

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 23, 2008
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire
Don Kauffman
Neal Shawver
Christian Aumiller
Susan Heimbach
Kay Hamilton

Others

Marjorie Stromberg, The Sentinel
Charles Abdalla, Penn State Cooperative Extension

Staff

Bill Gomes, Director
Melody Bratton, Community Development Administrator
Mark Colussy, Associate Planner
Millie Sunderland, Office Manager/Grants Manager

Item #1 – Call to Order

Jim Spendiff, Chairman, called the meeting to order at 3:36 p.m.

Item #2 – Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Item #3 – Approval of Meeting Minutes

Christian Aumiller made a motion to approve the minutes of the meeting of September 25, 2008. Neal Shawver seconded the motion. All members voted aye.

Item #4 – Community Development Block Grant (CDBG) Status Report

Melody Bratton gave an update to the Planning Commission and reviewed the status report that was provided. She discussed the projects listed on the report for FFYs 2005, 2006 and 2007, as well as projects to be funded with 2008 funds that have not yet been released. She also discussed the HOME Program that funds the Mifflin County Housing Rehabilitation program. Melody indicated that a request for proposals will be sent to municipalities to apply for FFY 2009 CDBG funds. The application deadline is December 11, and the public hearing will be held during the Planning Commission meeting on December 18.

Item #5 – Economic and Environmental Aspects of Marcellus Shale/Natural Gas Development

Dr. Charles Abdalla of Penn State Cooperative Extension in University Park attended the meeting to give a presentation on the economic and environmental aspects of Marcellus Shale and natural gas development. Dr. Abdalla first gave an overview of his presentation. He began by discussing what and where is Marcellus Shale, the evolving knowledge base of natural gas development in other states and uncertainty of the proprietary nature of industry information, possibilities in Pennsylvania and stages of natural gas development. He went over why Marcellus Shale is important now and here. He shared maps of the role that black shale as a resource plays in North America, Marcellus Shale in the northeast, depositional setting of Marcellus Shale and recent interest in Pennsylvania. Dr. Abdalla gave an overview of potential environmental impacts and shared photos of well sites, heavy equipment used for drilling, pads for multiple wells and a compressor station. He indicated that the Pennsylvania Department of Environmental Protection (DEP) regulates gas drilling and related activities (PA Oil and Gas Act of 1984), which requires well permits, well location restrictions, well site restoration, protection of groundwater and water resources, well plugging, bonding, gas storage, inspection of facilities and records, and pre-exemption of local ordinances. He also mentioned the PA Act 220 Water Resources Planning Act, which requires companies to register the use of more than 10,000 gallons of water per day. The Interstate River Basin Commission and Clean Streams Law are other forms of regulation. Impacts on local governments were also discussed, such as little local revenue and large service impacts to local municipalities. Local government issues and possible responses can include comprehensive planning, regulations of wells and pipelines, road bonding and weight limits, capital budgeting and creating a natural gas taskforce. Dr. Abdalla concluded by providing educational resources such as www.naturalgas.psu.edu and Penn State Cooperative Extension publications, some of which were provided to the Planning Commission. Upcoming educational programs to be held include *Fundamentals of*

Natural Gas Exploration and Leasing on November 6 in Decatur, a video teleconference workshop entitled *Natural Gas Drilling & Local Governments: Planning for Change* on November 18 in multiple locations and a Statewide Natural Gas Conference on December 10 and 11 in State College. Dan Dunmire asked if natural gas prices could affect initial offers made to landowners for leasing acreage for exploratory purposes, and Dr. Abdalla responded that the lease should cover the landowner in terms of what the natural gas company will pay for leasing ground. Dr. Abdalla also noted that with the credit crisis, the economy plays a part in this process as well. Dr. Abdalla provided his contact information for anyone who might have additional questions on this topic.

