

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 28, 2010
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire, Vice Chairman
John Pannizzo, Secretary
Neal Shawver
Kent Spicher
Chris Aumiller
Susan Heimbach
Kay Hamilton
Brent Miller

Other

Terry Keene, Barton & Loguidice
Armond Aquilino, Nittany Engineering & Assoc.
Jeffrey L. Snook, Knepp & Snook
Mark Sunderland, Mifflin County Commissioner

Staff

Bill Gomes, Director
Millie Sunderland, Office Manager/Grants Manager

Call to Order

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

Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Jim asked if anyone had any changes or corrections to the meeting minutes of September 23, 2010. With no changes or corrections, Jim stated that the minutes would stand approved as written.

Municipal Waste Management Plan Update

Terry Keene of Barton & Loguidice attended the meeting to give an update on the Municipal Waste Management Plan. The project, which is funded in part by a 901 Municipal Waste Planning Grant from the Pennsylvania Department of Environmental Protection (DEP), is underway. Phase I of the project, which was the Waste Stream and Revenue Assurance Study for the Mifflin County Solid Waste Authority (MCSWA), was completed in 2009. Currently, Phase II, which consists of updating the Mifflin County Municipal Waste Management Plan, is in process.

Terry Keene first discussed the Phase I study, which looked at tonnage, revenues and cost study for the MCSWA. He discussed the main issues and goals, as well as the 25+ potential strategies and recommendations of the study. Terry reviewed some of the cost cutting, revenue generation and waste security efforts and ideas. Several of these measures have been implemented, and the MCSWA has asked Terry to help them implement more measures at this time.

Terry also discussed the update of the County's Municipal Waste Management Plan. Juniata County is now involved in the project as well to complete a joint plan. Terry mentioned the benefits of regional planning for this project. He went over the regional plan schedule and status to date. Terry also mentioned there will soon be a webpage created for the project, which will be available through a link on Barton & Loguidice's website.

Subdivision and Land Development Review Committee Report

Dan Dunmire reported that the Subdivision and Land Development Review Committee reviewed 11 plans. There were five plans under the Mifflin County Subdivision and Land Development Ordinance: Thomas Traxler plan in Bratton Township, Raymond J. Snyder plan in Wayne Township, Dale Gearhart plan in Wayne Township, Edward Walker plan in Wayne Township and Betty J. Snyder Estate plan in Wayne Township.

There were six 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: James F. Knarr plan in Brown Township, A.J. Peachey & Sons, Inc. plan in Brown Township, A.J. Peachey & Sons, Inc. subdivision and land development plan in Brown Township, Rich Coast Coffee & Tea plan in Derry Township, Maidens, Paul A. & Julie B. Maidens & Justin J. & Amanda Byler plan in Menno Township and Dr. Joseph S. & Raymonde A. Brown plan in Oliver Township.

Armond Aquilino of Nittany Engineering & Assoc. presented the A.J. Peachey & Sons, Inc. subdivision and land development plan in Brown Township. Armond indicated the comments would be adequately addressed. Bill Gomes asked about the traffic impact study. Armond responded that no proposed improvements are needed along Barrville Road, and PennDOT will require actual traffic count once the business is up and running. There was some discussion about the configuration of the lots, driveways, the approved NPDES permit, the pending HOP permit, parking and a developers agreement.

Bill discussed the Rich Coast Coffee & Tea plan in Derry Township. Bill went over the comments and recommendations as outlined in the committee report, as well as some updated comments based on a meeting with the Derry Township Planning Commission and the project consultant. He also pointed out the plan is copyrighted.

Bill briefly overviewed the Dale Gearhart plan in Wayne Township. There was a waiver requested from the boundary information of the residue parcel due to old and unreliable deed information. Dan Dunmire made a motion to approve the waiver request. Kay Hamilton seconded the motion. All members voted aye.

Dan Dunmire made a motion to conditionally approve the plans under the County ordinance. Kent Spicher seconded the motion. All members voted aye.

The A.J. Peachey & Sons, Inc. subdivision and land development plan in Brown Township was further discussed. There was some discussion about Barrville Road, which is a state road, and the curb cuts or buffer between the parking lot and the road. There was also some discussion about the parking areas designated for buggy traffic in regard to access to and circulation through the parking lot. After some discussion, it was decided to add comments to the report recommending curb cuts or a buffer between the parking lot and road, as well as better access and circulation for buggy traffic.

Dan Dunmire made a motion to approve the comments and recommendations for plans under municipal ordinances with the addition of the comments on the A.J. Peachey & Sons, Inc. plan in Brown Township. Susan Heimbach seconded the motion. All members voted aye.

