

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**OCTOBER 27, 2016**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Dan Dunmire  
Dave Pennebaker  
Kent Spicher  
Neal Shawver  
Michele Bair  
Jim Spendiff  
Kay Semler

Other

Kiernan Schalk, The Sentinel  
Lucas Parkes, The EADS Group  
Jason Cunningham  
Don Kiel, SEDA-COG  
Craig Bubb, MABL  
Robert Postal, MCIDC

Staff

Bill Gomes, Director  
James Lettiere, CD Administrator/Assistant  
Director  
Chastity Fultz, Office/Grants Manager  
Stacey Herman, CDBG Fiscal Manager

**Call to Order**

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

**Record of Public Attendance**

Dan reminded everyone to sign the attendance sheet.

**Approval of Meeting Minutes**

Neal Shawver made a motion to approve the minutes from September's meeting. The motion was seconded by Jim Spendiff. All members voted aye.

**Introductions**

Bill Gomes introduced Stacey Herman as the new CDBG Fiscal Manager for the Planning and Development office.

**Natural Gas Cooperative Overview**

Don Kiel of SEDA-COG presented an overview of the Natural Gas Cooperative recently formed, which includes Mifflin County. He began by reviewing why natural gas is so important. Even though Marcellus shale production has slowed due to the economy, there are still long-term opportunities available. Natural gas is a relatively environmentally cleaner power source and is still 2-2.5 times cheaper than heating oil and propane. Better delivery systems are needed to make natural gas available. Gas companies are limited in providing new service. There are regulatory conditions and significant investment and effort are required to provide new service. Companies cannot pass costs of improvements or new service to existing customers.

SEDA-COG began a study of Centre, Mifflin and Clinton Counties in 2014 to evaluate the feasibility of providing increased access to natural gas services. Their goal was to identify at least one potential project in each member county. They reviewed areas throughout the county that would be close to a highway interchange, types of properties such as commercial, industrial and residential, and other characteristics that would make the area attractive for natural gas services.

Mr. Kiel shared possible new development projects to include virtual pipelines. The average distribution line costs \$1 million per mile and a virtual pipeline would allow for a delivery station where a pad would be installed onsite closer to customers. They operate similar to propane service, but on a much larger scale utilizing tractor trailers. One of the first virtual pipelines in Pennsylvania was installed near Empire Kosher in Juniata County. Virtual pipelines are primarily oriented for larger users such as asphalt plants, paper mills, power plants and hospitals. They are not best suited for residential service just yet.

SEDA-COG obtained the services of a legal consultant to determine what type of body will support the legal infrastructure. Several meetings have been held with natural gas distribution companies, including UGI and Columbia Gas, in order to cooperate with and coordinate in a non-competitive manner. SEDA-COG discovered two options to further explore as possible legal/administrative approaches to expand natural gas distribution. The first option is to establish a Municipal Gas Authority, but Pennsylvania state statutes prohibit this. The second option was to establish a nonprofit cooperative. In June 2016, paperwork was completed to establish the SEDA-COG Natural Gas Cooperative, Inc. This is a 10-member board to include three members from each participating county (Centre, Mifflin and Clinton) and one ex-officio non-voting member from SEDA-COG. Their main function is to fill service and funding gaps with partnerships if available. They will be self-sustaining. They have been meeting monthly and have met three times with a fourth meeting to be held October 28<sup>th</sup>.

The Cooperative has established a development process and is currently setting project development priorities as well as preparing a business plan. Participation agreements have been established and each county would receive at least one potential project. A Capital Projects Committee has also been established representing each of the counties. Craig Bubb was recently appointed to serve on this committee along with Bill Gomes. This committee will look for projects and funds to pay for the projects.

The Cooperative will work to fund and build infrastructure and they will own and contract out the operations of the systems. Members will pay regular dues and fees. After a certain time frame, natural gas companies may buy back these systems and operate them on their own. Gas companies may also work with the cooperative to design, own and operate the systems.