Item #6 – Subdivision and Land Development Committee Report

Dan Dunmire presented the Subdivision and Land Development Review Committee's report. There were eight plans reviewed. There was one plan under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee recommended conditional approval of the James E. and Ellen F. Miller subdivision in Wayne Township.

There were seven plans under municipal ordinances for which the Planning Commission provides recommendations only. The Subdivision Review Committee recommended approval of the comments and recommendations for the following plans: Samuel Y. and Sara N. Hostetler subdivision in Armagh Township, Kevin W. and Kathy J. Snyder subdivision in Derry Township, Central Pennsylvania Health Care System land development in Derry Township, Township of Granville subdivision in Granville Township, Elmer J. Peachey subdivision in Menno Township, John J. Peachey subdivision in Menno Township and Paul M. and Emanuel J. Peachey subdivision in Union Township.

Mark Colussy reviewed the Central Pennsylvania Health Care System land development in Derry Township. This project proposes the site improvements and lot consolidation of the lands of the Central Pennsylvania Health Care System. The proposed land development aspect of this project involves a nearly 3,500 square foot building addition to the existing structure of the treatment area of the Cancer Treatment Center. Additional sidewalks and bituminous parking areas will be constructed or reconstructed. Mark went over the comments and recommendations as outlined in the Subdivision Review Committee's report.

Mark discussed the Township of Granville subdivision. He summarized the plan and reviewed the comments and recommendations in the report.

Mark reviewed the James E. and Ellen F. Miller subdivision in Wayne Township. Dan mentioned that the surveyor had addressed most of the conditions and comments. Mark summarized the plan and went over the conditions and comments in the report.

Mark also discussed the Kevin W. and Kathy J. Snyder subdivision in Derry Township. He reviewed the comments and discussed the comment regarding the highway occupancy permit. Mark noted that according to the surveyor, no new driveways are proposed, and this comment will be revised to indicate an HOP would be required if a new driveway is developed.

Don Kauffman suggested a need to change the way the plans are presented at the meeting in order to avoid going over every comment, some of which are repetitive from plan to plan, such as the number of plans that are requested, missing waterlines, sewer lines and fire hydrants, the number of parking spaces required, missing/incorrect property abutters, etc. Jim agreed there might be a need to review how plans can be presented more efficiently at the meeting. This will be discussed at the next Subdivision Review Committee meeting.

Don Kauffman made a motion to conditionally approve the James E. and Ellen F. Miller subdivision in Wayne Township as presented and discussed. Neal Shawver seconded the motion. All members voted aye.

Don Kauffman made a motion to approve the comments and recommendations for the plans under municipal ordinances as presented and discussed. Christian Aumiller seconded the motion. All members voted aye. Kay Hamilton abstained from the vote on the Central Pennsylvania Health Care System land development in Derry Township.

The Subdivision Review Committee report:

Name of Plan: Hostetler, Samuel Y. & Sara N.
Tax Map #: 12-06-101A
Applicant Name: Hostetler, Samuel Y. & Sara N.
Plan Preparer: Wright Land Surveying

File Number: 2008-10-002
Municipality: Armagh Township (Municipal Ordinance)
Land Owner Name: Hostetler, Samuel Y. & Sara N.

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence and is farmland with no development proposed.

Review Comments (List from Review Committee):

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

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (No) According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, No)

Right-of-Way Widths - The right-of-way width for T-464, Church Lane, does not meet the road provisions of the Armagh Township Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway width for T-464, Church Lane, does not meet the road provisions of the Armagh Township Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

*PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required, and a copy should be provided to Armagh Township. *According to the surveyor, a permit has been applied for.*

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

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

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system. (Armagh Township Subdivision and Land Development Ordinance, Section 3.213)

Other Comments:

1. *The plan should provide information on the residual tract to insure it meets the Armagh Township Subdivision and Land Development Ordinance. Dimensional information can be shown on the inset map. If survey data is not available, this information could be provided via the deed description. (See Sections 6.303.A.5 and 6.303.A.12 of the Armagh Township Subdivision and Land Development Ordinance) *According to the surveyor, this information will be added to the plan.*