Subdivision Review Committee Report:

Name of Plan: Traxler, Thomas
Tax Map #: 13-07-146/13-07-146B
Applicant Name: Traxler, Thomas
Plan Preparer: Kimberly Surveying

File Number: 2010-10-009
Municipality: Bratton Township (County Ordinance)
Land Owner Name: Traxler, Thomas

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: Mr. & Mrs. Thomas Traxler intend to subdivide a parcel of ground located in the village of Longfellow in Bratton Township, Mifflin County. Parcel of ground is located on then South side of SR 103. Property contains 1.64 acres before subdivision and contains an existing House, public septic and is serviced by a waterline to a spring and well. Mr. and Mrs. Traxler intend to subdivide 1 lot containing 0.557 acres for the purpose of consolidating with another tract of land of Mr. and Mrs. Traxler. Lot consolidation will contain 1.036 acres and has an existing house, public septic and is serviced by a well and spring. The Residual Tract is to be conveyed to their son who resides in house on Residual Tract.

Review Comments (List from Review Committee):

Administrative - The subdivision application form should be signed by the municipality.

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 separate narrative that has been provided should be included on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.1)

Subdivision Information - The original acreage of the grantee property, T.M. 13-07-146B, should be shown on the plan.

Floodplain/Wetlands - The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Sections 7.302.A.23 and 25 of the Mifflin County Subdivision and Land Development Ordinance)

Right-of Way Widths - The right-of-way width of Traxler Lane should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6).

Cartway Widths - The cartway width of Traxler Lane should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202.A.11).

Private Street/Shared Driveway - All private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

Street Names - The shared driveway, Traxler Lane, should be labeled with its street name on the plan.

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.

Sewage Service - Though the plan lists that the properties are served by public sewer, the sewage provider should be listed on the plan.

Water Service - Note 4 on the plan lists that the properties are served by a well and spring. However, the grantee property is not shown connected to either of these and should be shown connected to the appropriate water source. Additionally, what appears to be the spring, is listed as Rebar in the legend. This should be labeled properly.

Signature Blocks on Plan - A signature block should be on the plan acknowledging the review of the township and not the approval.

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

Other Comments:

1. The plan lists a lot consolidation, but this should be considered a lot addition to T.M. 12-03-146B from a portion of T.M. 13-03-146.

2. There should also be a lot addition symbol (a "Z") shown between Lot 1 and the existing lot shown as T.M. 13-07-146B.

3. The tax parcel number for the residual tract should be shown on the plan.

Name of Plan: Knarr, James F.

Tax Map #: 14-02-200

Applicant Name: Tuscarora Land Surveying

Plan Preparer: Tuscarora Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes the subdivision of a single lot from lands of James F. Knarr. The parcel is presently served with both public water and public sewer.

Review Comments (List from Review Committee):

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

Floodplain/Wetlands - According to County GIS information, the property lies within the 100-year floodplain. Future development in this area should be discouraged.

Topographic information - Topographical contours at vertical intervals should be displayed on the plan (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.23).

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

Right-of Way Widths - Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width of Honey Creek Road is substandard (Section 4.204.F).

Cartway Widths - Based upon the Brown Township Subdivision and Land Development Ordinance, the cartway width of Honey Creed Road is substandard (Section 4.204 F).

DEP Sewage Planning Module - If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Brown Township Planning Commission.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Brown Township Planning Commission.

Features - Based on Aerial photography, there appears to be structures on the site. All significant man-made features, including sewer lines, etc. should be shown on the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.20) *According to the surveyor, there are no structures there.

Zoning - Zoning information should be stated on the plan.

Other Comments:

1. The narrative does not mention the property being developed, yet it states that it is served by public water & sewer. Considering the setback requirements, as well as the presence of the 100-year floodplain, development of this property might not be possible. Clarification as to the purpose of this plan should be made, such as if development is to be proposed or how development is to take place. *According to the surveyor, the building site is likely above the BFE (Base Flood Elevation). Approval of this plan could be contingent upon securing a Elevation Certificate. A note should be added to the plan stating that if the elevation certificate does not prove it is out of the floodplain, the developer will need to meet Brown Township's Floodplain Ordinance standards.

2. According to County GIS information, the area indicated on the plan as a "RR R/W" is being used as a private drive named Honey Brook Lane Ext. Please confirm. Is this still a Railroad Right-of-Way? If this is an actual private drive, the cartway width should be provided.

Name of Plan: A. J. Peachey & Sons, Inc.

File Number: 2010-10-007

Tax Map #: 14-9-112

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: A.J. Peachey & Sons, Inc.

