

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 27, 2012
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire, Vice Chair
Neal Shawver
Brent Miller
Jim Spendiff
Kent Spicher
Tom Lake

Other

Lucas Parkes, The EADS Group

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner
Kristen Price, Office Manager/Grants Manager

Call to Order

Dan Dunmire, Vice Chair called the meeting to order at 3:32.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes: August 23, 2012

Dan asked for a motion to approve the minutes for August 23, 2012. Jim Spendiff made a motion to accept the August minutes as written. The motion was seconded by Neal Shawver and all voted aye.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed eleven plans. Nine plans were under municipal ordinances for which the Planning Commission provides recommendations to the municipalities: Abie N. Hostetler in Armagh Township, Chadwick L. Kauffman, to Allen J. & Jill Metzler in Brown Township, Groff Poultry Operation, Yost I. Hostetler, Jack L. Heeter, Estate, Beverly Heeter, Allen Jones all in Decatur Township, Verling H. Wolfe & Dale S. Aungst in Derry Township, Warehouse Storage, Inc. in Granville Township, Kenneth E. & Barbara B. Swanger in Lewistown Borough, and James W. & Patricia Boring in Union Township. Two plans were under the Mifflin County Ordinance: Earl D. & Edna F. Peachey in Bratton Township and Gerald E. Gearhart in Wayne Township.

Mark discussed the Groff Poultry Operation in Decatur Township. This is a land development plan. The owners are proposing a new well, a 16,000 square foot poultry barn, workshop, and driveway to be installed on the site of their property.

The next plan discussed was the Verling Wolfe & Dale S. Aungst property in Derry Township. This is a three lot subdivision plan involving three existing houses. Two of the existing houses were placed on stilts and moved out of the highway right of way in 2004. This plan is proposing to place these two houses on permanent foundations on their own lots. Mark also mentioned stormwater issues will need to be addressed. The driveway goes up an extremely steep grade (approximately 20%) which causes stormwater concerns.

Dan Dunmire asked for a motion to approve the comments/recommendations of the Subdivisions Review Committee on the nine municipal plans. Neal Shawver made a motion to accept the comments/recommendations. The motion was seconded by Brent Miller and all voted aye. Dan asked for a motion to approve the comments/recommendations of the Subdivisions Review Committee on the two county plans (Peachey in Bratton Township and Gearhart in Wayne Township). Neal Shawver made a

motion to accept the comments/recommendations. The motion was seconded by Jim Spendiff and all voted aye.

**Mifflin County Subdivision and Land Development
Review Comments for Dates Between: 8/28/2012 and 9/11/2012**

Armagh Township (Municipal Ordinance)

Name of Plan: Hostetler, Abie N.
File Number: 2012-09-005
Tax Map #: 12-12-100
Municipality: Armagh Township (Municipal Ordinance)
Applicant Name: Hostetler, Abie N.
Land Owner Name: Hostetler, Abie N.
Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lots 2 and 3. Lot 2 has an existing residence that was approved as a Land Development Plan for Abie N. Hostetler in 2006. It is served by a permitted privy. Lot 3 is proposing a new house and privy. Both lots have frontage on Naginey Road but also use the existing Cedar Grove Lane for access. Cedar Grove Lane is being increased to a 50' right-of-way only for the benefit of Lots 2 and 3. Lot 1, the residual tract, has an existing residence with no other development proposed.

Review Comments (List from Review Committee):

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. The two abutters to the south are not shown on the plan. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.16)

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9, and 12)

Clean & Green / Agriculture

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

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 should be discouraged.

Topographic information

Considering it appears the property configuration has been influenced by the topographic contours, topographical contours at vertical intervals should be displayed on the plan for the entire property, (including Lot 1). (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.7)

Soils

As noted on the plan and according to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. (Soil: No)

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

Right-of Way Widths

The plan shows Cedar Grove Lane as having a 50' right-of-way for Lots 2 and 3. What is the existing width, and will the Speicher properties have use of this 50'? (T.M.12-5-119A) and Bonson (T.M 12-5-119)

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Cedar Grove Lane is substandard and may not support two way traffic or additional development. A wider cartway may be required. (Table 1).

