

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2010
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire, Vice Chairman
Neal Shawver
Chris Aumiller
Kay Hamilton
Brent Miller
Kent Spicher

Other

Floyd Ciccolini, Mifflin Co. Conservation Dist.
Phil Lucas, Mifflin Co. Public Safety Office

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner
James Lettiere, Community Development Administrator

Call to Order

Jim Spendiff, Chairman, called the meeting to order at 3:30 p.m.

Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

The minutes of August 26, 2010 were approved as written with a correction of Kay Hamilton being added to the attendance sheet.

Hazard Mitigation Plan

Jim introduced Phil Lucas to give an update to the Mifflin County Hazard Mitigation Plan. Phil said the Plan is set for a five-year renewal. We are currently in year three of the Plan and one of the recommendations from FEMA and PEMA is for yearly updates. The updates include soliciting comments from the municipalities and the County to determine if there are any additions, deletions, corrections or updates to be made to the existing Plan. This means that projects have been completed, added, removed or that priorities changed. There was discussion on the funding for updating the Plan. Phil said they need to be aware of grant opportunities and apply within the next year or so in order to be ready for the five-year update.

Update on DEP Chapter 102 Erosion Control Regulations

Jim introduced Floyd Ciccolini from the Mifflin County Conservation District. Dan Dunmire said the relevance of this presentation is that on November 19, the new Chapter 102 Erosion & Sediment Control Regulations goes into effect. He said Floyd will be talking about how this will affect NPDES permitting with increased fees and thresholds for permitting dropping. Floyd said once the new regulations take effect. A structure currently under construction would be under the present regulations until 2013. Chapter 102 will codify NPDES requirements. At this time there is a 5 acre minimum level of disturbance. After November 19, the threshold will drop to one acre and will require an NPDES permit. He said agriculture was not looked at very closely under the old Chapter 102 Regulations. Now barnyard sites will be looked at like a construction site. If you have a NPDES permit, the State is requiring a seven day notice for the Conservation District to inspect the site. Floyd next went into the changes in the fee structure. The old fee structure was \$500 for permits. General and Individual will be now \$500 and \$1,500 plus \$100 per acre.

Floyd continued by saying that property owners will now be required to have a licensed professional sign off that all requirements for the project have been met. The buffer requirement will be that there can be no disturbance within 150 feet of a special protection watershed. There will be an exemption for single family homes. A question was asked who would be issuing the requirements to the home owner who

wants to build a home on a one acre parcel with a stream. Floyd said a municipality or county may not issue a building permit for projects requiring NPDES permits until authorized. The Conservation District will have to be notified to see what regulations will need to be met before the permit can be issued. Dan said two thirds of the County is under a special protection watershed. Floyd said he expects the work load at the Conservation District to increase around 50%. All projects currently underway must be administratively complete by November 19 to avoid the new regulations.

CDBG Program Update

Jim Lettiere, Community Development Administrator, was introduced to give an update on the CDBG Program. Jim said he would go over some of the projects from 2006 to 2009. The 2010 applications are still under review by DCED. Jim mentioned the Wayne Township-Ryde Road Project has been approved by DCED. The Mount Union Municipal Water Authority Project is underway, and the Newton-Wayne Joint Municipal Authority Project is well underway. Most of the projects are multi-year funded projects. A status report was given to each member.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed six plans. There were three plans under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee recommended conditional approval of the following plans: Aldis Peruso, Bratton Township, Gregory Moist & Jerry Dyer, McVeytown Borough and Kevin Fisher, Wayne Township.

There were three plans under municipal ordinances for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: Katherine C. Laub, Derry Township, Charles E. Grose, Granville Township and Joseph D. Minutilli Estate, Lewistown Borough.

Mark Colussy discussed the Kevin Fisher Subdivision in Wayne Township. This property was last subdivided in 2009. A new plan was presented proposing a lot addition of nine acres to the one acre lot that a new house will be built on. The one acre lot with an existing house will be a stand-alone lot. As part of the survey process, the surveyor discovered there was a deed discrepancy between the Fishers and Ray Campbell who owns the property across the road. This necessitated a property line agreement between the two property owners. Due to a property line agreement, Mr. Fisher does not have enough lot frontage along a public road so he has requested a waiver from lot frontage requirements in the subdivision ordinance. He has a shared driveway agreement on the plan so he has access to the property, but a reference to a second driveway agreement needs to be on the plan. Dan Dunmire made a motion to grant a waiver request for the Fisher Subdivision, Neal Shawver seconded the motion and all voted aye.

Dan made a motion to conditionally approve the three plans under the County Ordinance. Kay Hamilton seconded the motion and all members voted aye.

Mark mentioned the updated comments for the Gregory Moist plan. He said that other than the DEP approval, the comments have all been addressed. Dan Dunmire then made a motion to approve the comments and recommendations as presented and discussed for the plans under municipal ordinances. Chris Aumiller seconded the motion and all members voted aye.

