

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 28, 2017
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michelle Bair
Jason Cunningham
Dan Dunmire
Dave Pennebaker
Neal Shawver
Jim Spendiff
Kent Spicher
Cyle Vogt

Other

Lauren Kershner, The Sentinel
Stephen Dunkle, Commissioner
Deborah Bargo, Mayor of Lewistown
Jim Zubler, DLI
Nick Felice, MCIDC
Mark Spada via Conference Call
Lucinda Beattie via Conference Call

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager

Call to Order

Dan Dunmire, Vice Chair, called the meeting to order at 3:34 p.m.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since all members are not present.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes from the August meeting. The motion was seconded by Jason Cunningham. All members voted aye. Kent Spicher made a motion to approve the minutes from the special meeting of September 15th. The motion was seconded by Cyle Vogt. All members voted aye.

Passenger Rail Update

Bill Gomes introduced Mark Spada from Western Pennsylvanians for Passenger Rail and Lucinda Beattie from Pittsburgh Downtown Partnership who joined the meeting via conference call. Mark and Lucinda came to a Planning Commission meeting last year to provide information relating to their efforts to expand passenger rail service. They were invited back to provide an update.

Lucinda began by stating that she had provided information via email and hoped everyone had a chance to review it and welcomed questions. The current budget process is looking at eliminating funds for the feasibility study in the multimodal program funds portion. She also expressed concern over the Pennsylvanian line itself as the budget process moves. Previously, the Senate passed a resolution that would authorize a study to review the existing plans that have been done to determine the feasibility of gaining additional passenger rail service. This is all dependent on financing from the revenue package of the budget. Mark echoed Lucinda's concerns and encouraged everyone to voice their concerns to their legislators. Commissioner Steve Dunkle stated that he previously wrote a letter in support of the senate resolution and also reached out to Senator Corman who also provided support. He asked what the next steps are if the

budget does not cut transportation funding since he has heard that the Senate won't support a balanced budget if funds are specifically dedicated. Lucinda said the resolution that was passed calls for a review of the existing study and to come up with the next steps. She hopes they will look at short and long-term needs to improve service. The big question is Norfolk Southern's stance because their expectation is there would be public investment provided for improvements. She feels communities along the route should consider what they can do to assist in making improvements as well. She stated that Lewistown should have a second low level platform for passengers so that freight trains do not have to stop outside of Lewistown in order for the passenger train to drop off and pick up passengers like they do now. The projected cost of the upgrades is approximately \$660,000.

Commissioner Dunkle noted that the Commissioners recently passed a \$5 increase in vehicle registrations that allows the County to qualify for a special pot of PennDOT funds consisting of \$2 million, which allows using the \$5 increase as matching funds. This increase begins December 1st and is estimated to raise \$230,000 - \$240,000 per year. While no decision has been made how to use the funds, Commissioner Dunkle stated the Commissioners are interested in this project. However, they do not want to spend money on this project and nothing happens with passenger rail service. Lucinda understands their concern, but unfortunately that they cannot predict the future. PennDOT has not been transparent in giving information and letting them know how they are evaluating the Amtrak estimate for the three trains. Lucinda suggested talking to the legislators of interest to gain more support. Mark encouraged community support as well.

Lucinda asked the Commissioners to talk to other Commissioners in neighboring counties about passenger rail service. She feels that improvements made to stations will help passenger service even if three trains cannot be obtained. Commissioner Dunkle is willing to voice the concern of PennDOT not sharing information with the governor and others. He is also supportive of a regional meeting and inviting other counties and the press to further discuss passenger rail service. Senator Langerholc of Cambria County is very supportive of this project. Discussion continued as to which counties to invite to the meeting, and concluded with inviting all counties along the line from Pittsburgh to Harrisburg, even if there are no stops in a county. Some communities who are not on the rail line, but could benefit from throughway bus services should also be invited. Penn State is an example of this type of potential resource. Commissioner Dunkle will begin organizing a regional meeting and will keep Mark and Lucinda involved.

Jim Zubler of Downtown Lewistown, Inc. questioned the cost to maintain the Pennsylvanian. Lucinda said this varies from year to year and is negotiated year to year based on fares, which PennDOT has been increasing, and Amtrak's cost. In 2013, the annual cost was \$3.8 million and \$1.5 million reported in 2016. Mark was given an estimation of \$1.5 to \$2.5 million per year. From a transportation perspective, this is a small amount of money. A law passed in 2009 declared the state will manage the railroad and make up the difference of costs between fare revenues and Amtrak total operating costs.

