

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**THURSDAY, SEPTEMBER 22, 2011**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

**Members**

Dan Dunmire, Vice Chair  
John Pannizzo, Secretary  
Jim Spendiff  
Neal Shawver  
Christian Aumiller  
Brent Miller  
Michele Bair

**Other**

Lucas Parkes, The EADS Group  
Robert Postal, MCIDC  
Mahlon Peachey, Living Springs School  
Stephen Peachey, Living Springs School  
Scott Romine, Red Barn Consulting  
**Staff**  
Bill Gomes, Director  
Mark Colussy, Associate Planner  
Millie Sunderland, Office/Grants Manager

**Call to Order**

Dan Dunmire, Vice Chair, called the meeting to order at 3:30 p.m.

**Record of Public Attendance**

Dan reminded everyone to sign the attendance sheet.

**Approval of Meeting Minutes**

Neal Shawver mentioned a name correction to the August 25, 2011 meeting minutes and made a motion to approve the minutes with that correction. Jim Spendiff seconded the motion. All members voted aye.

**Economic Development Update**

Robert Postal of the Mifflin County Industrial Development Corporation (MCIDC) attended the meeting to give an update to the Planning Commission. Rob first discussed unemployment rates and provided a comparison of unemployment rates for Mifflin County, Pennsylvania and the United States. Rob also discussed and gave updates on the following projects: 1) GE's Non Destructive Testing Collaboration and Training Center expansion in the Industrial Park; 2) the expansion, renovations and energy improvements to the Kardex building in the MCIDC Plaza; 3) the Mann Edge Terrace project in Lewistown Borough; and an infrastructure project for a new access road near First Quality in the Industrial Park. One member asked about the Standard Steel deal, and Rob responded that it looks positive for the community.

**Subdivision and Land Development Review Committee Report**

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed 12 plans under municipal ordinances for which the Planning Commission provides recommendations to the municipalities: Angelic C. Campbell plan in Armagh Township, Douglas M. & Elizabeth A. Passo plan in Armagh Township, Burnham Borough Wastewater Treatment Plant Upgrade plan in Burnham Borough, Clark M. & Daniel A. Aitkins plan in Derry Township, Dean R. Wagner plan in Derry Township, Guy R. & Guy D. McCardle plan in Derry Township, Spigelmyer Lumber Company plan in Granville Township, William A. & Cathy A. Wilson plan in Lewistown Borough, Mann Edge Terrace Elderly Housing Development plan in Lewistown Borough, Lake Chevrolet-Rear Parking Lot Improvement plan in Lewistown Borough, Mountain Road Structures plan in Oliver Township and Pyramid Healthcare Property plan in Union Township.

The Living Springs School land development plan in Bratton Township, initially reviewed in June, had been tabled for action pending some outstanding issues that needed to be resolved prior to a consideration for conditional approval. Red Barn Consulting and Mahlon and Stephen Peachey attended the meeting to discuss the plan. There was some discussion about the stormwater management review by the County's

engineer, and a letter regarding that review was provided. The Peacheys shared photos and discussed the parking area, as well as other items to be addressed. A waiver from the number of parking spaces was requested. A waiver from the stormwater endwall that was originally recommended was also requested. A waiver from the preliminary plan requirements was also requested. Members of the Planning Commission still strongly suggested the property owners consider the addition of concrete parking space markers to avoid any future parking issues. After some discussion, John Pannizzo made a motion to approve the three waivers as requested. Christian Aumiller seconded the motion, and all members voted aye.

John Pannizzo made a motion to conditionally approve the Living Springs School land development plan in Bratton Township, and Jim Spendiff seconded the motion. All members voted aye.

Mark Colussy discussed the Spigelmyer Lumber Company plan in Granville Township. A revised plan was received, and most of the comments were addressed. There was some discussion about the cartway width of Risky Road. The Planning Commission thought that since future development is proposed, improvements should be considered since it appears there is not an adequate cartway provided. It was recommended that if the road cannot be improved to meet township road standards at this time that there be deed restrictions that state that there cannot be any future development.

There was also some discussion about Granville Township's request that the County stop recommending that the County signature block be placed on plans in Granville Township. The Planning Commission decided at this time not to continue making this recommendation in the review comments.