There are many potential funding options including federal programs to support development of infrastructure and the Governor's Last Mile Extension Program, also known as PIPE. The latter grant through the state is just opening up for funding opportunities.

Mr. Kiel further reviewed three possible project areas in Mifflin County and noted that these projects are not set in stone or order of preference. The first possible project area is in Milroy near the 322 interchange. Regardless of which phase is pursued, it will cost millions of dollars. There is also a good mix of types of customers in this area. Pleasant Acres East and the Freedom Avenue area are other possible project areas to expand natural gas service.

Mr. Kiel opened the discussion for questions. Kay Semler asked how soon residential service may be available. Mr. Kiel noted that companies have to look at their bottom line and see if it is cost effective. The cooperative will look for good cluster areas and present these areas to gas companies for future expansion. Kay also asked what it costs to switch a home over to natural gas. Craig Bubb replied that the cost is minimal. Mr. Kiel said you would have to look at appliances and the Cooperative may be able to help.

Dan Dunmire noted that of the three possible project areas, two would feed off of existing lines, the areas of Highland Avenue and Freedom Avenue. He questioned expansion into industrial parks. Rob Postal of MCIDC, who was in the audience, stated that there are pipelines into the parks that can handle normal industrial use, but not heavy use without changes further upstream. Mr. Kiel said this is not unusual. There is often no room for expansion due to the size of pipes and the availability of an interruptible supply.

Michelle Bair asked if the gas lines that go across 22 through Belleville can be accessed. Mr. Postal responded that this is the Dominion line that followed the Texas Eastern line, which is owned by different companies. He likened it to having a superhighway without an exit point and we cannot tap into those lines. Milesburg is in a similar situation.

Jim Lettiere asked if an assessment would be applied to property owners if natural gas service was made available to residential areas. This was clarified to ask if property owners would have a choice to pick up this service or be charged a fee if they did not. Craig Bubb stated that since the gas companies are private, they cannot do this.

Dan Dunmire ended the discussion by noting that the original purpose of the transmission lines running through Mifflin County was to pump gas to the northeast that originated in Norway. Now they are reversing the flow to ultimately export Marcellus gas.

### **Subdivision and Land Development Review Committee Report**

Ten plans were submitted to the committee for review, nine were under Municipal Ordinance and one was under County Ordinance. The plans under Municipal Ordinance included Warner, Michael/ McKnight, Larry (*Armagh Township*); Hostetler, Gideon E. & Dena V. & Ezra N. (*Brown Township*); Renninger, Matthew A. & Dana J. (*Decatur Township*); York, Richard F. & Cathy R. (*Decatur Township*); Fisher, Kathy J. (*Decatur Township*); Elta M. Lauver Estate (*Lewistown Borough*); Metz, Jr., Ralph T. (*Menno Township*); Peachey II, Joseph E. & Martha M. (*Menno Township*); and Hendricks, John H. & Susan M. (*Oliver Township*). The single plan under County Ordinance was Kolb, Thomas A. & Lisa A. (*Kistler Borough*).

Jim Lettiere reviewed two plans in further detail, which were the Thomas and Lisa Kolb plan from Kistler Borough and the Gideon, Dena and Ezra Hostetler plan in Armagh Township.

The first plan reviewed was the Thomas and Lisa Kolb plan. This plan proposes to combine two lots currently owned by Thomas and Lisa Kolb into one lot with the intention to construct a garage. There were no further questions upon Jim's review of the proposed comments for the plan.

Dan Dunmire called for conditional approval of the comments for this plan under County Ordinance. Jim Spendiff made the motion with Michelle Bair seconding the motion.

The second plan reviewed was the Gideon, Dena and Ezra Hostetler plan in Armagh Township. This plan proposes to create Lot 2 for a single-family residence to be served by a privy and private well. The residual tract, Lot 1, has an existing residence with no new development proposed. There is some confusion on the extent of Wagner Lane and what commitment there is from the property owner that the extension of Wagner Lane will be constructed to meet township standards and ensure access to Lot 2.