Commissioner Dunkle stated that this fall is good timing to raise interest for this project with the political season of the gubernatorial election coming up. Lucinda thanked everyone for their support.

Subdivision and Land Development Review Committee Report

Jim Lettiere shared an email he sent to the solicitor, Linus Fenicle, with the committee clarifying a suggestion and revised language Bill Gomes made at the special meeting two weeks ago since the full suggestion was not clear at the meeting. Bill would like to add a 15-day notice to the letters for those plans conditionally approved under county ordinance only. The additional language is in accordance with the Mifflin County Subdivision and Land Development Ordinance and will read as follows:

“In accordance with Mifflin County's Subdivision and Land Development Ordinance, (Article III, Section 3.104, Conditional Approvals), if the preliminary or final plan is approved, subject to conditions, then the applicant shall accept such conditions in writing within a period of fifteen (15)

days of receipt of the conditions. Accordingly, you have fifteen (15) days from the date of this letter to accept the conditions on the _____ plan. If you fail to accept the conditions in writing within fifteen (15) days of the above date, then the conditional approval shall be considered a denial of the plan. If you accept the conditions in writing, you then have ninety (90) days from the acceptance date to meet the conditions. “

Jim Spendiff asked if this additional language will require additional tracking. Jim Lettiere responded it would not. This language could avoid calling a special meeting and makes the point that if the requirements are not met, the plan will be denied. This denial could be delayed if the applicant contacts us about a time extension. This is a more proactive way of enforcing an existing ordinance and will be effective with the October submission. Neal Shawver made a motion to approve the change in language for conditional approval plans under County ordinance. Cyle Vogt seconded the motion. All members voted aye.

Eight plans were submitted to the committee for review, six under Municipal Ordinance and two under County Ordinance. The six plans under Municipal Ordinance included Thomas C. and Melody S. Hassinger (*Armagh Township*); William M. Shafranich (*Armagh Township*); Solomon C. and Leah L. Hostetler (*Brown Township*); Larry E. Brower (*Decatur Township*); Jason Goss Poultry Operation(*Derry Township*); and Hartzler Swine Barn (*Menno Township*). The two plans under the County Ordinance included Kathleen L. Hackenberry (*Wayne Township*) and Ella K. Smith Estate (*Wayne Township*). Jim Lettiere reviewed two of the plans in further detail.

The first plan Jim reviewed was the Hartzler Swine Barn in Menno Township. The plan proposes to construct a swine finishing barn in Menno Township. The engineer was unable to come to the review meeting, but does want to discuss the comments further. Jim is not sure when Menno will take action on the plan.

This project meets the requirements of a concentrated animal feeding operation (CAFO), which needs to be added to the comments. The nutrient management plan was approved by the Mifflin County Conservation District on September 19th. This will be added to the comments as well. The CAFO determination was partially dependent upon the nutrient plan. The CAFO permit is pending with DEP. The odor management plan was approved by the State Conservation Commission. This will be included in the comments. There was a concern of a potential sinkhole noted in comment 12, but the plan acknowledges this. Item 7 under Other Comments needs to be revised to state “there were no special conditions” as special was not included previously. Jim Lettiere spoke with Harold Johnson, Menno Township Supervisor Secretary, and a special meeting was held regarding this plan. There is nothing the township can do to stop the plan since the applicant has followed the proper processes. A school is located nearby and they are okay with this plan as well.

The second plan reviewed was the Jason Goss Poultry Operation in Derry Township. While a narrative was not provided, the plan calls for construction of two poultry barns and egg holding facility. The engineer has not responded to the comments. The agricultural zoning designation was discussed and although the plan appears to be under the threshold for needing a conditional use for intensive commercial livestock or poultry operations, this should be determined by the Township Zoning Officer. This plan comes close to meeting the definition of a CAFO, but is just under the requirements.

Dave Pennebaker made a motion to accept the comments of the six plans under municipal ordinance. Neal Shawver seconded the motion. All members voted aye.