Mark went over the Pyramid Healthcare Property plan in Union Township. He reviewed the comments and recommendations and indicated that most of the comments were addressed. There was some discussion about the signature block for the Mifflin County Planning Commission's review of the plan.

Mark briefly discussed the Burnham Borough Wastewater Treatment Plant Upgrade plan. Tom Metz provided revised plans today, which Mark will review before sending out the comments.

Bill Gomes brought up the Douglas M. & Elizabeth A. Passo plan in Armagh Township. He mentioned the substandard road with six existing dwellings. It was recommended that no further development be allowed unless the road is widened.

John Pannizzo made a motion to approve the comments/recommendations of the review committee for the eight plans under municipal ordinances. Christian Aumiller seconded the motion. All members voted aye.

#### The Subdivision Review Committee Report:

**Name of Plan: Campbell, Angelic C.**

**Tax Map #: 12-10-108U**

**Applicant Name: Campbell, Angelic C.**

**Plan Preparer: Roth Surveying Services**

Action Taken: The County provides comments only.

Plan Summary:

1. Total area being subdivided = 2.00.

2. Total number of lots = 2.

3. Lot 1 a 1.92 acre parcel contains an existing single family residence served by an on-lot sewage system and an individual well.

4. Lot 2A a 0.08 acre parcel will be a lot addition to Lot 2 in order to bring the newly built residence in compliance with the building setback requirements.

Review Comments (List from Review Committee):

Basic Plan Information - A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. Please confirm the T.M. number for Lot 2. According to Assessment records, it is 12-10-108UA, not 12-108 UU.

Right-of Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of Treaster Valley Road, Cabin Lane and the Private Access and Utility Easement are substandard (Table 1).

Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Treaster Valley Road and Cabin Lane are substandard (Table 1 ).

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

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." The combined acreage of Lot 2 and Lot 2A should be noted on the plan.

**Name of Plan: Passo, Douglas M. & Elizabeth A. File Number: 2011-09-007**  
**Tax Map #: 12-19-101B Municipality: Armagh Township (Municipal Ordinance)**  
**Applicant Name: Branoff, Kathleen S. Land Owner Name: Passo, Douglas M. & Elizabeth A.**  
**Plan Preparer: Wright Land Surveying**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. Access will be from Squirrel Hill, an existing 20' R/W being increased to 25' and then 45' to follow the existing lane. The residual tract, Lot 1, has an existing dwelling with no new development proposed. Review Comments (List from Review Committee):

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.

Right-of Way Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Squirrel Hill Lane and New Lancaster Valley Road is substandard (Table 1). Squirrel Hill Lane is a 20' Right-of-Way, yet it is being expanded to 25' for about 300' then expanded to 45' for the remainder of Squirrel Hill Lane. Why is this not consistent? It should be revised to the same amount for the entire length to create consistency and eliminate confusion. Table 1 of the Armagh Township Subdivision and Land Development Ordinance calls a minimum 40 foot right-of-way and 25 foot cartway. The expanded right-of-way is only shown for a small section to meet Township requirements and cartway width is not modified at all. It also appears that some of the increased right-of-way is coming from the Erb parcel (T.M. 12-19-101L). Is this correct? Additionally, why is the plan labeled to say "To Lot 2"? Since this ROW serves other properties, it should be more specific to state who is served by the ROW. \*According to the surveyor, the right of way is being expanded off of the Richard and Joan Sheetz property (T.M.12-19-101H). The new expanded right of way is only to serve Lot 2. The existing 25' will remain to the other properties. The reasoning behind not expanding the ROW further is to deter additional future development and to not chew up as much of the Sheetz field to try to preserve some of his farmland since the ROW only goes to the edge of the existing cartway. It is recommended that if the ROW is not to be expanded to 45' for the entire length of the driveway, that a statement be placed on the plan stating that no future development can occur until Squirrel Hill Lane is expanded to meet private road standards.

Cartway Widths - Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Squirrel Hill Lane and New Lancaster Valley Road is substandard (Table 1). Considering three residences already use such a narrow width lane to access their property, adding an additional dwelling could cause problems. The cartway width of Squirrel Hill Lane should be considered to be increased to Lot 2. A 12 foot cartway is not sufficient for two-way traffic or to handle emergency vehicles.