PennDOT HOP / Municipal Driveway Permit

The plan has a HOP note. Is access to Lot 3 to be off Naginey Road? The proposed driveway location should be shown on the plan.

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."

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.202.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.

Water Service

Based on county records, there is a public water line traversing property. This should be shown on the plan. Will public water be used by Lot 3? If this site is not to be served by public water, the plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system for Lots 2 and 3. 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 plan should note both are off site and make reference to easement/right-of-way agreements on record. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202.a.11)

Lot Addition

The plan shows a lot combination symbol on the property plan between Lots 2 and 3. Is this erroneous?

Other Comments:

1. The lot configuration of the correct property is awkward. This proposal only makes the configuration worse by leaving the Residual lot with a strange curving strip of ground/between proposed Lot 2 and the abutting Fultz property (T.M. 12-12-100AB). Side lot lines shall be at substantially right angles or radial to the street lines. (See section 3.207.d of the Armagh Township Subdivision and Land Development Ordinance)

Bratton Township (County Ordinance)

Name of Plan: Peachey, Earl D. & Edna F.

File Number: 2012-09-001

Tax Map #: 13-09-310A/13-09-300A

Municipality: Bratton Township (County Ordinance)

Applicant Name: Peachey, Earl D. & Edna F.
Land Owner Name: Peachey, Earl D. & Edna F.
Plan Preparer: Roth Surveying Services

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 is a 1 lot subdivision of Tax Map 13-09- Parcel 310A (0.01 acres) to Tax Map 13-09- Parcel 300. The intent of this plan is also to add Tax Map 13-09- Parcel 300A (0.98 acres) to Tax Map 13-09- Parcel 310A (0.63 acres) to create a single lot of (1.61 acres).

Review Comments (List from Review Committee):

Subdivision Information

The configuration of Lot 3 and the residual lots do not match the configuration of the Penstone plan from August of 2011. Why is this different?

Floodplain / Wetlands

As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain.

Soils

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

Right-of Way Widths

The Penstone plan from August of 2011 showed an easement for the driveway across T.M. 13-09-300 for use of T.M. 13-09-310A. This should be shown on the plan.

The right-of-way width of River Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6).

Cartway Widths

The cartway width of River Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

Private Street / Shared Driveway

The driveway accessing T.M. 13-09-310A is shared with T.M. 13-09-300. All private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "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." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

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 & Sewage Service

Existing water and sewage service information for the grantee property of Lot 3 (T.M. 13-09-300) should be noted on the plan.

Is the well on Lot 1 really under the house?

Lot Addition

Acreage information for the grantee property of Lot 3 (T.M. 13-09-300) should be shown on the plan, as well as the combined acreage with Lot 3 added.

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)

Land Development

A land development plan for the grantee property of Lot 3 (T.M. 13-09-300) was submitted in August of 2011 and given a conditional approval. Final submission of that plan was said to be awaiting this subdivision plan.

Brown Township (Municipal Ordinance)

Name of Plan: Kauffman, Chadwick L., to Metzler, Allen J. & Jill
Municipality: Brown Township (Municipal Ordinance)
File Number: 2012-09-009
Tax Map #: 14-4-100D/14-4-100C
Municipality: Brown Township (Municipal Ordinance)
Applicant Name: Kauffman, Chadwick L., to Metzler, Allen J. & Jill
Land Owner Name: Kauffman, Chadwick L., to Metzler, Allen J. & Jill
Plan Preparer: Sarge Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

The purpose of this plan is to subdivide the 40.811 acre tract belonging to Chadwick L. Kauffman, Tax Parcel 14-4-100D, into two 2 acre Lot Additions, Lot A and Lot B. Lot A will be added to the land of Allen J. and Jill L. Metzler, Tax Parcel 14-4-100C, in 2012. Lot B will be added to the land of Allen J. and Jill L. Metzler, Tax Parcel 14-4-100C, in 2013. Lot 1 is the 36.811 acre residential/silvicultural remainder.

Review Comments (List from Review Committee):

Clean & Green / Agriculture

As mentioned in Note 4 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, some portion of this property appears to have prime farmland soils. (Soil: MuB)

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.

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 Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.24). Considering the entire property is shown on the plan, this requirement could potentially be waived.