Jim Spendiff made a motion to conditionally approve the comments of the two plans in Wayne Township under the county ordinance with no waivers. Kent Spicher seconded the motion. All members voted aye.

As a last item of discussion, it was noted that the Maurice Stidfole plan was granted a 60-day extension at the August meeting, which would be November 19th. In order to avoid a special meeting, this date should be

changed to the November 30th meeting. Jim Spendiff made a motion to grant the extension to the November 30th meeting. Jason Cunningham seconded the motion. All members voted aye.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Shafranich, William M.
File Number: 2017-09-003
Tax Map #: 12-01-0132
Municipality: Armagh Township
Applicant Name: Shafranich, William M.
Land Owner Name: Shafranich, William M.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to add a second single-family residence to be served by on-lot sewage disposal and private well.

Subdivision Information

Property boundary information should be shown for the entire property. 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., a.7. and a.9.) Boundary information is only shown for three areas and considering this parcel is less than 10 acres, there is no reason why this information is not available.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Clearview Drive should be shown on the plan (Section 6.302.a.6.).

Cartway Widths

The cartway width of Clearview Drive is only 12 feet and not adequate to safely accommodate two-way traffic.

Does the existing deed allow for additional use of Clearview Drive? Is the road jointly owned by all the abutting users?

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Clearview Drive is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

There is an error with Note #4 since it is linking a Highway Occupancy Permit requirement with a floodplain note. No HOP should be required since the connection of Clearview Drive to Back Mountain Road is a municipal right-of-way.

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."

Is this part of the agreement in deed book 2017-3424?

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 Armagh Township.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.) There are other buildings that appear on the property that are not shown.

Other Comments:

*A member of the Land Development Review Committee asked if the second home is for another party other than the current owner.

*The Wright surveying representative indicated it is not.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Hassinger, Thomas C. & Melody S.
File Number: 2017-09-006
Tax Map #: 12-15-0104E
Municipality: Armagh Township
Applicant Name: Hassinger, Thomas C. & Melody S.
Land Owner Name: Hassinger, Thomas C. & Melody S.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to construct a reception hall on the existing property to be served by a new on-lot sewage disposal system and private well. The property currently has an existing single-family residence as shown with no subdivision proposed. The new building will be used on a limited daily basis for gatherings such as wedding receptions and family reunions.

Administrative

The subdivision application form should be signed by the municipality.

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

The plan is a revised plan of a preliminary plan submitted in May 2017. A subdivision plan was previously submitted in May of 2011.

Basic Plan Information

The plan narrative should be updated that this plan is a resubmittal to the plan submitted in May 2017.

Clean & Green / Agriculture

As noted in Note #6, 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.

Setback Lines

Not all setback lines are shown on the plan.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Siglerville Millheim Pike should be shown on the plan (Section 6.202.a10).

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Havice Valley Road is substandard (Table 1).

Cartway Widths

Why does the cartway width for the proposed driveway access drop from 20 feet to 10 feet making it difficult to safely handle two-way traffic?

*The Wright Surveying representative indicated he met with the Township Engineer who indicated these widths are acceptable and will be used only for handicapped persons.

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Havice Valley Road and Siglerville Millheim Pike are substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

As noted in Note #4, a municipal driveway permit is required, and a copy should be provided to the Armagh Township Planning Commission.

Private Street / Shared Driveway

If a private street is proposed for commercial purposes, the plan should be reviewed by the Armagh Township Engineer. Are there any road profiles?

*The Wright Surveying representative indicated the Township Engineer has not required road profiles.

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.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

A DEP Sewage Planning Module needs to be provided for any new development. The prior plan included a component 4B DEP module that was not consistent with the County Comprehensive Plan.

*The Wright Surveying representative indicated DEP has already approved the sewage planning for this project.

Water and Sewage Service

The plan appears to show a proposed private well for water and an on lot septic system for sewer.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Armagh Township Subdivision and Land Development Ordinance, Section 6.202a.10.)

Land Development

1. A traffic circulation plan diagram should be included to verify adequate site circulation (Section 3.216 of the Armagh Township Subdivision and Land Development Ordinance).

*The Wright Surveying representative indicated there are directional arrows on the plan.

2. How many cars does the applicant anticipate will use the facility to gauge impact on Havice Valley Road?

*The Wright Surveying representative indicated approximately 150 vehicles.