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

Street Names - There is a private driveway coming off Squirrel Hill Lane and which will also serve proposed Lot 2. Since more than one residence will be served by this private drive, it will likely necessitate a new road name.

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 Armagh 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. There is a High Quality Stream in the vicinity of the proposed residence and a stream study may need to be completed.

Sewage Service - Existing sewage service information should be provided for the residual property (See section 6.302.a.11 of the Armagh Township Subdivision and Land Development Ordinance).

**Name of Plan: Burnham Borough Wastewater Treatment Plant File Number: 2011-09-012**  
**Tax Map #: 18-19-100A Municipality: Burnham Borough (Municipal Ordinance)**  
**Applicant Name: Burnham Borough Authority Land Owner Name: Burnham Borough Authority**  
**Plan Preparer: CET Engineering Services, Inc.**

Action Taken: The County provides comments only.

Plan Summary: The overall purpose and objective of the Burnham Borough Authority Wastewater Treatment Plant Upgrade project is to upgrade and improve the operation and treatment capabilities of the Authority's existing wastewater treatment facilities. This goal will be measured by the ability of the upgraded Chesapeake Bay Tributary Strategy and in compliance with Burnham's National Pollution Discharge Elimination System (NPDES) permit. The project will have a beneficial effect on public health and the environment because the new treatment process will produce an effluent with lower concentrations of total nitrogen and total phosphorous, which are primary causes of eutrophication in lakes, streams, and other water bodies. The project site is the property

containing the existing wastewater treatment plant, which is located between Railroad Street and Kishacoquillas Creek in Burnham Borough. The total site area as defined by the NPDES boundary is approximately 4.52 acres. The entire property is about 6.0 acres including all lands on the far bank (i.e. north side) of Kishacoquillas Creek and the south side of Railroad Street.

The anticipated earth disturbance necessary for construction of the new facilities is approximately 2.0 acres.

Review Comments (List from Review Committee):

Basic Plan Information - According to Assessment records, the abutter to the West is different than what is shown on the plan. All accurate abutter information should be shown on the plan. (Burnham Borough Subdivision and Land Development Ordinance, Section 402.3.E) The tax map number shown on the plan is incorrect. It should be T.M. 8-19-100A instead of 18-19-100A.

Floodplain / Wetlands - As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain, and a portion is shown in the floodway. Has a DEP water obstruction permit been obtained for construction to occur within the floodway?

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. (At) \*According to the project engineer, the site was found to now contain any wetlands.

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

Right-of Way Widths - Based upon the Burnham Borough Subdivision and Land Development Ordinance, the right-of-way width of Railroad Street is substandard (Section 502.3).

Cartway Widths - Based upon the Burnham Borough Subdivision and Land Development Ordinance, the cartway width of Railroad Street 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.E and 403.2.B of the Burnham Borough Subdivision and Land Development Ordinance. \*According to the project engineer, there are none known.

Signature Blocks on Plan - The Mifflin County Review Certificate should have the printed names portion eliminated.

Features - All significant man-made features, including water lines, electric poles, telephone lines, fire hydrants, culverts, etc. should be shown on the plan. (Burnham Borough Subdivision and Land Development Ordinance, Section 402.3.K)

Land Development - Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Burnham Borough for more information. There is at least one light near the entrance. \*According to the project engineer, there are lights that are to be installed on the site. These should be shown on the plan. The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. This should include directional arrows and travel lane and driveway opening widths. Parking provisions should be indicated on the plan.

E & S / Stormwater - Stormwater drainage should be reviewed by the Burnham Borough Engineer. Plan approval should be contingent upon receiving receipt of approval from the Engineer. A letter dated 9/12/11 from the Mifflin County Conservation District has been received indicating the approval of the Erosion and Sedimentation (E & S) plan. The NPDES permit is pending.

Other Comment: The square footage of the proposed buildings should be indicated on the plan.