Land Owner Name: A.J. Peachey & Sons, Inc.

Plan Preparer: Sarge Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: The purpose of this plan is to create Lots 1, 2 and 3 for Agricultural use and to create Lot Additions A to F.

Review Comments (List from Review Committee):

Basic Plan Information - All abutters should be shown on the plan, as well as deed book and page numbers and tax parcel identification numbers. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.17)

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB, HeB) Plan Note 7 seems insufficient. Soils information should be shown on the plan. (Brown Township Subdivision Ordinance, Section 7.302.a.10). If soils information cannot be shown, a waiver request should be made.

Setback Lines - The setback lines should be shown on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Section 7.302. A10). * Setback information is found in Note #6, but setback lines were not shown since there is no building.

Right-of Way Widths - Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width of Green Lane, T-457, is substandard (Section 4.204.F).

Cartway Widths - The cartway width of Sawmill Road should be shown on the plan (Brown Township Subdivision and Land Development Ordinance, Section 7.202.A.11). No future development should occur on this narrow of a cartway until the road is improved. * According to the surveyor, it is the same as the Right-of-Way, 20'. Based upon the Brown Township Subdivision and Land Development Ordinance, the cartway width of Green Lane, T-457, is substandard (Section 4.204 F).

Private Street/Shared Driveway - The plan lists a private street note. Where is this agreement recorded? This should be referenced on the plan. *This has already been recorded in deeds.

Deed Restrictions and Easements - Easements associated with the property, if any, should be provided in accordance with Section 7.302.A.6 of the Brown Township Subdivision and Land Development Ordinance. The plan indicates that there are no deed restrictions. * The roadway is the only easement.

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

Lot Addition - A lot addition statement should be noted on the plan stating the following on the plan: "Lot # ____ consisting of ____ acres is to be added onto land owned by _____. Lot # ____ is a lot addition and shall become an integral part of the property owned by _____. Lot # ____ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Brown Township Subdivision Ordinance Section 7.302.A.22) * This has been added to the revised plan based on Township comments. A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the grantee properties of the lot additions. 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) * Sections 7.302A.5 and A.7 of the Township's subdivision ordinance specifically calls for full dimensional and acreage information, particularly when lots are under 20 acres. In this case lot addition E is being added to Zook (T.M. 14-0-112GA), lot addition C is being added to Zook (T.M. 14-9-112C), lot addition A is being added to Peachey (T.M. 14-9-112A and 112D), lot addition B is being added to Plank (T.M. 14-9-112B), lot addition D is being added to Zook (T.M. 14-9-112B) and lot addition F is being added to Byler (T.M. 14-9-112E). Based on the subdivision ordinance full acreage and dimensional information should be provided for these lots unless the Township wishes to grant a waiver from these provisions. Also, it appears that there are two lots (Zook and Plank) that have the same tax parcel number.

Other Comments:

1. The plan notes appear to be out of order. This should be re-ordered. * This has been reordered on the revised plan.
2. What will the total acreage of the new lots be? A table should be added to the plan indicating the acreages before and after the lot additions are added to the parcels.

Name of Plan: A. J. Peachey & Sons, Inc. (Final)

File Number: 2010-10-010

Tax Map #: 14-08/127/127A/127B

Municipality: Brown Township (Municipal Ordinance)

Applicant Name: A.J. Peachey & Sons, Inc.

Land Owner Name: A.J. Peachey & Sons, Inc.

Plan Preparer: Nittany Engineering & Assoc., LLC

Action Taken: The County provides comments only.