Mark mentioned a plan for a building addition to Nittany Oil Gas Station in Wayne Township. He said when the Engineering Firm was going through the HOP process the land parcel was under the name K.V. Oil but was being submitted under the name Nittany Oil. Due to the name change, PennDOT is requiring them to go through the Right-to-Know Process which is delaying the HOP approval. The 90 day conditional approval expires this month so they have requested a 90 day extension on their approval. Dan Dunmire made a motion to approve a 90 day extension. Chris Aumiller seconded the motion and all members voted aye.

The Subdivision Review Committee Report:

Name of Plan: Peruso, Aldis

Tax Map #: 13-07-210

Applicant Name: Peruso, Aldis

Plan Preparer: Roth Surveying Services

File Number: 2010-09-002

Municipality: Bratton Township (County Ordinance)

Land Owner Name: Peruso, Aldis

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days.

Plan Summary:

1. Total area being subdivided = 0.934 acres.
2. Total number of lots = 2.
3. Lot 1, the residue of 0.814 acres, contains a single family residence and is served by public sewer and a private water system.
4. Lot 1 - A 0.120 acre parcel is to be added onto land owned by Carson P. Lobb. Lot 1-A is a lot addition and shall become an integral part of the property owned by Carson P. Lobb. Lot 1-A cannot be maintained or developed as a separate individual lot.
5. 20' contours are plotted from U.S.C. & G.S. and are approximate.
6. This site is not located within a designated 100 year flood zone or wetland area.

Review Comments (List from Review Committee):

Start Notes - This plan was previously reviewed in June of 2003.

Basic Plan Information - A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. It appears the plan notes could be converted into a plan narrative. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.1)

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. (AoB)

Setback Lines - The setback requirements appear incorrect. For a Single Family Residence with public sewer, the Front Setback is 35', side is 15' and rear is 20'. This should be updated on the plan.

Cartway Widths - The cartway width of Cold Springs Road and Pine Drive do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

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

Water Service - The water supply location should be noted on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A20). 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.

Signature Blocks on Plan - A signature block should be on the plan acknowledging the review of the Bratton Township Supervisors, and not the approval.

Lot Addition - A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.24) It appears that the lot addition statement on the plan has the incorrect wording. A lot addition statement should be noted on the plan stating the following on the plan: "Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Mifflin County Subdivision Ordinance Section 7.302.A.22) The combined acreage of Lot 2 and Lot 1-A should be shown on the plan.

Name of Plan: Laub, Katherine C.

Tax Map #: 16-08-104B

Applicant Name: Laub, Katherine C.

Plan Preparer: Sarge Engineering and Surveying

File Number: 2010-09-001

Municipality: Derry Township (Municipal Ordinance)

Land Owner Name: Laub, Katherine C.

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to add Lot 1, of 9.443 acres, to the other land of Katherine C. Laub, Tax Parcels 16-8-104BA and 104BB, and to create Lot 2, of 51.075 acres, for agricultural use.

Review Comments (List from Review Committee):

Basic Plan Information - The plan narrative should mention tax parcel information for Lots 1 and 2. Also, Lot 2 should have tax parcel information provided. The plan references two lots owned by Katherine C. Laub, (T.M. 16-8-104BA & 104BB), yet one deed is listed. Please explain. Also, are both of these pieces being

consolidated and added to Lot 1? If so, this should be explicitly clear on the plan. *According to the surveyor, a lot consolidation has already occurred with the two properties in the 90s, yet the Tax Assessment office never eliminated one of the tax parcels. Both parcels are currently on one deed. Clean & Green / Agriculture - The property is in an Agricultural Security Area and should be noted on the plan. The parcel is enrolled in the Clean and Green program. 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, the residual portion of this property appears to have prime farmland soils. (EdB, HaB, MeB) *Please reference Note 7 on the plan. No new construction is proposed. 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)

*Please reference Note 7 on the plan. No new construction is proposed.

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

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

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

Name of Plan: Warehouse Storage Inc. File Number: 2010-09-004
Tax Map #: 17-12-100U Municipality: Granville Township (Municipal Ordinance)
Applicant Name: Grose, Charles E. Land Owner Name: Grose, Charles E.
Plan Preparer: Tuscarora Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes a single-lot subdivision of lands of Warehouse Storage Inc. This lot is located within the Zoning District (I) General Industrial. There are no plans for construction on the proposed lot or the residue at this time.

Review Comments (List from Review Committee):

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. (Pu)

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

DEP Sewage Planning Module - 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. A non-building declaration should be on the plan if no new development is proposed.