**Name of Plan: Aitkins, Clark M. & Daniel A.**

**File Number: 2011-09-003**

**Tax Map #: 16-007-106/16-007-106A**

**Municipality: Derry Township (Municipal Ordinance)**

**Applicant Name: Aitkins, Clark M. & Daniel A.**

**Land Owner Name: Aitkins, Clark M. & Daniel A.**

**Plan Preparer: Tuscarora Land Surveying**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes a lot addition (LOT 4) from lands of Clark M. & Daniel A. Aitkins (T.M. 16-007-106) to lands of Clark M. Aitkins (T.M. 16-007-1-6A).

Review Comments (List from Review Committee):

Start Notes - The original plan that was submitted for review was dated 8/26/11. A revised plan dated 9/19/11 was then submitted and reviewed, which the following comments are based on.

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. As noted on the plan, the property is in an Agricultural Security Area.

Floodplain / Wetlands - As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain. Future development in this area is 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. (AoB) According to the County GIS files, some portion of the residual property appears to have prime farmland soils. (EdB, MuB)

Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Ridens Road (T-432) is substandard (Section 504.2).

Cartway Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Ridens Road is substandard (Section 504.2).

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: Wagner, R. Dean**

**File Number: 2011-09-004**

**Tax Map #: 16-014-118**

**Applicant Name: Wagner, R. Dean**

**Plan Preparer: Tuscarora Land Surveying**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes a single-lot subdivision (LOT 2) from the lands of Roy Dean Wagner (T.M. 16-014-118). Appropriate sewage testing has been performed on LOT 2, which will contain a dwelling, individual well and on-lot sewage disposal system. Access to the proposed lot will be from Denlinger Lane by means of a proposed private 50' R/W acquired from lands of Jarod W. Armstrong.

Review Comments (List from Review Committee):

Start Notes - The original plan that was submitted for review was dated 6/23/11. A revised plan dated 9/19/11 was then submitted and reviewed, which the following comments are based on.

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

Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Denlinger Lane is substandard (Section 504.2).

Cartway Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Denlinger Lane is substandard (Section 504.2).

Private Street / Shared Driveway - Plan Note 6 should be included with the deeds.

Deed Restrictions and Easements - According to notes 1 and 4 on the plan, there are no known easements or deed restrictions associated with the property.

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

Other Comments:

1. The proposal does not provide Lot 2 with any road frontage (See section 508.F of the Derry Township Subdivision and Land Development Ordinance). A zoning variance may be needed for this proposal. The applicant should contact the zoning officer for more information.

2. Has Mr. Jarod Armstrong agreed to the proposed 50' Right-of-Way? Will a separate easement be recorded?

\*According to the surveyor, Mr. Armstrong agreed to the ROW, and a separate easement will be recorded.

**Name of Plan: McCardle, Guy R. & Guy D.**

**Tax Map #: 16-03-103/103A**

**Applicant Name: McCardle, Guy D.**

**Plan Preparer: Wright Land Surveying**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lots 2, 3 and 4 from two existing parcels of land. Lots 1A and 1B are the residual parcels and are to be combined into one tract. Lot 2 has an existing house served by public sewer, private water and has access existing on Shade Lane. Lot 3 has an existing house, on-lot system, private water and has access on the existing driveway to be a shared driveway with the residual tract. Lot 4 is proposing a house to be served by on-lot sewer, private water and access on an existing land to be shared driveway with the residual tract.

Review Comments (List from Review Committee):

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

Floodplain / Wetlands - As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain. Future development in this area is 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. (No, BrB)

According to the County GIS files, some portion of this property appears to have prime farmland soils. (Ph, No)

Right-of Way Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Old Park Road is substandard (Section 504.2). Does Shade Lane have a Right-of-Way and Cartway Width associated with it? If so, it should be listed on the plan. \*According to the surveyor, he could not find a formal ROW associated with Shade Lane. One should be considered at this time. Also, the cartway width should be labeled.

Cartway Widths - Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Old Park Road is substandard (Section 504.2).

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

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

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.2.L and 403.7 of the Derry 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 Derry Township Planning Commission. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Water Service - The water supply location should be noted on the plan for Lot 2 as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2.X).

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." Shouldn't Lot 2 be comprised of both original lots being subdivided? This should be shown similar to Lot 1B and 1A.