Plan Summary: LOT ADDITION PARCEL "A" CONSISTING OF 1.816 ACRES IS TO BE ADDED ONTO LAND OWNED BY JOSEPH Y. PEACHEY (TAX PARCEL 14-8-127B). LOT ADDITION PARCEL "B" CONSISTING OF 0.146 ACRES IS TO BE ADDED ONTO LAND OWNED BY JOSEPH Y. PEACHEY (TAX PARCEL 14-8-127B). LOT ADDITION PARCEL "C" CONSISTING OF 0.186 ACRES IS TO BE ADDED ONTO LAND OWNED BY DAVID T. & JULIA A HOSTETLER (TAX PARCEL 14-8-123). LOT ADDITION PARCEL "D" CONSISTING OF 0.002 ACRES IS TO BE ADDED ONTO LAND OWNED BY JOSEPH Y. PEACHEY, JESSE L. PEACHEY & LEWIS E. PEACHEY (TAX PARCEL 14-8-127). THE PROPERTY LINES OF THE SIX (6) EXISTING PARCELS WILL BE ADJUSTED INTO SIX (6) PARCELS WITH DIFFERENT CONFIGURATIONS AND PROPERTY SIZES. 14-08-127 - TRACT NO. 1 (4.869 ACRES) INTO TRACT NO. 6R (5.186 ACRES) TRACT NO. 3 (6.709 ACRES) INTO TRACT NO. 3R (8.324 ACRES) TRACT NO. 4 (0.477 ACRES) INTO TRACT NO. 4R (0.595 ACRES) TRACT NO. 5 (13.102 ACRES) INTO TRACT NO. 5R (3.514 ACRES) 14-08-127A - TRACT NO. 1 (1.256 ACRES) INTO TRACT NO. 1R (5.130 ACRES) TRACT NO. 2 (0.553 ACRES) INTO TRACT NO. 2R (2.217 ACRES) THE PROPOSED 50' WIDE SHARED ACCESS EASEMENT AGREEMENT WILL BE PREPARED AND RECORDED TO PROVIDE ACCESS FROM/TO BARRVILLE ROAD FOR NEW PROPERTY TRACTS 1R, 2R, 3R, 5R, & 6R.

Review Comments (List from Review Committee):

Start Notes - This original plan dated 7/16/2010 was reviewed by the Mifflin County Planning Commission on 8/26/2010. This plan proposed a lot consolidation and a land development plan. At the request of the Project Manager, the plan was only reviewed as a land development plan. A revised plan, dated 10/12/2010 has been submitted to have a lot reconfiguration portion of the plan reviewed, as the updated plan eliminated the lot consolidation portion of the plan. These comments are based upon the review of the updated plan.

Basic Plan Information - The plan narrative on the cover sheet appears insufficient. A plan narrative should be placed on the plan and should be a brief description stating the purpose of the project and refer to the land development and subdivision (lot reconfiguration and lot addition) portion of the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.1) * The surveyor has agreed to correct this.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB) * The applicant will note this on the plan.

Setback Lines - The setback lines should be shown on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Section 7.302. A10). * The surveyor will add setbacks to Lot 3 on sheet 4.

PennDOT HOP / Municipal Driveway Permit - A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route. As noted on the cover sheet, a PennDOT Highway Occupancy Permit (HOP) will be required. What is the status of this? Previously it was made known that a Traffic Impact Study (TIS) would need to be conducted. This has now been modified to a Traffic Impact Analysis. What of the status of this analysis? * The Traffic Impact Analysis was recently completed and is under review by the township engineer.

Private Street / Shared Driveway - There needs to be clarification on the 50' access easement and access to Tracts 6R, 1R, and 5R. The plan currently shows what appears to be a shared driveway. A maintenance agreement will need to be included with this private drive, such as 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 Brown Township Subdivision and Land Development Ordinance, Section 4.205.G.4.c) Additionally, the area indicated by the 50' access easement serves more tracts than what the private drive will serve. Will this easement serve as a private road system in the future for additional proposed development? If so, it should be clear if there are plans to make this into a private road system that the developer will have to develop this system to at least private road construction standards.

If a private street is proposed, appropriate supporting information (i.e. the length(s), curve(s), tangent(s), angle(s), right of way width, cartway width, and if applicable, a road profile) should be provided on the plan. If a private street is proposed, the plan should be reviewed by the Brown Township Engineer. * According to the project manager, private street information will be part of the future development of the project.

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

*According to the project manager, this is contingent upon future development.

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

DEP Sewage Planning Module - Normally, a copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Brown Township Planning Commission. Plan approval would be contingent upon receiving an approval from DEP following the filing of this form. The project manager stated that proposal that is presented, which would be to utilize the existing tank on the site, is acceptable to the local SEO. The response from the project manager seems inadequate as DEP should be contacted to verify that what the SEO said is also agreeable with DEP. * The project manager has contacted DEP. A letter from DEP should be provided stating a formal DEP approval will not be needed.

Sewage Service - According to the project manager, the new building will utilize the existing septic tank on the site as well as identify a back up site. However, it does not appear that the back-up location has been identified on the plan. This should be shown on the plan. Also, Plan Sheet 6 shows the old sewer line. Why is this not to be removed? *According to the project manager, the line is to remain, but will not be active.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Brown Township Planning Commission. * According to the project manager, the applicant will use the existing service which is acceptable to the Authority.

