
6. The notes on page C1 have setbacks that have no relation to the Township ordinance.
7. Will there be any floodplain issues by this proposal since part of the track lies in the floodplain?
8. What is the building height?
9. Sheet 1 shows 4 acres proposed but that is after there is a subdivision. What are the total number of acres involved with this subdivision?

* The Stecbeck Engineering representative provided written responses to these comments which are attached under separate cover. The date on the response letter is August 23, 2014.

** At the August 28, 2014 Mifflin County Planning Commission meeting, the Oliver Township Engineer from the EADS Group, indicated he had preliminary discussions with the Township Supervisors regarding widening South River Road between the driveway entrance and State Route 522. The Planning Commission recommended approving the County's comments with the provision of widening this segment of South River Road.

Name of Plan: Capouillez, William A.

Municipality: Oliver Township

File Number: 2014-08-012

Tax Map #: 19-014-0107B

Applicant Name: Capouillez, William A.

Land Owner Name: Capouillez, William A.

Plan Preparer: AXIS Professional Surveying, LLC

Plan Summary:

The purpose of this plan set is to propose to install parking area improvements for the future use of the former Strodes Mills Middle School.

Administrative

The subdivision application form should be signed by the municipality.
The landowner's signature needs to be on the subdivision application form.

Basic Plan Information

There is a missing abutter on the south side involving the non-denominational church center union (19-14- 0107BB)

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 Municipality Subdivision and Land Development Ordinance, the right-of-way width of Chestnut Ridge Road should be shown on the plan. (Section 6.302.a6). The right-of-way should be on the plan and not just in a note.

Cartway Widths

The cartway width of Chestnut Ridge Road should be shown on the plan (Oliver Subdivision and Land Development Ordinance, Section 6.202.a11).

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 Oliver Township Subdivision and Land Development Ordinance.

Signature Blocks on Plan

The County Review Certificate signature blocks should include a line for the plan tracking number and a line for Chairman or Designated Representative.

Land Development

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.
Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Oliver Township for more information.

E & S / Stormwater

The erosion and sedimentation plan needs to be reviewed by the Mifflin County Conservation District.
Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Oliver Township Engineer.

Other Comments:

1. The plan should clearly indicate the number of new parking spaces and size of spaces. Since approximately 41 spaces are being added to the property what is the proposed use of the property? Depending on the proposed use additional traffic information maybe required.

UNION TOWNSHIP

Name of Plan: **Yoder, Aquilla I.**

File Number: 2014-08-020

Tax Map #: 18-09-0121/20-03-0119

Municipality: Union Township

Applicant Name: Yoder, Aquilla I.

Land Owner Name: Yoder, Aquilla I.

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Aquilla I. and Naomi S. Yoder (TM 20-03-0119). Lot #1 is intended to be a non-building lot addition to the adjacent lands of Adam D. Land Erin B. Glick (TM 18-09-0121). There are no improvements proposed to Lot #1 at this time. The residue presently houses a single-family residential dwelling and associated outbuildings. The residue is served with an on-lot water source as well as an on-lot sewage disposal system. There are no improvements proposed to the residue.

Administrative

The subdivision application form should be signed by the municipality.

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 zeroes creates inaccuracies within our plan tracking software.

Subdivision Information

There should be a lot combination symbol to link Lot #1 with the Adam and Erin Glick parcel
It appears Lot #1 and the recipient tract is located in Menno Township while the residual lies partly in Menno Township but mostly in Union Township.
Property boundary information should be shown for the Adam Glick property (Menno Subdivision and Land Development Ordinance Section 6.308.a5, a7, a9 and a12)

Clean & Green / Agriculture

The residual 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.

Topographic information

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

Setback Lines

The setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302. a10). The setbacks for Menno are 40 feet front, 20 feet side and 30 feet rear. The plan only provides Union Township setbacks under note #5. This note should be corrected to say "based on Union Township Zoning Ordinance" instead of the subdivision ordinance. Also, Menno standards should be listed.

Right-of Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

As noted in note 8, any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Private Street / Shared Driveway

Where is the driveway location for the Adam and Erin Glick property?

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 6, Section 6.202 a. 18.) Menno 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.