Other Comments:

1. Does proposed Lot 3 meet the minimum lot width frontage requirements? If not, it may need to have a variance granted.
2. By this proposal, what will the lot frontage on Old Park Road be for Lots 1A and 1B?
3. This proposal appears to only leave a shed on Lot 1. A shed cannot act as a principal use of a property and this proposal may not be allowed. The applicant should contact the Derry Township Zoning Officer for more information. \*According to the surveyor Lot 1 has an airplane landing strip, and the shed is actually an airplane hangar. An airport is not an allowable use in the Rural Zone, so the property is already a non-conforming land use (See section 402 of the Derry Township Zoning Ordinance). The plan should state this information and reference the Zoning ordinance by stating that additional non-conforming development cannot occur and any additional development should conform to the requirements of the Derry Township Zoning Ordinance.

**Name of Plan: Spigelmyer Lumber Company**

**Tax Map #: 17-16-100**

**Applicant Name: Spigelmyer Lumber Co.**

**Plan Preparer: Tuscarora Land Surveying**

**File Number: 2011-09-005**

**Municipality: Granville Township (Municipal Ordinance)**

**Land Owner Name: Spigelmyer Lumber Co.**

Action Taken: The County provides comments only.

Plan Summary: This plan proposes a subdivision of eleven (11) lots from the lands of Spigelmyer Lumber Co. Appropriate sewage testing has been completed on all lots. Each lot is proposed with a single dwelling or cabin with an on-lot sewage disposal system and an individual well.

Review Comments (List from Review Committee):

Basic Plan Information - The plan lists "other lands of Spigelmyer Lumber Company" under the same tax map number. Is this under a separate deed? More information should be provided. If this is all part of the same property, it will need to be part of this plan. \*According to the surveyor, this portion of the property is on a separate deed. However, the revised plan lists the same deed call for the entire Spigelmyer property. If this is part of the same deed, the entire property should be shown with acreage and property boundary information.

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.

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. \*According to the surveyor, each site where septic testing has been conducted has a relatively level spot that will allow for a camp to be built.

Right-of Way Widths - The plan shows a 50' Right-of-Way for Risky Road accessing all proposed properties. However, according to County GIS information and the soils plan, the road is shown in a different location. Why is this different? If there are multiple roads traversing the property, they should all be shown on the plan. \*According to the surveyor, the GIS map is incorrect. The GIS mapping follows a logging road. The plan shows the road in the correct location.

Cartway Widths - The cartway width of Risky Road is substandard. (Granville Township Subdivision and Land Development Ordinance, Table 1). Since future development is proposed, improvements should be considered since it appears there isn't an adequate cartway provided. Two-way traffic and emergency vehicles should adequately be able to handle if 11 properties are proposed to be developed. Road improvements are recommended to be required if this much development is proposed. It is also recommended that if the road cannot be expanded to meet township road standards, that there be deed restrictions that state that there cannot be any future development. The Planning Commission is concerned that all 11 properties that are being subdivided will be further subdivided and developed in the future.

Private Street / Shared Driveway - The plan shows a private street agreement and references that the agreement will be included with the deeds. This should occur and be a contingency of plan approval. Considering the amount of future development proposed, Risky Road and the proposed driveways should be reviewed by the Granville Township Engineer and/or Roadmaster to ensure access to the sites is adequate.

DEP Sewage Planning Module - A subdivision proposing more than 10 lots from the parent parcel is considered a major subdivision. A DEP Component 2 Form should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

E & S - This proposal should require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District and submit a plan for review. Plan approval should be contingent upon receipt of the Conservation District's approval.

**Name of Plan: Wilson, William A. & Cathy A.**

**Tax Map #: 01-15-321/322**

**Applicant Name: Wilson, William A. & Cathy A.**

**File Number: 2011-09-001**

**Municipality: Lewistown Borough (Municipal Ordinance)**

**Land Owner Name: Wilson, William A. & Cathy A.**

**Plan Preparer: Roth Surveying Services**

Action Taken: The County provides comments only.

Plan Summary: This plan is being prepared in order to combine Tax Map 01-15, Parcel 321 and Tax Map 01-15, Parcel 322 into one property.