Signature Blocks on Plan - The Mifflin County Review Certificate does not contain signature lines. Two lines should be added to this block.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the David Hostetler property (T.M. 19-8-123). 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, A.9 and A.12) A lot addition statement should be noted on the plan stating the following on the plan: "Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Brown Township Subdivision Ordinance Section 7.302.A.22) A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. (See Brown Township Subdivision and Land Development Ordinance, Section 7.302.A.24) Land Development Provisions for Street Lighting should be included with the plan submission. (See section 4.203.I of the Brown Township Subdivision and Land Development Ordinance) * The applicant stated they will address this. The project manager stated that a fire suppression system is to be utilized. How is water to be supplied to this system? The project manager also mentioned a holding tank will be used but this tank does not appear to be shown or noted on the plan, which it should. * According to the project manager, water will be provided via a private spring. The tank will be added on the next plan revision. Sign detail information should be included with the plan, including dimensions.

E & S / Stormwater - Stormwater drainage provisions have reviewed by the Brown Township Engineer, and comments in the letter dated October 4, 2010 should be addressed. The Erosion and Sedimentation (E & S) provisions should be reviewed by the Mifflin County Conservation District. * The NPDES permit and E & S plan have been approved.

Other Comments:

1. Plan Sheet 6 indicates stormwater management easements are proposed. Are these easements to be separately recorded, or included as part of the deeds? As proposed, the easements are affecting four properties and unless recorded easements are established, there could be an issue if separate tracts are sold. * Easements are to be prepared with individual deeds.
2. Sheet 2 should show the existing and proposed lot configuration on an inset map such as what has been provided as a separate sheet.
3. The plan should include a landscape plan, particularly for landscape areas as provided in Section 4.204.G of the Brown Township Subdivision and Land Development Ordinance.
4. Will there be a developer's agreement for this project? * According to the project manager, this is under development.
5. The setback statement on Sheet 2 shows a menu of front yard setback requirements. If this is a collector street, it should be a 50' Front Setback.
6. A breakdown of parking spaces should be provided on the plan to insure the developer meets the Brown Township Zoning Ordinance requirements. Is the land use being considered a Retail Specialty Food Store. *The project manager stated he would provide the information.
7. If a curb along the road is not under consideration, a buffer strip should be installed along Barrville Road between the road and the parking area.
8. Provisions for buggy parking should be provided on site closer to the exits to avoid buggies having to cross the parking lot.

Name of Plan: Rich Coast Coffee & Tea

Tax Map #: 16-10-102

Applicant Name: Ufema, Lance

Plan Preparer: Thomas H. Metz Engineering, Inc.

Action Taken: The County provides comments only.

Plan Summary: No Narrative provided.

Review Comments (List from Review Committee):

Basic Plan Information - Deed Book and Page Number information should be provided on the plan. (Derry Township Subdivision and Land Development Ordinance, Section 403.2.D) This plan has a copyright notice on the plan. The plan narrative is on the second sheet, as Note 4. The narrative should be considered to be placed on the cover sheet. This could potentially take the place of the parking stall example.

Floodplain / Wetlands - Plan Note 7 references out of date Floodplain information. This should be updated.

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

Right-of Way Widths - The right-of-way width of Meadowbrook Lane does not meet the road provisions of the Derry Township Subdivision and Land Development Ordinance (Section 504.2). 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 of Meadowbrook Lane does not meet the road provisions of the Derry Township Subdivision and Land Development Ordinance (Section 504.2). 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.

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

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

DEP Sewage Planning Module - If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. * The plan engineer will check with DEP to confirm if this is required.

Sewage Service - A letter from the municipality acknowledging availability of public sewer should be submitted to the Derry Township Planning Commission.

Water Service - A letter from the municipal water authority acknowledging availability of public water should be submitted to the Derry Township Planning Commission.

Features - All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, etc. should be shown on the plan. (Derry Township Subdivision and Land Development Ordinance, Section 402.2.J)

Zoning - Zoning information appears to be incorrect. According to County GIS information, this parcel is in the L-1 Zone. Please confirm. The plan states that building coverage is increasing to 54%, but also states that this is an existing non-conforming use. Please confirm whether this is correct and whether a Zoning Variance would be required. * Since the zoning information on the plan is based on the Rural Zoning requirements, this will need to be corrected. The coverage requirements are 70% so the applicant can meet them.

Land Development - Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Derry Township for more information. Is Zoning and Development Note 14 on the plan adequate? The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. * According to the engineer there is a fire hydrant at the end of Armory Lane. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

E & S / Stormwater - Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Derry Township Engineer. * The township engineer has reviewed the plan, but it is not clear that his comments have been addressed. This proposal may require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District. * The applicant states the plan has been submitted, but a review is still pending.