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

E & S / Stormwater

Are there stormwater provisions for this facility? If so, they should be reviewed by the Township Engineer.

*The Wright Surveying representative indicated the stormwater management plans are being worked on.

If this project disturbs one acre of land or greater, an NPDES permit will be required through the Mifflin County Conservation District.

Other Comments:

- 1. What type of lighting is proposed for the facility and parking area?
- 2. Is there a drop off area for the facility and if so, it should be shown with dimensions?
- 3. Is there signage proposed as part of this plan? If so it should be depicted on the plan.

Brown Township (Municipal Ordinance)

Name of Plan: Hostetler, Solomon C. & Leah L.
 File Number: 2017-09-004
 Tax Map #: 14-03-0112E; 14-03-0112EA
 Municipality: Brown Township
 Applicant Name: Hostetler, Solomon C. & Leah L.
 Land Owner Name: Hostetler, Solomon C. & Leah L.
 Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

The abutter directly east lot A is Enos J. and Rebecca S. Yoder as labeled on the plan. However, Isacc and Lydia Yoder tax parcel 14,02-0101B are abutters south of Lot 1 not east of Lot A as presented on the plan.

The abutter Jacob and Lavina Yoder should be T.M. 14-02-0100 and not T.M. 14-02-0101B.

Administrative

Property was last subdivided in June of 2006 when Lot A (or Lot 2) was created.

Basic Plan Information

All abutters for Lot 1 should be shown on the plan, including tax map numbers. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.17.)

*The Wright Surveying representative indicated he may request a waiver to this provision.

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. (Brown Township Subdivision and Land Development Ordinance Sections 7.302.A.5., A.7., and A.9.)

Clean & Green / Agriculture

As noted in Note #4, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

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

Setback Lines

Based on plan setback lines, an existing barn and shed intrude into the side yard setback.

Right-of Way Widths

Based on the Brown Township Road Ordinance (Part 4, Section 41), Church Lane and Woodedge Lane do not meet these standards.

Cartway Widths

Church Lane and Woodedge Lane do not meet the cartway provisions under the Brown Township Road Ordinance (Part 4, Section 41).

Private Street / Shared Driveway

Is there an existing shared driveway agreement for Woodedge Lane?

*The Wright Surveying representative indicated there is not.

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 Brown Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Water and Sewage Service

On lot water and sewer service for Lot 1 should be shown on the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A23.)

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.23.). There are several buildings on Lot 1 not shown.

*The Wright Surveying representative indicated he will show all buildings on Lot 1.

Decatur Township (*Municipal Ordinance*)

Name of Plan: Brower, Larry E.
File Number: 2017-09-001
Tax Map #: 15-12-0109; 15-12-0110; 15-12-0104A
Municipality: Decatur Township
Applicant Name: Brower, Larry E.
Land Owner Name: Brower, Larry E.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lot 1, of 6.599 acres, from the land of Larry E. and Carol A. Brower, Tax Parcel 15-12-0109, to other land of Larry E. and Carol A. Brower, Tax Parcel 15-12-0110 and to add Lot 3, of 4.385 acres, from the land of Larry E. and Carol A. Brower, Tax Parcel 15-12-0109, to the land of Jeremy R. and Lynn M. Bell, Tax Parcel 15-12-0104A.

*The Sarge Surveying representative submitted revised plans dated September 21, 2017.

Basic Plan Information

Under Note #1, the plan discusses Lot 2 and it should be Lot 3.

*The revised plans list Lot 3.

Administrative

This property was last subdivided in May of 2004.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Decatur Township Subdivision and Land Development Ordinance, Section 6.302A7). The Stanton Wagner property (T.M. 15-12-0104C) is not listed and no tax parcel numbers and deed book references are shown.

*The revised plans show the Stanton and Gladys Wagner property.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Decatur Township Subdivision and Land Development Ordinance Sections 6.302A.5., 7. and 9.) The parcels are only around 10 acres and 20 acres in size, so dimensions should be available.

*The Sarge Surveying and Engineering representative indicated he will not place the dimensions from the deed on the plan since the land has not been surveyed. He also expressed concern that if he places dimensions on the plan based on the deed, others have and may use these dimensions to create deeds which is not appropriate.