Review Comments (List from Review Committee):

Floodplain / Wetlands - The plan should note the site does not lie within a 100 year floodplain or designated wetland. (See Sections 7.302.A.26, 28 and 29 of the Borough of Lewistown Subdivision and Land Development Ordinance)

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

Water & Sewage Service - The water and sewage provider information should be noted on the plan as prescribed in the Borough of Lewistown Subdivision and Land Development Ordinance (Section 7.302. A.11).

Signature Blocks on Plan - A signature block should be on the plan acknowledging the review of for the municipal Planning Commission and not approval.

Lot Addition - 1. A lot combination symbol should be on the plan (See section 7.302.A.24 of the Borough of Lewistown Subdivision and Land Development Ordinance).

2. The combined area (square footage) of the combined parcels should be on the plan (See section 7.302.A.5 of the Borough of Lewistown Subdivision and Land Development Ordinance).

3. A lot addition statement should be noted on the plan stating the following on the plan: "Lot # \_\_\_ consisting of \_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Borough of Lewistown Subdivision Ordinance Section 7.302.A.25)  
\*After a conversation with the surveyor, since this is a lot consolidation plan and not a normal lot addition, the wording that the lot is not a building lot is not appropriate. The plan should still indicate that the lots cannot be maintained or developed as a separate individual lot.

**Name of Plan: Mann Edge Terrace Elderly Housing Development                      File Number: 2011-09-009**

**Tax Map #: 03-03-310/320                      Municipality: Lewistown Borough (Municipal Ordinance)**

**Applicant Name: Mifflin Co. Industrial Dev. Corp.                      Land Owner Name: Mifflin Co. Industrial Dev. Corp.**

**Plan Preparer: PennTerra Engineering, Inc.**

Action Taken: The County provides comments only.

Plan Summary: Tax Parcel 03-03-320 consisting of 0.222 acres (9,679 square feet) is to be added onto Tax Parcel 03-03-310 consisting of 2.991 acres (130,296 square feet), as a LOT CONSOLIDATION. Tax Parcel 03-03-320 is a LOT ADDITION and shall become an integral part of Tax Parcel 03-03-310. The Consolidated Lot Tax Parcel 03-03-310 shall now consist of 3.213 acres. Furthermore, after the lot is considered "consolidated", the lot shall then be subdivided to create two (2) lots as depicted herein these plans.

Review Comments (List from Review Committee):

Start Notes - An original plan dated 3/9/11 was reviewed and a revised plan dated 3/21/11 was submitted and reviewed at the Planning Commission meeting on March 24, 2011. This amended plan, dated 9/6/11, replaces the plan submission from March and slightly changes the lot configuration of the previous submission in March.

\*According to the landowner, the reason for the change in configuration is for environmental concerns. If the entire stream bank is owned by one landowner, then only one property would be responsible for part of the future testing that will be required because of the environmental remediation measures.

Floodplain / Wetlands - As shown on the plan and according to County GIS information, the property lies within the floodway and the 100-year floodplain. Future development in this area is discouraged. Note 7 on Sheet 1 states that the property is located in the "X Zone." However, a portion of the property lies within the "AE Zone." This should clearly be indicated in the Floodplain description.

Deed Restrictions and Easements - According to the surveyor, there are no known existing deed restrictions or easements associated with the property.

Other Comments:

1. Considering the revised lot configuration cuts Lot 1 off from access to the creek, any utilities that pass over Lot 2 will need an easement. All easements should be shown on the plan. If the easements are not to be shown on this plan, they should be shown on a revised land development plan that has yet to be recorded as of the submission of this revised subdivision plan.

**Name of Plan: Lake Chevrolet-Rear Parking Lot Improvement                      File Number: 2011-09-011**

**Tax Map #: 07-11-0400A                      Municipality: Lewistown Borough (Municipal Ordinance)**

**Applicant Name: Lake, William S.                      Land Owner Name: Lake Chevrolet**

**Plan Preparer: Thomas H. Metz Engineering, Inc.**

Action Taken: The County provides comments only.

Plan Summary: The project will involve the minimal grading of existing gravel parking area as well as the bituminous paving of the same for Lake Chevrolet dealership. An underground recharge/storage basin is proposed to meet the latest requirements of the Mifflin County Act 167 County-Wide Stormwater Management Plan.