Water & Sewage Service - Plan note 3 states buildings are served by public water and sewer. However, the plan shows water laterals connecting to 4 of 6 of the buildings and sewer to 2 of 6 of the buildings. Please clarify. Also, the main sewer line should be labeled on the plan.

Features - According to County GIS information, there is a private drive at the rear of the property. Please confirm. All significant man-made features should be shown on the plan. (See Granville Township Subdivision and Land Development Ordinance, Section 6.202.a.10)

Zoning - Zoning information should be stated on the plan, including parking requirements, minimum lot coverage and minimum lot size.

Name of Plan: Minutilli, Joseph D., Estate File Number: 2010-09-005
Tax Map #: 04-02-510 Municipality: Lewistown Borough (Municipal Ordinance)
Applicant Name: Bomgardner, Clyde R., Atty. Land Owner Name: Minutilli, Joseph D., Estate
Plan Preparer: Tuscarora Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes the subdivision of the existing lot of the Joseph D. Minutilli Estate into two separate parcels. The current deed contains both residences on a single parcel, although each residence has an individual tax map number. The total existing lot is currently zoned Commercial.

Review Comments (List from Review Committee):

Basic Plan Information - Property owner and/or applicant information should be provided on the plan. Lewistown Borough Subdivision and Land Development Ordinance, Section 7.302.A.3)

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

Topographic information - Topographical contours at vertical intervals should be displayed on the plan Lewistown Borough Subdivision and Land Development Ordinance, Section 7.302. A23.).
Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (AbB)

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 Lewistown Borough Subdivision and Land Development Ordinance.

Water and Sewage Service - The plan should reference the water and sewage provider which supplies these properties. (See section 4.211 of the Borough of Lewistown Subdivision and Land Development Ordinance) The Sewer Line should be labeled on the plan.

Signature Blocks on Plan - A signature block should be on the plan acknowledging the review of for the Lewistown Borough Planning Commission and not their approval. (See section 7.302.A.21 of the Borough of Lewistown Subdivision and Land Development Ordinance)

Features - There is a building on the abutting property, T.M. 4-2-514. 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. (Borough of Lewistown Subdivision and Land Development Ordinance, Section 7.302.A.23)

Zoning - Zoning information should be stated on the plan, including setbacks, Lot Area, Building Area, Building Height, and Off-Street Parking requirements.

Name of Plan: Moist, Gregory & Dyer, Jerry File Number: 2010-09-006

Tax Map #: 10-00-208/10-00-207 Municipality: McVeytown Borough (County Ordinance)

Applicant Name: Moist, Gregory M.

Land Owner Name: Burget & Associates, Inc.

Plan Preparer: Burget & Associates, Inc.

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days.

Plan Summary: The purpose of this plan is to consolidate two prior approved lots from Plan Book 24, page 80. The lot line between these two lots shall be abandoned as part of this plan.

Review Comments (List from Review Committee):

History - This property was previously subdivided in 2007 and 2005 by Eugene Brown.

Basic Plan Information - A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. It appears Plan Note 1 could serve as the narrative. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.1) *This has been updated on the revised plan dated 9/21/10.

Floodplain / Wetlands - The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Sections 7.302.A.23 and 25 of the Mifflin County Subdivision and Land Development Ordinance) *This has been updated on the revised plan dated 9/21/10.

Right-of-Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Shippen Alley and Washington Alley are substandard (Section 4.204.F).

Cartway Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Shippen Alley and Washington Alley are substandard (Section 4.204 F).

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302.A.6 and 7.302.B.7 of the Mifflin County Subdivision and Land Development Ordinance. *According to the surveyor, there are none known.

DEP Sewage Planning Module - This plan was designated as exempt from sewage planning activity from DEP in a letter dated March 4, 2005 when this plan originally submitted. The applicant should reconfirm with DEP that this is still valid, otherwise a Component 3 form will need to be submitted to DEP. Plan approval will then be contingent upon approval from DEP.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Mifflin County Planning Commission. *A letter dated 9/20/10 has been submitted.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Mifflin County Planning Commission. *A letter dated 9/20/10 has been submitted.

Signature Blocks on Plan - A Mifflin County Planning Commission Approval Signature Block should be on the plan, as opposed to the review. *This has been updated on the revised plan dated 9/21/10.

Lot Addition - A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.24) *This has been updated on the revised plan dated 9/21/10.

Other Comments:

1. The PA One Call references "Wheatfieldsylvania" and not Pennsylvania. This should be corrected. *This has been updated on the revised plan dated 9/21/10.

2. A waiver request has been made for the Preliminary Plan submission. However, the Final Plan can act as a

Preliminary/Final Plan. The waiver request is not needed. (See section 3.107 of the Mifflin County Subdivision and Land Development Ordinance) The waiver request block should be removed from the plan. *This has been updated on the revised plan dated 9/21/10.