2. *All man made features should be shown on the plan. It appears there are structures located on the residual lot in two separate locations. (See section 6.202.A.10 of the Armagh Township Subdivision and Land Development Ordinance) *According to the surveyor, this information will be added to the plan.*

3. *If there is an existing well and septic system on the residual, it should be shown on the plan. (See section 6.202.A.10 of the Armagh Township Subdivision and Land Development Ordinance) *According to the surveyor, this information will be added to the plan.*

Name of Plan: Snyder, Kevin W. & Kathy J.
Tax Map #: 16-13-127/16-13-124
Applicant Name: Snyder, Kevin W. & Kathy J.
Plan Preparer: Wright Land Surveying

File Number: 2008-10-005
Municipality: Derry Township (Municipal Ordinance)
Land Owner Name: Snyder, Kevin W. & Kathy J.

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to show the Lot Addition to Barry E. Hoffman that was done in 2000 without proper subdivision review and approval. At that time the property was owned by Donald J. Leiter and he sold the Lot Addition to Barry E. Hoffman as all his lands on the Eastern side of Crossover Road. Subsequently, Mr. Leiter has sold all his residual lands to Kevin W. & Kathy J. Snyder, who are now submitting this plan for review and approval to rectify a transfer prior to their ownership. No development is proposed on any of the parcels shown.

Review Comments (List from Review Committee):

Clean and Green Program - The grantee parcel of the Lot Addition, T.M. 16-13-124, 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 - The plan should note the site lies within a 100-year floodplain. (See Section 402.2.I of the Derry Township Subdivision and Land Development Ordinance)

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Derry Township Subdivision and Land Development Ordinance, Section 402.2.G). Since this plan involves a lot addition, a waiver request could be made.

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (At, BrB) According to the County GIS files, some portion of this property appears to have prime farmland soils. (Ph)

*PennDOT HOP/Municipal Driveway Permits - 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. *According to the surveyor, no new driveways are proposed. However, a note should be put on the plan stating the requirement of a HOP from PennDOT if any new driveways are to be created in the future.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.2.L and 403.7 of the Derry Township Subdivision and Land Development Ordinance. *According to the surveyor, there are no deed restrictions or easements associated with the property.*

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

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 Planning Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. (Derry Township Subdivision and Land Development Ordinance Sections 402.2.F and 403.2.N) Property boundary lines should be shown on the plan for the residual. If survey data is not available, this information could be supplied via the deed description on an inset map, which is recommended.

Other Comments:

*1. According to Assessment records, a portion of the residual may already be part of T.M. 16-13-124, and the other portion is part of the Charles W. and Bessie M. Harklerode property, T.M. 16-13-121. Please confirm. *According to the surveyor, the assessment records are in err.*

2. A property plan should be provided to show the recipient property (T.M. 16-13-124) of the Lot Addition.

*3. It appears, based upon aerial photography, that part of Jack's Creek extends to the South of the ball field. Please confirm. If so, this should be shown on the plan. *According to the surveyor, this area lays dry and is not part of the creek.*

*4. The water lines should be shown on the plan. (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance) *According to the surveyor, he will research the water line locations and add the location to the plan if it crosses the property.*

Name of Plan: Central Pennsylvania Health Care System File Number: 2008-10-008

Tax Map #: 16-19-320

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Central Pennsylvania Health Care System Land Owner Name: Central Pennsylvania Health Care System

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project proposes the site improvements and lot consolidation of the lands of the Central Pennsylvania Health Care System in Derry Township, Mifflin County. The proposed land development aspect of this project involves a nearly 3,500 SF building addition to the existing structure. This addition will make larger the existing treatment area of the Cancer Treatment Center. Concurrent with the building expansion, additional sidewalks and bituminous parking areas will be constructed or reconstructed.