Clean & Green / Agriculture

Note #7 states 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

The plan notes there are hydric soils on a portion of this subdivision.

Right-of Way Widths

Ertley Crossover Lane is a private road, but was only deeded in 1939 with a 25 foot right-of-way, which would also normally be considered substandard.

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

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width for Ertley Road is substandard (Table 1).

Ertley Crossover Lane is a private lane with only a 16 foot cartway and is also substandard.

PennDOT HOP / Municipal Driveway Permit

There are no new driveway openings provided.

Private Street / Shared Driveway

Note #9 makes note of a joint driveway, but is not clear which properties are affected by this agreement.

*The revised plans eliminated this comment.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

*The Sarge Surveying and Engineering representative provided a copy of this document to staff of the Mifflin County Planning and Development Department.

Water and Sewage Service

On lot water and sewer service should be shown for the residue of the Brower property (T.M. 15-12-0110) and the Bell property (T.M. 15-12-0104A). (Section 6.202.2A of the Decatur Township Subdivision and Land Development Ordinance)

*The revised plans show the locations of these utilities.

Features

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

*All man made features are shown.

Derry Township (*Municipal Ordinance*)

Name of Plan: Jason Goss Poultry Operation

File Number: 2017-09-008

Tax Map #: 16-06-013

Municipality: Derry Township

Applicant Name: Goss, Jason

Land Owner Name: Goss, Larry L. & Judith

Plan Preparer: Red Barn Consulting, Inc.

Plan Summary:

No narrative provided.

Administrative

This parcel was last reviewed in 1995, 1999, 2006, 2011 and 2012 for lot addition and minor subdivision activity.

Basic Plan Information

A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project. The County's Assessment and GIS files list the owner of tax parcel 16-06-0103C as Larry L. and Judith Goss, not Craig Rothrock.

The name of the registered surveyor and/or engineer responsible for the plan should be on the plan, including an appropriate registered professional's seal.

Subdivision Information

Sheet number 101 states a property boundary survey has not been performed. The property boundary has been shown per Mifflin County GIS data. GIS files do not serve as legal boundary lines for parcels.

Are the Deed Plot Plan dimensions from the deed description or from the County's GIS files?

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. In accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4, Sections 402.F and 403.2.F.)

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 sheet 102 and according to County GIS information, a portion of the property lies within the 100-year floodplain. Future development in this area should be discouraged.

As noted on sheet 101 and according to County GIS files, the property does not lie within a designated wetland.

Soils

The County GIS files show additional soil types other than what is listed as soils information on sheets 203 and 204.

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

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Buckhorn Lane should be shown on the plan (Part 5, Section 504.2).

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Ridens Road is substandard (Part 5, Section 504.2).

Cartway Widths

The cartway width of Buckhorn Lane should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Part 5, Section 504.2).

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Ridens Road is substandard (Part 5, Section 504.2).

Private Street / Shared Driveway

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

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 M. of the Derry Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

A DEP Sewage Planning Module needs to be provided for any new development.

Signature Blocks on Plan

The Mifflin County Review certificate should have one line stating "plan tracking number" and one line stating "Chair or Designated Representative". Also, the review certificate language is incorrect. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning Department.

Zoning

The agricultural zoning designation excludes intensive commercial poultry and/or livestock operations, as a permitted use. The intensive commercial poultry and/or livestock operation definition, in accordance with the Derry Township Zoning Ordinance, is an agricultural use involving the commercial keeping and handling of poultry and/or livestock quantities of an average adult weight for horses, dairy cattle and layer chickens and/or an average market weight of all other livestock of more than 2,000 pounds per acre. This definition shall include commercial stockyards and feedlots. Intensive commercial poultry and/or livestock operations are permitted by conditional use in the Agricultural Zoning District.

Sheet number 101 refers to animal equivalent units (AEU's); however, the Derry Township Zoning Ordinance does not define AEU's, nor is it a performance measure within the conditional use provisions for the intensive commercial poultry and/or livestock operation. There is a question whether this project meets the definition of the intensive commercial poultry and/or livestock operation.