Features

The driveway should be shown for Lot 1. All significant man-made features, including petroleum lines, electric poles, telephone lines, fence lines, culverts, etc. should be shown on the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.20)

Zoning

Zoning information shown appears to be incorrect. It appears this property is zoned Agricultural (A), not Rural Residential (R-1).

Other Comments:

The plan, as presented, shows two acres being transferred in 2012 and two acres being transferred in 2013, assumed to avoid Clean and Green roll back taxes under the currently enrolled Clean and Green status. We recommend that the 2013 lot addition be approved as a separate plan in 2013.

Decatur Township (Municipal Ordinance)

Name of Plan: Groff Poultry Operation
File Number: 2012-09-003
Tax Map #: 15-13-0126
Municipality: Decatur Township (Municipal Ordinance)
Applicant Name: Groff, Curvin R. & Martha J.
Land Owner Name: Groff, Curvin R. & Martha J.
Plan Preparer: Red Barn Consulting

Action Taken:

The County provides comments only.

Plan Summary:

Curvin R. and Martha J. Groff are proposing to construct a poultry operation on their property in Decatur Township, Mifflin County, Pennsylvania. The proposed poultry operation will consist of a 380' x 42' poultry barn with a 20' x 42' work room, a 20' x 12' composter shed, gravel driveways and turnaround areas, and stormwater management controls.

Review Comments (List from Review Committee):

Start Notes

The original plan, dated 8/29/12, was given a preliminary review on 9/20/12. A revised plan, dated 9/21/12 was submitted for a revised review. The following comments have been revised based on the revised plan.

Soils

As noted on the plan and according to the County GIS files, some portion of this property appears to have prime farmland soils. (Soil: KrB, MrB)

PennDOT HOP / Municipal Driveway Permit

There is a Driveway Permit note on the plan stating an PennDOT H.O.P. will not be required. Will the existing driveway (Gerry Lane) not be upgraded?

*Per the project engineer, PennDOT field verified that a new permit will not be required due to the proposed development only generating 2-4 trucks per week and the owners of the property will be the ones working at the facility. The minimal lane usage is not proposed to be upgraded.

DEP Sewage Planning Module

No Sewage is proposed. According to DEP, nothing will be required to be submitted.

*A letter from the DEP has been provided, dated 9/28/12.

Sewage Service

Is the new poultry operation to utilize the existing sewage system already existing on the site?

*Per the project engineer, no new sewage is being proposed.

Signature Blocks on Plan

The Mifflin County Review Certificate should be on the plan instead of the revised review signature block. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department.

*A copy of the review certificate was emailed to the project engineer on 9/20/12. This should be revised to allow for plan signage and recordation.

Land Development

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

*A truck turning template has been added to Sheet 103 of the plan. This will be the only traffic on the site. How will fire suppression be addressed?

*According to the project engineer, this will be done with the existing and proposed well.

E & S / Stormwater

The stormwater drainage provisions and associated stormwater plan should be reviewed by the Decatur Township Engineer. Plan approval should be contingent upon the receipt of sign off by the Township Engineer.

*Per the project engineer, the plans were already sent to the Township Engineer.

The Erosion and Sedimentation (E & S) provisions and Control Plan associated with the plan submission should be submitted and reviewed by the Mifflin County Conservation District (MCCD). Plan approval should be contingent upon the receipt of approval of the plan.

*Per the project engineer, the plans were already sent to the MCCD.

Other Comments:

1. Why is there a 15' Stormwater Drainage Easement shown from the proposed building along Gerry Lane to Back Maitland Road considering this is all one property?

*Per the project engineer, since Gerry Lane is a private drive, the easement is to allow the Township to inspect the stormwater facilities.

Name of Plan: Hostetler, Yost I.

File Number: 2012-09-006

Tax Map #: 15-12-116B

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Hostetler, Yost I.

Land Owner Name: Hostetler, Yost I.

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to change the usage of the Hostetler property from agricultural purposes only to allow for a single-family residence. Currently the entire parcel is farmland and was approved as a subdivision in March 2011 as a non-building parcel.

Review Comments (List from Review Committee):

Start Notes

This property was previously subdivided in January of 2011.