Other Comments:

1. The plan depicts there being Lots 1-5, as well as "Tract E". Also, the site data lists Tax Map Parcels 16-10-102A, B, C, D, F & G. However, according to tax assessment records, only T.M. 16-10-102A exists. Please confirm. Additionally, if there are not separate deeds recorded for each "Lot", then the different tracts should be depicted as Tracts and not Lots. Lastly, if a subdivision is on record showing each of these tracts, then the Map Book and Page Number should be provided.
2. The optional building size is vague. This should be clearly defined on the plan as to whether or not this is to be considered in the approval process. Otherwise, it should be eliminated from the plan and considered in the future in an updated land development plan. * According to the engineer, the optional building will be 74' x 20' and was accounted for in the coverage and parking requirements.
3. Signage information should be shown on the plan as opposed to what is stated in Note 16 on Sheet 2.
4. The stormwater acknowledgement on the cover sheet should reference the correct landowner and township.
5. Coffee on the plan is misspelled.
6. The signature blocks should state "Derry Township" and not "Brown Township".

Name of Plan: Maidens, Paul A. & Julie B. & Byler, Justin J. & A **File Number: 2010-10-002**
Tax Map #: 18-02-109 **Municipality: Menno Township (Municipal Ordinance)**
Applicant and Land Owner Name: Maidens, Paul A. & Julie B. & Byler, Justin & Am
Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, was previously soils tested and approved for a residence in 2005 (DEP Code No. A3-44911-049-1). Access for both tracts is by an approved 50' right-of-way off of Hartzler Lane. This entire tract is assessed in Mifflin County and the County line has not been firmly established.

Review Comments (List from Review Committee):

Clean & Green / Agriculture - As mentioned in Note 6 on the plan, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Topographic information - Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged.

Cartway Widths - The cartway width of the existing Private 50' Right-of-Way should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.11).

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

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Menno Township Subdivision and Land Development Ordinance. * According to the surveyor, there are none.

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

Water Service - The plan should indicate the well isolation distance from the proposed septic system. (Menno Township Subdivision and Land Development Ordinance, Section 6.202.a.10)

Other Comments:

1. The plan should show the connection to the public road system. * The surveyor suggested showing this on an inset map.
2. Based upon the topography, future subdivision activity and development should be discouraged. * According to the surveyor, there is a flat over where the house is being built.
3. Considering there are signature blocks for Huntingdon County, it is assumed that Huntingdon County is to review this plan as well. Is this the case? * This was confirmed.
4. There is no public road frontage for these lots.

Name of Plan: Brown, Dr. Joseph S. & Raymonde A. File Number: 2010-10-006
Tax Map #: 19-14-104 Municipality: Oliver Township (Municipal Ordinance)
Applicant and Land Owner Name: Brown, Dr. Joseph S. & Raymonde A.
Plan Preparer: Wright Land Surveying

Action Taken: The County provides comments only.

Plan Summary: This plan proposes to create Lot 2 to remain as agricultural purposes only. The residual tract, Lot 1, is to remain agricultural. Lot Addition A is to be added to other lands of Joseph S. Brown. No new construction is proposed as part of this plan.

Review Comments (List from Review Committee):

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

Basic Plan Information - All abutters should be shown on the plan, including tax map numbers. (Oliver Township Subdivision and Land Development Ordinance, Section 6.302.a.16)

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

Floodplain / Wetlands - Plan Note 5 appears incorrect. According to County GIS information, a small portion of the residual property lies within the 100-year floodplain, and the flood plain 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 prime farmland soils. (EdB) 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. (Ma)

Right-of Way Widths - Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Oliver Road is substandard (Table 1).

Cartway Widths - Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Oliver Road is substandard (Table 1).

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302.a.6 and 6.302.b.7 of the Oliver Township Subdivision and Land Development Ordinance. * According to the surveyor, there are none other than what is shown.

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 - The acreage of the grantee property (T.M. 19-21-135) before and after the lot addition is added should be shown on the plan. (See section 6.202.a.5 of the Oliver Township Subdivision and Land Development Ordinance) A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for the either grantor

property (T.M. 19-14-104) or the grantee property (T.M. 19-21-135). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Oliver Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9, and 12) *Surveyor proposes to show entire grantee property on inset plan.

Features - All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Oliver Township Subdivision and Land Development Ordinance, Section 6.202.a.9) *There are no material features or man made features (well or septic) affecting this plan.

Other Comments:

1. The plan depicts a hatched area that is not covered by the deed, yet it is shown on the plan as part of the Brown Property. Please clarify. *According to the surveyor, this is part of a faulty survey and this plan corrects that.

Name of Plan: Snyder, Raymond J.