Review Comments (List from Review Committee):

*Setback Lines - The proposed building addition lies within the rear setback. All buildings must be setback at least 25 feet from the rear lot lone. (See section 208.6 of the Derry Township Zoning Ordinance) *It has been learned from Derry Township that a variance has been granted for the rear and side yard setbacks. This should be noted on the plan, including the date the variance was granted.*

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.2.L and 403.7 of the Derry Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module - A copy of the DEP Public Sewage Mailer should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - Sewage utility information should be provided. (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance)

Water Service - Water utility information should be provided. (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance)

Signature Blocks on Plan - The signature blocks are located on sheet 3. It is recommended that the signature blocks be relocated to the cover page for recording purposes.

Other Comments:

- 1. Mifflin County Tax Assessment records already show the entire Central Pennsylvania Health Care System property as one consolidated parcel. Please clarify.*
- 2. All man-made features, including water and sewer lines, fire hydrants, etc. should be shown on the plan. (See section 402.2.J of the Derry Township Subdivision and Land Development Ordinance)*
- 3. Only two sets of plans were submitted. The Mifflin County Planning Commission requests three sets of plans be submitted for review.*
- 4. The plan title and listed owner is "Lewistown Hospital". However, according to County Tax Assessment records, the landowner is the Central Pennsylvania Health Care System. Please clarify. (See section 403.2.D of the Derry Township Subdivision and Land Development Ordinance)*
- 5. A Zoning boundary change is in the area. This should be designated on the plan. (See section 402.2.N of the Derry Township Subdivision and Land Development Ordinance)*
- 6. Travel widths for the parking lot as well as the driveway opening width should be shown on the plan.*
- 7. The parking space sizes should be shown on the plan. Additionally, the proper calculations for determining the correct amount of parking spaces should be shown on the plan.*

Name of Plan: Township of Granville

Tax Map #: 17-37-113

Applicant Name: Township of Granville

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of one (1) lot from the lands of Granville Township, Lot #1 is presently vacant and is intended to be a non-building lot addition to the adjacent lands of Kevin and Amy Banks (DB 548, PG 2023). There are no changes proposed to the lot access. Likewise there are no improvements proposed. The Residue is presently vacant.

Review Comments (List from Review Committee):

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (EdB, No) According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (No)

Setback Lines - Setback information should be listed for reference. (See section 6.302.a.10 of the Granville Township Subdivision and Land Development Ordinance)

Right-of-Way Widths - Considering additional right-of-way is being granted along Redwood Drive, why does it not meet the requirements of the Granville Township Zoning Ordinance (Table 1)? Providing additional right-of-way should be considered. Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width along the property for S.R. 22 should be shown on the plan. (Section 6.302.a.6).

Cartway Widths - The cartway width for Redwood Drive does not meet the road provisions of Granville Township's Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

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

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

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

Water Service - The water supply location should be noted on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Section 6.202.a.10).

Signature Blocks on Plan - The Mifflin County Planning Commission is now requesting that a new review certificate be placed on plans. If a copy of the certificate is needed, one can be picked up at the Mifflin County Planning and Development Department office or emailed.

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 Planning Commission must also be assured that the parent and recipient lots still meet the Subdivision and Land Development Ordinance requirements. Tract boundaries should be shown on the plan for the grantee property. This information could be

provided on an inset map. (See Granville Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 6.302.a.7, and 6.302.a.13) Additionally, an appropriate lot addition statement should be placed on the plan that states that a lot addition will become an integral part of the grantee property and cannot be conveyed separately.