Clean & Green / Agriculture

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

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

Soils

As noted on the plan and according to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. (Soils: BrA, BrB)

Right-of Way Widths

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 (Table 1).

PennDOT HOP / Municipal Driveway Permit

As mentioned in Note 4 on the plan, 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 Decatur Township Planning Commission.

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route (Samuel's Church Road).

Private Street / Shared Driveway

It appears that the 20' right-of-way to the rest of the property could be shared. 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."

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Features

The proposed driveway should be shown on the plan as well as any other man made features associated with the property. (See section 602.2.A.10 of the Decatur Township Subdivision and Land Development Ordinance)

Name of Plan: Heeter, Jack L Estate, Beverly Heeter, Allen Jones

File Number: 2012-09-007

Tax Map #: 15-10-122

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Heeter, Jack L Estate, Heeter, Beverly/Jones, All

Land Owner Name: Heeter, Jack L Estate, Heeter, Beverly/Jones, All

Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create four lot additions to the lands of Allen L. Jones with no new development proposed. All lot additions are vacant woodland that are part of Heeter land that is deeded and taxed in Snyder County. Lot Additions A, B & C are to be added to the Jones tract in Snyder County, while Lot Addition D is to be added to the Jones tract in Mifflin County. Lot Additions A and B are coming from lands of the Jack I. Heeter Estate.

Review Comments (List from Review Committee):

Start Notes

This property was previously subdivided in February of 2012.

Clean & Green / Agriculture

The status of Clean & Green designation, Ag Security Area, and any Ag Conservation easements on the residual tract is unknown. The applicant should confirm this with Snyder County.

Soils

Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

Setback Lines

The setbacks along the East side of the Mifflin Co. tract (T.M. 15-10-122) do not appear correct. Also, does West Beaver Township have setback requirements?

Right-of Way Widths

The right-of-way of the private drive accessing Lot Addition D was proposed as 40' on the Heeter plan from February of 2012. Was this changed to 50', as indicated on the plan?

Cartway Widths

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

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 603.2.A.6 and 603.2.B.7 of the Decatur Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

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

Sewage Service

The applicant should be made aware that the Mifflin County tract (T.M. 15-11-122) will not be able to be developed unless a revised plan is submitted with sewage testing.

Signature Blocks on Plan

A signature block should be on the plan acknowledging the review of for the West Beaver Township and the Snyder County Planning Commissions.

A signature block should be on the plan acknowledging the approval of the West Beaver Township. There should be a signature block area for the Recorder of Deeds of Snyder County.

Lot Addition

The waiver request from Snyder County in Plan Note 4 is not relevant in Mifflin County. If a waiver request is to be requested, it should be from Decatur Township in Mifflin County as well.

A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description.

The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for Lot 1. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 603.2.A.5, 7, 9, and 12) 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."

Derry Township (Municipal Ordinance)

Name of Plan: Wolfe, Verling H. & Aungst, Dale S.
File Number: 2012-09-010
Tax Map #: 16-04-109
Municipality: Derry Township (Municipal Ordinance)
Applicant Name: Wolfe, Verling H., & Aungst, Dale S.
Land Owner Name: Wolfe, Verling H., & Aungst, Dale S.
Plan Preparer: Sarge Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

The purpose of this plan is to situate two existing houses that were moved out of the highway right of way, on their own lots. Lot 1 is the 3.456 acre remainder and contains an existing house that is already connected to public water and sewer. Lot 2, of 1.797 acres, and Lot 3, of 2.642 acres, will each contain an existing moved house with private wells and public sewer.

Review Comments (List from Review Committee):

Start Notes:

This property had two previous plans submitted. The first was by HRG in April of 2004 and the second by Taptich Engineering & Surveying in October of 2007. There are several outstanding issues in regards to Roseland Drive and stormwater that didn't ever seem to have been addressed. What measures are being taken at this time to insure all measures have been met?

Subdivision Information

Why does this property match the tax map? Where is T.M. 16-19-314?

*According to the surveyor, the current tax map is incorrect.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Roseland Drive is substandard (Section 504.2).

Private Street / Shared Driveway

If a private street is proposed, the plan should be reviewed by the Derry Township Engineer. A road profile is recommended to be provided to assist with this review.