Review Comments (List from Review Committee):

Start Notes - An original plan dated 9/6/11 was submitted and reviewed. The following comments are based on a revised plan dated 9/15/11.

Floodplain / Wetlands - Floodplain information on Note #6 on Sheet 1 should be updated. Old floodplain mapping information appears to have been supplied.

Right-of Way Widths - There needs to be confirmation on what the minimum right-of-way and cartway widths are for roads in a R-1 district. Contact the Borough Code Officer for more information.  
PennDOT HOP / Municipal Driveway Permit - Was a driveway permit required for this parking lot? If so, permit information should be provided. Contact the Borough Code Officer for more information.  
Signature Blocks on Plan - A signature block should be on the plan acknowledging the review of for the Borough of Lewistown Planning Commission.  
Zoning - The Zoning District should be provided in Note 6 on Sheet 1. If a variance or zoning change is has been granted for this property, it should be listed on the plan. This property was originally zoned R-1.  
Land Development - Provisions for Street Lighting may be required and should be included with the plan submission. Plan Note #12 on Sheet 1 mentions pole lighting but this is not clear on the plan.  
E & S / Stormwater - An E & S plan has been prepared and approved by the Mifflin County Conservation District. A letter has been provided by the MCCD. The stormwater plan needs to be reviewed by the Borough of Lewistown Engineer to insure the proposal meets the Borough's Stormwater Ordinance. Plan approval should be contingent upon receiving receipt of approval of the stormwater plan.  
Other Comment: There is a spelling error in Note 10 on Sheet 1 of the plan.

**Name of Plan: Mountain Road Structures - Land Dev. File Number: 2011-09-010**  
**Tax Map #: 19-02-117HA Municipality: Oliver Township (Municipal Ordinance)**  
**Applicant Name: Lapp, John P. & Josiah D. Land Owner Name: Lapp, John P. & Josiah D.**  
**Plan Preparer: Thomas H. Metz Engineering, Inc.**

Action Taken: The County provides comments only.

Plan Summary: Mr. John P. and Josiah D. Lapp, Owners of Mountain Road Structures, has converted an existing agricultural structure into a commercial facility whereby requiring the preparation of an official Land Development Plan. The facility is to be used for the construction, fabrication and sales of wood accessory buildings. Much of the perimeter about the structure is grave. Of the total Lot area of 10.0 acres, only 5.47 acres is to be analyzed for stormwater purposes. This area incorporates the ridge line down to the centerline of S.R. 22/522. The residual (primarily forested) area is to remain unchanged. Many of the improvements (building, gravel parking area and drives, private well and sewerage holding tank) are existing on the site. The only improvements additional to the above are the stormwater structures, grading, conduits and improvements as required by the Model Stormwater Management Ordinance for Mifflin County Act 167, County-Wide Stormwater Management Plan.

Review Comments (List from Review Committee):

Start Notes - This property was previously reviewed as a subdivision plan on January 28, 2010. The original Land Development plan, by Taptich Engineering and Surveying, was reviewed on March 24, 2011. The Taptich plan was never finalized or approved. A new Land Development plan was then submitted by Thomas H. Metz Engineering, dated 9/6/11. A revised plan, dated 9/15/11 was then submitted and the following comments have been revised to reflect the most recent plan submission.

Clean & Green - The property was enrolled in the Clean and Green Program and may have been removed. Please elaborate.

PennDOT HOP / Municipal Driveway Permit - The plan narrative and General Note 13 on the plan state that a low volume permit will be required for the driveway opening into U.S. 22/522. Plan approval should be contingent upon receiving a copy of the permit.

Street Names - The plan sheets list both Knable Court and Mountainside Structures Drive. However, the plan doesn't clearly indicate that Knable Court is across the road from the new drive. Additionally, according to the County GIS Department, Mountainside Structures Drive was never officially named this road name. All road names need to be approved by the GIS Department. There is a fee associated with road names.

Deed Restrictions and Easements - General Note 17 on the plan states that there are no deed restrictions.