Other Comments:

1. If the proposed Sanitary Sewer Easement is to be recorded prior to this subdivision, deed book and page number should be shown on the plan.
2. According to Note 4 on the plan, there is a "deed gap" involving the abutting properties. Additional research is recommended prior to the recording of the plan. It is unclear who owns the "deed gap" area as shown. The deed gap area is approximately 7881 square feet, based upon measurements on the plan.
3. According to County tax assessment records, Lot 1 may already be part of T.M. 15-37-112. Please confirm.
4. Only two sets of plans were submitted. The Mifflin County Planning Commission requests three sets of plans to be submitted for review.
5. The acreage of the grantee property should be provided as well as the total proposed acreage. (See section 6.202.a.5 of the Granville Township Subdivision and Land Development Ordinance)
6. Zoning information should be provided.
7. It appears there is a house on the Kevin Banks property (T.M. 17-37-112). This should be shown on the plan. (See section 6.202.a.10 of the Granville Township Subdivision and Land Development Ordinance)
8. All abutters with Tax Map numbers should be shown on the plan. (See section 6.302.a.16 of the Granville Township Subdivision and Land Development Ordinance)

Name of Plan: Peachey, Elmer J.

Tax Map #: 18-04-107A

Applicant Name: Peachey, Elmer J.

Plan Preparer: Wright Land Surveying

File Number: 2008-10-004

Municipality: Menno Township (Municipal Ordinance)

Land Owner Name: Peachey, Elmer J.

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for a proposed single-family residence to be served by on-lot sewage disposal and private well. Lot 1, the residual tract, has an existing house, on-lot system and off-site water source.

Review Comments (List from Review Committee):

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AoB)

*Right-of Way Widths - Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width for Rolling Hill Lane should be shown on the plan. (Section 6.302.A.6). *According to the surveyor, there is no official right-of-way associated with the Lane. The surveyor should request a waiver if this information is not available.*

*Cartway Widths - The cartway width should be shown on the plan for the Mill Road extension (Menno Township Subdivision and Land Development Ordinance, Section 6.302.A.11). *According to the surveyor, this information will be added to the plan. The cartway width for Rolling Hill Lane and Mill Road does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.*

*PennDOT HOP/Municipal Driveway Permits - The proposed driveway location for Lot 2 should be shown on the plan, as well as the existing driveway for Lot 1. *According to the surveyor, this information will be added to the plan.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.A.6 and 6.302.B.7 of the Menno Township Subdivision and Land Development Ordinance. *According to the surveyor, there are no deed restrictions or easements associated with the property.*

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

*Water Service - The water supply location should be shown for Lot 1. (See section 3.213 of the Menno Township Subdivision and Land Development Ordinance) *According to the surveyor, the water supply location is offsite. The plan should note as to where water supply comes from and if there is an easement.*

Other Comments:

1. The private road agreement on the plan should have a title. Also, it speaks of "Lot 2 and 3," whereas it should be Lot 1 and 2.
2. The plan should state wetland information. *According to the surveyor, this information will be added to the plan.
3. There appears to be a structure on Lot 1 that is not labeled. What is it? Please clarify. *According to the surveyor, this will be clarified on the plan.
4. The abutter, Jesse L. & Malinda A. Peight, T.M. 18-04-0137, should be shown on the plan. (See section 6.202.A.6 of the Menno Township Subdivision and Land Development Ordinance)

5. The deed book and page number for the property should be shown on the plan. *According to the surveyor, this information will be added to the plan.

Name of Plan: Peachey, John J.

File Number: 2008-10-007

Tax Map #: 18-09-125

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Peachey, John J.

Land Owner Name: Peachey, John J.

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of the lands of John J. Peachey. Current Lot #1 is vacant and is proposed to house one (1) single family residential/recreational dwelling. The residue is likewise proposing use as a single family residential/recreational dwelling. Both lots will be served with individual wells and on-lot sewage disposal systems to be developed by the future owners. Access to Current Lot #1 and the Residue will be via the existing gravel drive developed off of SR 4006.

Review Comments (List from Review Committee):

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

Topographic information - Though the vicinity map shows contours, the elevations are undecipherable. Topographical contours at vertical intervals should be displayed on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.7).