Street Names

Considering Roseland Drive was named in 2007, the owner will need to contact the Mapping Department to GPS the actual driveway location once it is installed. A waiver was previously requested to allow three houses on the same private drive. This waiver may need to be asked for again to allow this plan to be approved since the maximum on a private drive is two homes.

*According to the surveyor, this waiver has been approved by the supervisors. The date of the waiver should be noted on the plan.

Sewage Service

Plan Note 1 states the homes will be re-connected to public sewer. Will the Derry Township Sewer Authority want to inspect the new connections?

E & S / Stormwater

It doesn't appear the previous stormwater plan was ever approved from the original plan. When this plan came in the last time in 2007, there were several issues that still appear to remain and would seemingly still need to be addressed. This plan will need to be re-reviewed and the stormwater drainage provisions and associated stormwater plan should be reviewed by the Derry Township Engineer. Plan approval should be contingent upon the receipt of sign off by the Township Engineer. Erosion and Sedimentation (E & S) Controls may be required considering the total amount of earth disturbance with this proposal

could easily be over 5000 square feet. If this is the case, an E&S control plan should be submitted and reviewed by the Mifflin County Conservation District. Plan approval should be contingent upon the receipt of approval of the plan.

*Per the surveyor, the grading for Roseland Drive has already been done and the landowner was simply going to install gravel on top of the existing lane that is in place now. This should be confirmed that no new grading will need to be conducted. If additional grading will need to be conducted and the total earth disturbance exceeds 5000 square feet, the Mifflin County Conservation District will need to be contacted.

Other Comments:

1. Will a Developer's Agreement be required for any stormwater improvements and the installation of Roseland Drive? The applicant should confirm this with Derry Township.

2. As noted previously, there are several issues that still seem to be outstanding from the previous submissions regarding this property. These issues should be investigated and addressed.

*Previous plan comment letters and engineering review letters were provided to the surveyor on 9/20/12.

Granville Township (Municipal Ordinance)

Name of Plan: Warehouse Storage, Inc.

File Number: 2012-09-011

Tax Map #: 17-12-100U

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Warehouse Storage, Inc. (Charles Grose

Land Owner Name: Warehouse Storage, Inc. (Charles Grose

Plan Preparer: George R. Campbell, PLS

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes a single-lot subdivision (Lot 3) 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):

Basic Plan Information

The plan should reference the previous subdivision plan of this property from September of 2010 for the subdivision of Lot 1. This reference should also include the Map Book and Page Number.

Topographic information

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

Soils

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

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. (Soil: Pu)

Private Street / Shared Driveway

It appears with this proposal that there is a 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."

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.

*Per the surveyor, there are none known.

Zoning

Zoning information should be stated on the plan, including minimum lot size, lot dimensions, etc. The current proposal does not meet the requirements of Section 4.601 of the Granville Township Zoning Ordinance for minimum lot size and minimum lot depth for Lot 3, nor minimum lot width for Lot 2. A Zoning Variance may be required. The applicant should contact the Granville Township Zoning Officer for more information.

*Per the surveyor, the township has been contacted regarding the zoning deficiencies and there apparently was no issues with this submission. Will a Variance be required? This should be re-conformed with the Zoning Officer. If any variances are granted, they should be noted on the plan.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Swanger, Kenneth E. & Barbara B.

File Number: 2012-09-002

Tax Map #: 05-01-184

Municipality: Lewistown Borough (Municipal Ordinance)

Applicant Name: Swanger, Kenneth E. & Barbara B.

Land Owner Name: Swanger, Kenneth E. & Barbara B.

Plan Preparer: Roth Surveying Services

Action Taken:

The County provides comments only.

Plan Summary:

The purpose of this plan is to show the subdivision of Tax Map 05-01- Parcel 184 into two lots. Lot #3 - (1.08 acres) is intended to be a lot addition to Lot #2 - (1.39 acres) previously created on 4-2-1998, see Map Book 18, Page 195. Lot #1 - (0.96 acres) will be the residue.

Review Comments (List from Review Committee):

Setback Lines

The setback lines shown for Lot 3 should be shown combined with the setbacks for the grantee property, (T.M. 5-1-184B) and not shown separately since this is not an individual building lot.