Zoning

Based on the GIS files it appears only the residual has a zoning designation of residential agriculture. This should be noted on the plan.

Other Comments:

1. Since the recipient land and Lot addition #1 is in the Menno Township, the Mifflin County Review Certificate should be on the plan.

Name of Plan: **Glick, Kenneth E.**

Municipality: Union Township

File Number: 2014-08-024

Tax Map #: 20-03-0124

Applicant Name: Glick, Kenneth E.

Land Owner Name: Glick, Kenneth E.

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Kenneth E. and Janet R. Glick (TM 20-03-124). Lot #1 is intended to be a stand alone lot. Lot #1 is served with an off site water source and an on lot sewage disposal system. There are no new improvements proposed to Lot #1. Access to Lot #1 will be via Beantree Lane, a private lane with an existing, unspecified right-of-way.

The residue currently houses a single family residential dwelling and associated outbuildings. There are no improvements proposed to the residue.

Administrative

Since Lot 1 and the majority of the residue lies in Menno Township those standards should be the primary ones followed and anything involving Union Township should be a courtesy review.

The subdivision application form should be signed by the municipality. Plan is not signed by a representative from Menno.

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. Menno Township Subdivision and Land Development Ordinance)Sections 6.302 a.5., a.7, a.9., anda.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.

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.

Soils information should be shown on the plan. Menno Township Subdivision Ordinance, (Section 6.202.a.8.).

Setback Lines

The setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.10.). The setbacks for Menno are 40 feet front, 20 feet side and 30 feet rear. The plan only provides Union Township setbacks under note #4. This note should be corrected to say setbacks based on Union Township zoning ordinance instead of the subdivision ordinance. Also Menno standards should be listed separately.

Right-of Way Widths

The narrative states that Lot 1 is served by Beantree Lane has an unspecified right-of-way, but note #9 and plan detail show a 20 foot access and utility easement. Please confirm. Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width for Beantree Lane is substandard (Section 3.204, Table 1).

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width for Beantree Lane is substandard (Section 3.204, Table 1). Beantree Lane only has a 10 foot cartway and future subdivision should be discouraged unless it is widened.

PennDOT HOP / Municipal Driveway Permit

The plan mentions that the HOP status is unknown.

Private Street / Shared Driveway

Does Beantree Lane serve any other property and if so is a shared street /driveway agreement in place?

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 Menno 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. Also, there is no DEP "request for planning waiver and non-building" declaration on the plan.

Sewage Service

The plan should note the location of on site sewer and water service for the residue.

Water Service

The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 3.213). If the water source is off site, there should be evidence of an easement and right-of-way agreement on

record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record. Plan only states water is off site.

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.

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. Menno Township Subdivision and Land Development Ordinance, (Section 6.301.a.10.).

Zoning

Zoning information should be stated on the plan. A small portion of residue is in Union Township which has zoning and it is the Residential Agricultural District.

Name of Plan: **John R. Rodgers - Previous plan review**

Municipality: Union Township (Municipal Ordinance)

File Number: 2014-08-002

Tax Map #: 20-09-0105

Applicant Name: Rodgers, John Reed

Land Owner Name: Rodgers, John Reed

Plan Preparer: Lockard Surveying & Mapping

Plan Summary:

This project involves the subdivision of Mifflin County Tax Parcel 20-09-0105, located at 95 Plum Bottom Lane, Belleville, PA 17004. It consists of approximately 114 acres, as described in Deed Book 489 Page 1140. Two new residential lots (Lot 1 and Lot 2) are proposed, each containing 1.95 acres. They are located along the eastern side of SR 4005 (Maple Grove Road) approximately 2000 feet from the intersection of SR 40056 and SR 4006 (East Back Mountain Road). Lot 1 has direct access to SR 4005, while Lot 2 access is via an access easement. On-lot sewage disposal systems and on-lot individual wells are proposed for each of the new lots. Each lot will have an additional 1.65 acre sewage disposal easement located on the residual tract to make up the difference in lot size and the necessary minimum area according to the permissible nitrate loading as defined by DEP. A Preliminary Hydrological Study was performed by GeoServices, Ltd., and is attached as part of this narrative.