File Number: 2010-10-003

Tax Map #: 21-09-122AA

Municipality: Wayne Township (County Ordinance)

Applicant Name: Snyder, Raymond J.

Land Owner Name: Snyder, Raymond J.

Plan Preparer: Wright Land Surveying

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

Plan Summary: This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. Access will be a proposed 50' R/W from Ferguson Valley Road across the lands of Theodore M. Reed. Lot 1, the residual tract, has an existing house with access from Ferguson Valley Road along Snyder Estates (existing private 50' R/W).

Review Comments (List from Review Committee):

Clean & Green / Agriculture - As mentioned in Plan Note 7, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands - As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain. Future development in this area should be discouraged.

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

Right-of Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Ferguson Valley Road is substandard (Section 4.204.F).

Cartway Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Ferguson Valley Road is substandard (Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit - Plan Note 4 mentions that a driveway permit has been issued for the private Right-of-Way. A copy of the permit should be supplied to the Mifflin County Planning Commission.

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

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

Other Comments: This plan was previously subdivided in April 2009.

Name of Plan: Gearhart, Dale

File Number: 2010-10-004

Tax Map #: 21-07-107

Municipality: Wayne Township (County Ordinance)

Applicant Name: Gearhart, Dean

Land Owner Name: Gearhart, Dale

Plan Preparer: Wright Land Surveying

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

Plan Summary: This plan proposes to create Lot 2 for agricultural purposes only. No new development is proposed. Lot 1, the residual tract, has an existing residence with no development proposed.

Review Comments (List from Review Committee):

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. (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9) * A waiver was requested by the surveyor, because of unreliability of old survey data. The Planning Commission approved this request.

Clean & Green / Agriculture - As mentioned in Note 5 on the plan, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils - According to the County GIS files, some portion of this property appears to have prime farmland soils. (KrB, MeB) According to the County GIS files, some portion of the residual property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. (At, BrA, BrB)

Right-of Way Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Irwin Ridge Road is substandard (Section 4.204.F).

Cartway Widths - Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Irwin Ridge Road is substandard (Section 4.204 F).

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.

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

Name of Plan: Walker, Edward

Tax Map #: 21-21-66

Applicant Name: Walker, Edward

Plan Preparer: Lockard, Kirby D., PLS

File Number: 2010-10-008

Municipality: Wayne Township (County Ordinance)

Land Owner Name: Walker, Lawrence E.

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: Edward Walker (The applicant), the son of Lawrence E. & Charlene E. Walker (the owners), desires to place a mobile home on one of the four lots (Lot 65), owned by his grandfather. This mobile home will be served by the existing municipal water and sewer systems that exist in Prospect Lane. The water and sewer service lines are also in existence to the proposed mobile home site due to the fact that a mobile home previously existed on this lot. Access to this mobile home will be via Prospect Lane, an existing private road that connects to Township Route T-704 (Oak Lane).

Review Comments (List from Review Committee):

Start Notes - This plan was previously conditionally approved by the Mifflin County Planning Commission on April 22, 2010 under a different name: Aaron Walker. The applicant met all the conditions but never recorded the plan prior to the 90 conditional approval deadline had expired. Aaron walker, the landowners grandson is no longer putting a mobile home on the property, but his dad is doing it instead.

Other Comments:

1. Three tracts have lot connection signs linking them together. The fourth tract is recorded on a separate deed. The tax assessment office shows all four tracts together as one parcel. As a future consideration, it should be officially merged as one lot since the tracts are too small to sustain a dwelling and the four tract has a driveway running through the middle of it.

2. The title block states "Huntingdon County" instead of "Mifflin County".

Name of Plan: Snyder, Betty J., Estate

Tax Map #: 21-09-122A/122B/122BA

Applicant Name: Snyder, Betty J., Estate

Plan Preparer: Wright Land Surveying

File Number: 2010-10-005

Municipality: Wayne Township (County Ordinance)

Land Owner Name: Snyder, Betty J., Estate

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. A Variance request has also been approved for Road Frontage.

Plan Summary: Lot Addition A is a lot addition and shall become an integral part of the property owned by the Price's. Lot addition A is not a building lot and cannot be maintained or developed as a separate individual lot. This plan proposes to create Lot 2 on 2.000 acres with an existing house, well and on-lot system. Soils testing was completed by the Township SEO to designate a replacement area if ever needed. Also, a 10.026 acre lot addition is proposed to the Randall F. & Lawanda S. Price property. This will make their property a total of 10.818 acres which will allow them to enroll in the Clean and Green tax program. Lot 1, the residual tract, of +/- 44 acres will remain agricultural use only. Access to both Lot 1 & 2 will be along the existing right-of-way which will be increased to 50'. No new development is proposed. Lot 1 was combined into Instrument #2010-2641, being the residue of Deed Books 182-116, 193-139 and 249-973. Lot 1 consisting of 44 acres is to be combined into land owned by Betty J. Snyder Estate. Lot 1 is a lot combination and shall become an integral part of the property owned by Betty J. Snyder Estate. Lot 1 is not a building lot and cannot be maintained or developed as a separate individual lot.