*During a discussion at the September 21, 2017 Subdivision and Land Development Review Committee meeting, it appears that 1.76 animal equivalent unit (AEU) is equal to 1,760 pounds of livestock per acre. This calculation is on Sheet 101 of the plan. The Mifflin County Conservation District Manager believes the operation does not meet the definition of an intensive commercial poultry and/or livestock operation. Therefore this should not require approval as a conditional use. However, this determination should be made by the Township's Zoning Officer.

Land Development

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

Is there any proposed lighting?

Are there any parking provisions?

Other Comments:

1. Based on sheet 101, this operation will not require a concentrated animal feeding operation (CAFO) permit for the operation of the poultry operation.

2. Has the Mifflin County Conservation District reviewed this project and if so, did they concur this is not a CAFO operation?

*The Mifflin County Conservation District Manager does not believe this project meets the definition of a concentrated animal feeding operation (CAFO).

*It is also noted that an NPDES general permit has been submitted to the Mifflin County Conservation District for review.

Menno Township (*Municipal Ordinance*)

Name of Plan: Hartzler Swine Barn

File Number: 2017-09-007

Tax Map #: 18-04-0112

Municipality: Menno Township

Applicant Name: Hartzler, Marlin T.

Land Owner Name: Hartzler, Marlin T.

Plan Preparer: Penn Del Engineering

Plan Summary:

Marlin Hartzler is proposing to construct a swine finishing barn on his property in Menno Township. The proposed operation will consist of an 82' x 501' slatted floor swine, access road, feed bin, concrete pads, composting shed, utility shed and load out ramp. Manure from the operation will be stored under the swine barn in an engineered concrete manure storage. The total mortality rate is expected to be approximately 1.5% over the period the swine will be onsite.

Mr. Hartzler currently crop farms the approximate 115 tillable acres (owns 98 acres where the proposed construction will occur) of land where the finishing barn will be constructed. He will continue to farm the remaining land and will utilize the manure from the dairy heifers he raises as fertilizer for his corn, hay and vegetable crops. The swine manure will be exported to several other farms as part of his district approved nutrient management plan.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Menno Township Subdivision and Land Development Ordinance Article 6, Sections 6.2025 and 6.302 a. 5.)

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 D.L. 913, No 367 (L.63 Section 2) states, in part, a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys; however, that perimeter surveys, shall be the function of the "Professional Land Surveyor". Prior to recordation, the professional land surveyor's seal must be affixed to the plan.

Clean & Green / Agriculture

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

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

Floodplain / Wetlands

Although there is a notation, there are no wetlands mapped on this parcel, there should be a statement regarding whether the parcel is in the floodplain or not.

Soils

The soils information refers to Blair County soil survey.

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

Setback Lines

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

Right-of-Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way widths of SR 655, School House Road and Hazel Lane should be shown on the plan, in accordance with (Article 6, Section 6.202 a.11. and 6.302 a.6.).

Cartway Widths

The cartway widths of SR 655, School House Road and Hazel Lane should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202 a.11. and 6.302 a.6.).

PennDOT HOP / Municipal Driveway Permit

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 6, Section 6.202 a.18 of the Menno Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

Please clarify if any sewage planning module is required since it isn't clear if there is any sewage planning.

Signature Blocks on Plan

There should be a signature block area for the Recorder of Deeds of Mifflin County.

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

Land Development

The plan layout does not show the proposed barn in relation to the public road system and it should.

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.

Are there provisions for parking?

Other Comments:

1. Will the barn be accessed from Hazel Lane?
2. Will the swine have exterior access? If so, this should be depicted on the plan.
3. How will the swine be contained if allowed outside? If a fence is proposed, it should be shown on the site plan.
4. What is the height of the barn?
5. What will the barn be constructed of?
6. Will there be any type of retail component to this project?
7. Were there any conditions from the Mifflin County Conservation District regarding the NPDES approval?

*The Mifflin County Conservation District Manager indicated there were no special conditions and a general NPDES permit was issued by the Conservation District.

8. How does the odor management process work?

**The Mifflin County Conservation District Manager indicated this plan was approved by the PA Conservation Commission.

9. Why is there project information on the subdivision and land development waiver and request form?

10. Are there any waiver requests for this project? If so, they should be on this form.

11. Is there an existing PennDOT HOP for Hazel Lane? If so, the permit number should be on the plan.

12. Does the proposal meet (Article 3 Section 3.203 a.-f.) of the Menno Township Subdivision and Land Development Ordinance?