This plan was previously reviewed by the Mifflin County Planning Commission on December 12, 2013. Since this time the lot lines have changes as well as access to the lots.

Clean & Green / Agriculture

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

Floodplain / Wetlands

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

Setback Lines

Proposed lot 1 has a lot width of 85.87 feet and under Section 703 of the Union Township Zoning Ordinance, the lot width at the front building line is to be 100 feet. The front building line is that which "faces the building nearest front line of the lot. Unless the applicant can provide some alternative, this appears to be a zoning issue and would likely require a zoning variance since the front line appears along SR 4005.

Right-of Way Widths

According to Section 501.2, Plum Bottom Lane does not meet the Township's road right-of-way or cartway width requirement. However, according to the surveyor, this was approved in 1994.

Cartway Widths

What is the cartway width of the proposed 50' easement from SR 4005 to Lot 2? Will this access drive be installed prior to the subdivision plan being recorded to insure access to Lot 2. Also, will Lot 1 also have access to this easement and if so a shared access agreement should be in place.

PennDOT HOP / Municipal Driveway Permit

Plan notes that a Highway Occupancy Permit will be required for proposed easement to access SR 4005.

Street Names

If multiple parties are to use a private drive or easement, 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

The surveyor notes there are no deed restrictions, but there are easements and these should be provided (Union Township Subdivision and Land Development Ordinance, Section 402.2b).

DEP Sewage Planning Module

The surveyor states a DEP Component 2 is pending, but plan approval should be contingent on receiving an approval from DEP following the filing of this form. Also, the plan submission shows a Component 4B form for the County's signature, relative to consistency with land use and sewage facilities planning.

Features

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

Other Comments:

1. Is this cartway information on Earthen Farm Lane?
2. This plan was last reviewed in December of 2013 and the lot configuration for lots 1 and 2 has changed as well as the access. With this new lot configuration, Lot 1 now has less than 100 feet of frontage and lot 2 has only 50 feet of frontage, which could present a zoning issue.
3. Why are the sewage disposal fields on separate easements?

Public Comment

None

Other Business

Bill mentioned to the Commission the problem of plans being submitted late and coming up with a policy for the acceptance of plans. In August, five plans were received after the deadline without prior notice. In a normal volume month this may not have been an issue, but this month we reviewed 24 plans. This created a capacity problem to review this many plans, particularly when they come in late.

Bill talked to the Planning Commission solicitor and proposed two different options. Option one was that when plans arrive late, the surveyor is told that we will receive them but did not accept them therefore the thirty (30) day review period will not have started. Option two was that a surcharge be added for late plans. A proposal would have to be drawn up and sent out to all surveyors. There is a procedure that is in place and a calendar that is published each year showing deadlines of when plans are to be submitted.

Discussion was held by members on a policy for acceptance of plans. Michelle asked if this was a regular surveyor that has submitted plans before and Bill told her yes. Neal asked for some clarification of the process that is in place. Dave was in agreement with option one. Tyler commented if you put out a new memorandum of understanding then a deadline needs to be a deadline with no acceptance. Jim Spendiff stated that you already have a policy so you are just clarifying the policy. Jim Lettiere responded that surveyors just need to be made aware that receiving and accepting a plan are two different things. The date of accepting is when the clock starts for the thirty (30) day review. Dan had a concern that townships would then comment on plans before the County's comments were received. Further discussion on this will take place in the future.

Dan informed the Planning Commission that the Subdivision Review Committee was in need of another member due to the resignation of Brent Miller. He read the letter from Brent needing to resign due to relocating out of the county.

Bill reminded the members that the September meeting will be the CBDG public hearing.

As a final item of business, Bill reviewed with the members a traffic circulation plan submitted by PennTerra on behalf of Sheetz. Due to concerns over how fuel trucks entered and exited the site, the staff contacted a traffic engineer at SEDA COG and a revised diagram was proposed to PennTerra and Burnham to share with Sheetz that would hopefully provide for safer ingress and egress for fuel trucks.

Adjournment

The meeting adjourned at 5:15 p.m. upon a motion by Dave Pennebacker that was seconded by Kent Spicher.