Final Review Comments:

Plan Background - A revised plan for the Betty J. Snyder Estate, dated 9/27/10, has been submitted for review. The original Betty J. Snyder Estate plan was approved by the Mifflin County Planning Commission on October 22, 2009 and recorded on November 19, 2009 as Instrument Number 2009-5908. Since that time, a deed had been recorded by inappropriately consolidating what is labeled on the plan, which includes the residual lot of the Betty Snyder Estate property as well as the residue of a previous Betty J. Snyder plan, approved on April 23, 2009. Lot 1's newly created deed combined three separate deeds: DB: 182-116, 193-139, and 249-973. This deed also was comprised of two tax parcels: T.M. 21-09-122B and 21-09-122A. In order to rectify this situation, the revised plan was submitted to show these deeds and parcels being combined into a new Lot of 44 acres, labeled as Lot 1 on the plan. Additionally, Lot Addition A was being revised to include more than 10 acres (10.026) to be combined with Lot A, under Deed Book 420 Page 1284 instead of the previous 9.208 acres in order to remain in the Clean and Green program.

Plan Comments: The original recorded plan indicated Lot 1, the Residual Lot, as being +/- 44.5 acres. The revised plan indicates Lot 1 as being +/- 44 acres. Considering that Lot Addition A was being changed from 9.208 acres to 10.026 acres, there should have been a change of 0.818 acres. This should correspond to Lot 1 being +/- 43.8

acres and not 44 acres. Is this simply rounded? Please confirm. Considering the entire tract wasn't surveyed, is this an accurate estimate of the acreage? The revised plan shows a tract line separating DB182-116 from DB 193-139, and 249-973. The plan also shows the southern tracts as +/- 24 acres. The previous Betty Snyder plan that was approved on April 23, 2009 indicated this acreage as +/- 23.5 acres. Is this correct? If so, the acreages should be updated. Also, considering that Lot 2 spans two existing deeds, the plan should indicate the amount of acreage from each deed that is used to create Lot 2. *The revised plan dated 10/12/2010 shows an acreage breakdown of Lot 2. The plan narrative on the revised plan does not mention the lot addition and consolidation of the Residual Lot, labeled on the plan as Lot 1. The plan should reference this action taking place by spelling out the specific tracts that are being combined. *The revised plan dated 10/12/2010 lists the specifics of the residual lot information in the updated plan narrative. Also, a lot addition statement should be added to the plan for Lot 1 including the following wording: "Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Mifflin County Subdivision Ordinance Section 7.302.A.22) *This statement has been added to the revised plan dated 10/12/2010.

Bill discussed concerns and implications of copyrighting subdivision and land development plans. He provided the Planning Commission with the Solicitor's letter regarding the legal opinion. Bill proposed modifying the application for plan submissions with a statement for surveyors and engineers to sign off that copyrighting the plan shall not prevent the plan from being reproduced for review purposes or from being transmitted in a digital format for GIS purposes. Dan Dunmire made a motion to approve the addition of the signature line to the application form. Kay Hamilton seconded the motion. All members voted aye.

Public Comment

There was no public comment.

Other Business or Comments

- Bill discussed the fee schedule for reviewing subdivision and land development plans and his proposal for changing the fees. The Subdivision and Land Development Review Committee will review Bill's research on the fees and make a recommendation to the Planning Commission to recommend a revised fee schedule for the Commissioners' approval.
- Bill indicated that the Hazard Mitigation Plan Advisory Committee's annual evaluation meeting to review the plan will occur during next month's meeting.
- Bill mentioned upcoming meetings with the School District that he has scheduled in November to discuss their feasibility study and ways to get social studies students involved with local government.
- Bill mentioned a change in the HOP process when stormwater management is involved, which will require the municipality and developer to co-sign for the HOP application.
- Bill briefly discussed information on Marcellus Shale that could have an impact on the County. Mark Sunderland indicated they are trying to lease land in Mifflin County, which would impact our roads as well.
- Bill reported on the Route 22 study for which Huntingdon and Blair Counties will receive funding. The County Commissioners will send a letter requesting consideration to include Mifflin County in this study.

The meeting adjourned at 5:15 p.m.

mjs