Private Street / Shared Driveway

All private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "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." (See Borough of Lewistown Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

Street Names

Based on County 911 data, there is a private drive on Lot 2 named Walnut View Drive. This should be shown and named on the plan.

Water and Sewage Service

Existing water and sewage service information should be shown on the plan for the David & Julie Swanger property (T.M. 5-1-184B). (See section 7.202.a.10 of the Borough of Lewistown Subdivision and Land Development Ordinance)

Lot Addition

The combined acreage of Lot 3 and the grantee property (T.M. 5-1-184B) should be shown on the plan.

Features

Based on aerial photography, it appears there is a house and driveway on the Davie & Julie Swanger property (T.M. 5-1-184B). All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, fence lines, culverts, etc. should be shown on the plan. (Borough of Lewistown Subdivision and Land Development Ordinance, Section 7.302.A.23)

Other Comments:

1. What is the purpose of David & Julie Swanger owning T.M. 5-1-184A? Have they considered adding this to their other property, T.M. 5-1-184B at this time?
2. Note 6 on the plan references a 50' ROW, which should be shown on the plan (See section 7.302.a.6 of the Borough of Lewistown Subdivision and Land Development Ordinance).

Union Township (Municipal Ordinance)

Name of Plan: Boring, James W. & Patricia

File Number: 2012-09-008

Tax Map #: 20-14-718

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Boring, James W. & Patricia L.

Land Owner Name: Boring, James W. & Patricia L.

Plan Preparer: Taptich Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This project involves the subdivision of two (2) lots from the lands of James W. and Patricia L. Boring. Lot #1 is currently vacant and is intended to be a non-building lot addition to TM 20-14-715A. Lot #2 is currently vacant and is to be a non-building lot addition to the adjacent lands of James W. and Patricia L. Boring (TM 20-14-717). There are no changes proposed to the lot access. Likewise there are no improvements proposed.

The Residue is presently developed with a single family dwelling and associated outbuildings. All occupied structures are served with public water as well as public sewer service.

Review Comments (List from Review Committee):

Topographic information

Topographical contours at vertical intervals should be displayed on the plan (Union Township Subdivision and Land

Development Ordinance, Section 402.1.g). Since this is a lot addition plan, this could potentially be asked to be waived.

Soils

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

Setback Lines

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

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of North Penn 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 Section 402.2.b and 401.1 of the Union Township Subdivision and Land Development Ordinance.

Water & Sewage Service

Existing Water & Sewage Service information should be shown on the plan. (See section 402.2.c of the Union Township Subdivision and Land Development Ordinance)

Lot Addition

A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the grantee property of Lot Z (T.M. 20-14-717). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Union Township Subdivision and Land Development Ordinance Sections 402.1.a)

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.”

Features

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

Zoning

Zoning information should be stated on the plan.

Wayne Township (County Ordinance)

Name of Plan: Gearhart, Gerald E.

File Number: 2012-09-004

Tax Map #: 21-13-112

Municipality: Wayne Township (County Ordinance)

Applicant Name: Gearhart, Gerald E.

Land Owner Name: Gearhart, Gerald E.

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 2 with an existing house, barn and other farm buildings with no new development proposed. The house is served by a private well with an on-lot sewage disposal system and soils testing to meet long-term needs. The residual tract, Lot 1 is agricultural with no development proposed.

Review Comments (List from Review Committee):

Soils

According to the County GIS files, a portion of the property has prime farmland soils. (Soil: EiB, MrB)

Right-of Way Widths

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

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Mt. Hope Road and Gilliam Roads is 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.

*Per the surveyor, there are none known.

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

The applicant will need to be aware that Lot 1 will not be able to be developed until a revised plan is submitted with appropriate sewage testing. The plan shows a back-up site on proposed lot 2. Is this old or a newly tested back-up site?

*Per the surveyor, the back-up site shown on the plan is a newly tested site.

Public Comment

There was no public comment.

Adjournment

Kent Spicher made a motion to adjourn the meeting. Brent Miller seconded the motion and all voted aye. The meeting adjourned at 4:00 p.m at which time the Planning Commission members attended the first public meeting dealing with the Mifflin County Comprehensive Plan Update.