*A question arose regarding whether Menno Township has a stormwater management ordinance. It appears Menno Township does not have a stormwater management ordinance.

**The Mifflin County Conservation District Manager clarified this is considered a Concentrated Animal Feeding Operation (CAFO). The permit is pending review by the Pennsylvania Department of Environmental Protection (PA-DEP).

**The Mifflin County Conservation District Manager clarified the nutrient management plan was approved by the Mifflin County Conservation District Board of Directors on September 19, 2017.

Wayne Township (County Ordinance)

Name of Plan: Smith, Ella K. Estate

File Number: 2017-09-002

Tax Map #: 21-07-0102

Municipality: Wayne Township

Applicant Name: Smith, Timothy Royer

Land Owner Name: Smith, Timothy Royer

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 and Lot Addition A. Lot 2 is for existing agricultural and sylvicultural use with no new development proposed. Lot Addition A is to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has existing residences with no new development proposed.

Subdivision Information

Does the deed contain metes and bounds descriptions for tracts 1-5 inclusive? Were these tracts created through the act of subdivision? Will a new deed be created for the residual?

*The Wright Surveying representative indicated metes and bounds descriptions for tracts 1-5 are in the deed and the tracts were not created through subdivision. He also explained Lot addition A was configured in its odd shape, because the property owner wanted to retain the wooded areas as part of hunting activity.

Clean & Green / Agriculture

As noted in Note 5, 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 noted in Note 6, no floodplains or wetlands are mapped on these parcels?

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%) only on Tract 2 on this site and development in these should be discouraged.

Soils

There is no soils information on the plan.

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

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

Right-of-Way Widths

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

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway widths of Smith Lane and Big Greenbriar Road are substandard (Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit

As noted in Note 4, a municipal driveway permit is required for any new access from Township roads.

*The Wright Surveying representative noted there are no new roads proposed.

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

As noted in Note 3, a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

Private Street / Shared Driveway

If Smith Lane is used by more than one party than a shared driveway agreement should be 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)

*The Wright Surveying representative indicated there is a right-of-way and maintenance agreement in DB466-296 as noted on the plan.

Deed Restrictions and Easements

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

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Sewage Service

Are there any septic systems located on Tracts 1, 2, 3, 4, and 5? If so, they should be shown in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.202.A.10.)

*The Wright Surveying representative indicated there are none.

Water Service

Are there any wells located on Tracts 1, 2, 3, 4, and 5? If so, they should be depicted on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.202.A.10.)

*The Wright Surveying representative indicated there are none.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Based on April 2017 aerials, there appears to be additional structures north of Smith Lane which should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.302.A.20).

*The Wright Surveying representative indicated he will show the barn on the plan.

Wayne Township (County Ordinance)

Name of Plan: Hackenberry, Kathleen L.

File Number: 2017-09-005

Tax Map #: 21-06-0118A

Municipality: Wayne Township
Applicant Name: Hackenberry, Kathleen L.
Land Owner Name: Hackenberry, Kathleen L.
Plan Preparer: Wright Land Surveying

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. The residual tract, Lot 1, is vacant farmland with soils testing for a single-family residence.

Clean & Green / Agriculture

Plan Note #6 states the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

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

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

Right-of Way Widths

The right-of-way width of State Route 522 South should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). The plan only states variable and some measurement or range should be on the plan.

*The Wright Surveying representative indicated the plan shows a fifty (50) foot right-of-way but it varies between 50-60 feet.

PennDOT HOP / Municipal Driveway Permit

The plan shows the entrances of two driveways, but does not show the extent of the driveways onto the property.

*The Wright Surveying representative indicated he will provide greater detail regarding the extent of the driveways.

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.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

*The Wright Surveying representative indicated all man made features are shown.

Public Comment

None

Other Business or Comments

Bill Gomes shared that he recently submitted an application for the Pennsylvania Transportation Alternatives Set-Aside Program for a streetscape project in downtown Reedsville in the amount of approximately \$834,000. Brown Township will provide the match.

Next Meeting

Don Kiel from SEDA-COG will provide an update on the natural gas cooperative at the October meeting.

Adjournment

Upon no further discussion, the meeting adjourned at 4:57 p.m. upon a motion by Neal Shawver, which was seconded by Dave Pennebaker.