3. The plan states that the new lot will be served by Public Water and Sewer, yet the water and sewer lines are not shown on the plan. If no line is within 50 feet of the property, the proposed water and sewer lateral should be shown on the plan. (See section 7.302.a.20 of the Mifflin County Subdivision and Land Development Ordinance) *This has been updated on the revised plan dated 9/21/10.

4. The plan notes Shippen Road as the access to the property. According to County GIS information, the road is labeled as Shippen Alley. Properties only access cannot be off of an Alley. *According to the Borough Secretary, Shippen Alley was officially changed to Shippen Road by the Borough.

Name of Plan: Fisher, Kevin

File Number: 2010-09-003

Tax Map #: 21-06-143B/21/06/115FA

Municipality: Wayne Township (County Ordinance)

Applicant Name: Fisher, Kevin

Land Owner Name: Fisher, Kevin

Plan Preparer: Wright Land Surveying

Action Taken: The County approved the plan conditionally based on meeting the following conditions within the next 90 days. If these requirements are not completed within 90 days, the approval is void. If necessary, extensions can be requested by the applicant before the end of the 90 days.

Plan Summary: This plan proposes to create Lot Addition A to be added to Lot 2. Lot 2 was approved in November 2009 and recorded on December 14, 2009 as Instrument # 2009-6334. Lot 1, the residual, has an existing single-family residence, on-lot system and well with additional soils testing completed for long-term sewage disposal needs. Total area of Lot 2 after Lot Addition is 10.148 acres.

Review Comments (List from Review Committee):

Floodplain / Wetlands - According to County GIS information, the property lies within a designated wetland, as delineated on the plan. Future development in this area should be discouraged. According to County GIS information, the property lies within the 100-year floodplain, as 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, as labeled on the plan. (KrB, Ph) 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 noted on the plan. (AoB, AnB, At)

Right-of-Way Widths - The right-of-way widths of Ferguson Valley Road and Loop Road do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road. The right-of-way width of Loop Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). *This information has been added to the revised plan dated 9/20/10.

Cartway Widths - The cartway widths of Ferguson Valley Road and Loop Road do not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F.1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road. The cartway width of Loop Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11). *This information has been added to the revised plan dated 9/20/10.

Private Street / Shared Driveway - There is a shared driveway agreement noted on the plan between Lots 1 and 2. The plan should also reference the agreement in place for Queen Bee Lane.

Street Names - Loop Road should be labeled on the plan. *This information has been added to the revised plan dated 9/20/10.

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302.A.6 and 7.302.B.7 of the Mifflin County Subdivision and Land Development Ordinance. *According to the surveyor, there are none other than a power line easement.

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. In the previous plan from November of 2009, the abutting property (T.M. 21-6-143B) appeared to be owned by Amy Jordan and the current plan lists the owner as Mr. Fisher. Please confirm. *According to the surveyor, the property was just recently purchased by K. Wade Smith.

2. Additionally, the previous plan in 2009 was listed as K. Wade Fisher. This plan is listed as Kevin Fisher. There should be consistency in the plan title and owner information on the plan. *According to the surveyor, the original plan's deed shows K Wade Fisher. The latest property's deed lists Kevin Fisher. The surveyor is only showing the plan title to be what is on the deed.

3. Proposed Lot 1 does not meet the minimum lot frontage of the Mifflin County Subdivision and Land Development Ordinance of 125 feet (See Table 1) due to a property line resolution between Mr. Fisher, and the abutting property, Ray K Campbell. *A waiver has been requested from this provision, dated 9/20/10.

Public Comment

There was no public comment.

Other Business or Comments

- Bill Gomes mentioned that periodically there are courses offered by the Pennsylvania Municipal Planning Education Institute (PMPEI). A registration sheet is included in the packet each member was given. This is the first time in a while that one is being offered on the Subdivision and Land Development Review process. He said the registration fee will be paid for two or three members if anyone is interested.
- Bill then said he had just attended a meeting at Indian Valley High School concerning street resurfacing, a new sidewalk and a traffic light for the new high school. There were concerns of property owners since Cedar Avenue will be closed off to finish the remainder of the project.
- There was some discussion concerning surveyors and engineers placing a copyright statement on subdivision plans. A letter from the Planning Commission's Solicitor was discussed, which states that there is no reason for a copyright to be on an ordinary subdivision plan unless the plan pertains to a more involved land development plan. Bill said one of the solutions may be to have the surveyor or engineer sign a release statement saying that by allowing this copyright the surveyor will not restrict the use or distribution of this plan for review purposes. This statement would have to be signed in order for the plan to be processed. This is still being discussed with the Solicitor.
- The paperwork was filed recently to void out the Summer Hill Farm Subdivision of several years ago involving 26 lots in Bratton Township.

The meeting adjourned at 4:55 p.m. upon a motion by Chris Aumiller that was seconded by Neal Shawver.

dpb