Easements associated with the property, if any, should be provided in accordance with Section 6.302.a.6 of the Oliver Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module - The plan narrative states that the SEO has already approved the holding tank design and installation for commercial use. This paperwork should be provided to Oliver Township.

Land Development - Provisions for Street Lighting should be included with the plan submission. (See section 4.203.I of the Mifflin County Subdivision and Land Development Ordinance). \*See Note 10 on Sheet 2 of the plan. What specific lighting is to be proposed? This should be clearly indicated on the plan.

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

Other Comments:

1. Note 6 on Sheet 2 references outdated floodplain information. This should be updated.
2. Note 12 on Sheet 2 of the plan should be removed. Signage is not determined by the Mifflin County Subdivision and Land Development Ordinance in Oliver Township.
3. If the 50' Private R/W to the abutting property, T.M. 19-2-117H, is being extinguished, it should not be shown on all sheets. \*The revised plan removes the labeling on some sheets, yet the R/W lines are still shown on the plan. This R/W confuses the plan and should be removed. A specific note addressing the elimination of the R/W should be indicated on the plan.
4. The Township should consider amending its Subdivision and Land Development Ordinance to include specific provisions for non-residential off-street parking requirements (i.e. one space per 200 square feet of floor area). For more information, the Township can contact the Mifflin County Planning and Development Department.
5. The plan states it has been copyrighted before it was submitted for review and approved.



**Name of Plan: Pyramid Healthcare Properties**    **File Number: 2011-09-008**  
**Tax Map #: 20-14-0609**    **Municipality: Union Township (Municipal Ordinance)**  
**Applicant Name: Pyramid Healthcare Properties**    **Land Owner Name: Pyramid Healthcare Properties**  
**Plan Preparer: Bellock Engineering**

Action Taken: The County provides comments only.

Plan Summary: Pyramid Healthcare currently operates a facility at 109 West Main Street in Belleville. To expand their facilities, they are proposing to place two modular buildings on the lot. The modular buildings will be placed on piers, which alleviates the need for grading the site. Title to the land is currently on two separate deeds. This makes it possible for each half of the property to be sold separately. The internal property line runs between the proposed locations of the modular buildings. To avoid issues with setbacks and the potential for separate ownership of each half of the property, with the recording of this plan, the two lots will be consolidated into one lot.

Review Comments (List from Review Committee):

Start Notes - An original plan dated 8/23/11 was submitted and reviewed at the Review Committee meeting on 9/15/11. A revised plan dated 9/20/11 was re-submitted prior to the planning commission meeting and the following comments are based on the revised plan.

Administrative - The subdivision application form should be signed by the municipality. \* Township signature was submitted on September 16, 2011.

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

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 401.1 and 402.2.b of the Union Township Subdivision and Land Development Ordinance. \*According to the project manager, there are none known.

Sewage Service - If a new public sewage connection is required for the proposed units, a letter from the municipality acknowledging availability of public sewer should be submitted to the Union Township Planning Commission.

Water Service - If a new public water connection is required for the proposed units, a letter from the municipal water authority acknowledging availability of public water should be submitted to the Union Township Planning Commission.

Land Development - Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Union Township for more information. The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. \*According to the project manager, there is a fire hydrant already existing at the top and at the bottom of the hill. Parking provisions should be indicated on the plan including the number of spaces provided and the number required by the Union Township Zoning Ordinance.

E & S / Stormwater - Considering that stormwater provisions have been included with this plan submission, the stormwater plan should be reviewed by the Union Township Engineer.

Other Comments:

1. It is recommended that the lot consolidation and the land development plan be shown on two separate sheets. This would make displaying some of the information easier to read. \*The land development was separated from the lot consolidation plan, but it was able to be shown on one sheet.

### **Public Comment**

There was no public comment.

### **Other Business or Comments**

Bill Gomes reported the requests for proposals for consulting services for the Phase I and Phase II projects of the Mifflin County Comprehensive Plan update will soon be advertised and mailed. Proposals are due October 17, 2011. A committee of members of the Planning Commission, Planning and Development Department staff and SEDA-COG will be formed to review and evaluate the proposals to make recommendations for consultant selection. An advisory committee will also be formed to oversee the projects.

### **Adjournment**

The meeting adjourned at 5:10 p.m.

mjs