Soils - Though a list of soils is provided, soils information should be shown on the plan. (Menno Township Subdivision Ordinance, Section 6.202.a.8)

Setback Lines - Though the setback information is listed, the setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

PennDOT HOP/Municipal Driveway Permits - The proposed driveway location for the residue and Lot 3 should be shown on the plan. (See section 6.202.a.10 of the Menno Township Subdivision and Land Development Ordinance) As mentioned in Note 4 on the plan, a PennDOT Highway Occupancy Permit (HOP) is required for access onto a state highway as prescribed in the Municipalities Planning Code (Section 508 (6)).

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

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

Sewage Service - The proper sewage disposal location should be shown on the plan to ensure adequate sewage disposal for the property. (See section 3.213 of the Menno Township Subdivision and Land Development Ordinance)

Water Service - The plan should indicate the proposed water source location. (See Menno Township Subdivision and Land Development Ordinance, Sections 3.213 and 6.303.a.10)

Signature Blocks on Plan - The Mifflin County Planning Commission now has a review certificate to put on the plans. If a copy of the review certificate is requested, one can be picked up at the Mifflin County Planning and Development Department Office.

Other Comments:

1. Information pertaining to wetlands should be placed on the plan. (See section 6.202.a.12 of the Menno Township Subdivision and Land Development Ordinance)

2. The project narrative refers to the creation of "Current Lot 1", yet the plan shows "Current Lot 3". Please correct.

3. The date on the plan should be corrected.

4. All abutters, including Tax Map numbers, should be shown on the plan. Not all abutters are shown on the plan. (See section 6.302.a.16 of the Menno Township Subdivision and Land Development Ordinance)

5. The proposed house locations should be shown on the plan. (See section 6.302.a.10 of the Menno Township Subdivision and Land Development Ordinance)

6. Please provide clarification on General Note 2. Are you referring to the Residual Lot and not Lot 2?

7. The Plan Narrative mentions S.R. 4006, yet the plan shows S.R. 4007. Please verify and correct.

Name of Plan: Peachey, Paul M. & Emanuel J.

File Number: 2008-10-003

Tax Map #: 20-03-116/20-03-116C

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Peachey, Paul M. & Emanuel J.

Land Owner Name: Peachey, Paul M. & Emanuel J.

Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 6 for a single-family residence to be served by on-lot sewage disposal and private well. Lot 6 is being created from two parent tracts. The part labeled 6A is from the Emanuel J. Peachey tract and the part labeled 6B is from the Paul M. Peachey tract, which were both approved in January 2003 as part of

the Steven N. Peachey Subdivision. Access will be on a proposed 40' right-of-way across the property of the Church of God in Christ Mennonite, Inc.

Review Comments (List from Review Committee):

Clean and Green Program - Both parcels are 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 - The property lies within the 100-year floodplain, and the flood plan should be delineated on the plan.

Future development in this area should be discouraged.

Soils - According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (Ma, No) According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, HcB, No)

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 - The right-of-way width for Peachey Road does not meet the road provisions of Union Township's Subdivision and Land Development Ordinance. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road. The two proposed rights-of-way are different widths. It is recommended both be 50'. Additionally, the right-of-way to the Sylvester Peachey property is labeled as "for Lot 4". This should be revised since "Lot 4" is not on the plan. *The surveyor will remove the proposed right-of-way label "Lot 4", since this right-of-way exists from a previous subdivision.*

PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required for access onto Peachey Road, and a copy should be provided to the Union Township Planning Commission. It appears more than one party will use the proposed right-of-way. If more than one property is to use the private rights-of-way, a shared roadway agreement will need to be established, and 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 402.2.b of the Union 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 is contingent upon receiving an approval from DEP following the filing of this form.

Water Service - The water source for Lot 1 should be shown on the plan. (See section 402.1.d of the Union Township Subdivision and Land Development Ordinance)

Other Comments:

1. Not all abutters appear to be shown along Middle Road. Please confirm the location of T.M. 20-3-118A.

2. Since a portion of these properties is in Menno Township, a copy should be provided to the township for consideration.

3. There is set rebar and a bearing line along SR 4004, but unlabeled. Please clarify. *The surveyor will remove this information, since it affected a previous subdivision and does not affect the current proposal.

4. The plans should be more specific as to the combination of Lots 6A and 6B into one lot, 6. Also, the total acreage for Lot 6 should be shown on the plan.

Name of Plan: Miller, James E. & Ellen F.

File Number: 2008-10-001

Tax Map #: 21-07-105

Municipality: Wayne Township (County Ordinance)

Applicant Name: Miller, James E. & Ellen F.

Land Owner Name: Miller, James E. & Ellen F.

Plan Preparer: Sarge Engineering and 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: The purpose of this plan is to subdivide the property of James E. and Ellen F. Miller into two lots. The total area is 47.008 acres. Lot 1, of 42.650 acres, does not contain any dwellings and will remain in agricultural use. Lot 2, of 4.358 acres, contains an existing single-family residence and an on-lot sewage system. Lot 2 has been tested for a sewage replacement area. There is no new building construction proposed with this project.

Review Comments (List from Review Committee):

*Soils - Soils information should be shown on the plan. According to County GIS records, there are additional soils than what is shown on the plan. (Mifflin County Subdivision Ordinance, Section 7.302. A10) *Soils should be shown for the entire parcel and residual, not just at the septic test area. According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (BrB)*

*Right-of Way Widths - The right-of-way width for Big Greenbriar Road should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). *According to the surveyor, this information will be added to the plan.*

*Cartway Widths - The cartway width for Big Greenbriar Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). *According to the surveyor, this information will be added to the plan.*

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.

Other Comments:

1. The property configuration on the plan does not match County Assessment records. Please verify configuration.

**According to the surveyor, the configuration is correct and the assessment records are in err.*

2. Not all abutters appear to be shown on the plan. Please verify.

*3. The abutter, Gary J. & Kathi M. Miller, T.M. 21-07-0105C, is not shown on the plan. According to County Tax Assessment records, this property has already been subdivided from the parent parcel, T.M. 21-07-105, on September 28, 1995. This is problematic to this subdivision proposal because 21-07-105C may encroach upon proposed Lot 2. Please verify. *The Miller property is actually located to the East of the property, which is shown on the plan.*

According to the surveyor, the assessment records are in err and the proposal will not encroach upon an existing parcel.

4. Only 2 plans were submitted. The Mifflin County Planning Commission requests three plans be submitted for review.

*5. All manmade features within 50 feet of the property line should be shown on the plan (i.e. Buildings). (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance) *According to the surveyor, all manmade features are shown on the plan.*

Mark concluded by discussing the ongoing issue with the County signature block on plans in Granville Township. The Subdivision Review Committee hosted Granville Township Supervisor Mark Ellinger at their last meeting to discuss the current certificate that has the Township signing off indicating the Mifflin County Planning Commission has reviewed the plan, rather than a signature block for the County to sign. The signature block that previously appeared on plans in Granville Township and the County Planning Commission's new review certificate were presented to Mr. Ellinger, who indicated he would take them to the Board of Supervisors for discussion.

Item #7 – Public Comment

There was no public comment at the meeting.

Item #8 – Other Business or Comments

Bill Gomes reminded the Planning Commission of the Course in Community Planning sponsored by Juniata County scheduled for Wednesdays, November 5, 12 and 19 at The Stop in Mifflintown. There is no fee required, and registrations are to be returned to Sherlyn Mosebey in the Juniata County Commissioners' office.

The meeting adjourned at 5:15 p.m. upon a motion by Dan Dunmire that was seconded by Don Kauffman.

mjs