Michelle Bair motioned to accept the comments of the nine plans under municipal ordinance. Kay Semler seconded the motion. All members voted aye.

### ***Armagh Township (Municipal Ordinance)***

Name of Plan: Warner, Michael/ McKnight, Larry  
File Number: 2016-10-002  
Tax Map #: 12-23-0719A/0718/0716  
Municipality: Armagh Township  
Applicant Name: Warner, Michael/ McKnight, Larry  
Land Owner Name: Warner, Michael/ McKnight, Larry  
Plan Preparer: Sarge Engineering and Surveying

**Plan Summary:**

The purpose of this plan is to add Lot 2 and Lot C to Lot 1 and to add Lot 3 and Lot B to Lot A. Lot 3 and Lot C are a land exchange between Michael R. & Christina M. Warner and Larry A. and Brenda A. McKnight.

**Administrative**

The McKnight property was last subdivided in March of 1999.

**Floodplain / Wetlands**

If the entire property is within the floodplain, will proposed new house on Lot 1 be able to comply with the Armagh Township Floodplain Ordinance?

\*The Sarge Surveying and Engineering representative stated the Township allows building in the flood plain if the floor is 18" above the flood elevation. He also indicated he established this elevation before construction started. As noted in Note #4, according to County GIS information, the 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**

There is no soil information on the plan since properties are served by public water and sewer.

\*The Sarge Surveying and Engineering representative provided revised plans dated October 19, 2016 that list the soil types.

**Right-of Way Widths**

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of A Street and B Street are substandard (Table 1).

**Cartway Widths**

The cartway widths of A, B and Third Streets should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Section 6.202. a.11.).

**PennDOT HOP / Municipal Driveway Permit**

A municipal driveway permit is required, and a copy should be provided to Armagh Township.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

Since the project is to utilize public sewer involving a new house, should a DEP Component 3, or Exemption from Sewage Planning (Mailer, be provided?

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

**Water & Sewage Service**

Since a new house is under construction, is there a letter of sewer and water availability from the water and sewer authorities?

\*The Sarge Surveying and Engineering representative stated the house is connected to public water and sewer.

**Features**

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

***Brown Township (Municipal Ordinance)***

Name of Plan: Hostetler, Gideon E. & Dena V. & Ezra N.

File Number: 2016-10-004

Tax Map #: 14-06-0124

Municipality: Brown Township

Applicant Name: Hostetler, Gideon E. & Dena V. & Ezra N.

Land Owner Name: Hostetler, Gideon E. & Dena V. & Ezra N.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 2 for a single-family residence to be served by a privy and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

**Basic Plan Information**

The abutter, John and Lydia Hostetler (Tax Parcel Number 14, 05-010A) should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.17.).

**Administrative**

The application is signed by Ezra Hostetler, but the owner of record based on GIS files list it as being owned by Gideon and Dena Hostetler. Is Ezra an authorized representative?

\*The Wright Surveying representative stated Ezra Hostetler is on the deed.

**Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Sections 7.302 A.5., A.7 and A.9).

**Clean & Green / Agriculture**

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

**Soils**

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

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

**Right-of Way Widths**

The proposed twenty-five (25') right-of-way does not meet the Brown Township Road Ordinance (Part 4 Section 41).

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width of Wagner Lane should be shown on the plan (Article 7 Section 7.302. A.6.).

**Cartway Widths**

The cartway width of Wagner Lane does not meet the road provisions of the Brown Township Road Ordinance (Part 4 Section 41) 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**

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. It appears the twenty-five (25') private right-of-way will be used by more than one party. 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."

If a private street is proposed, the plan should be reviewed by the Brown Township Engineer.

**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 Article 7 Sections 7.302 A.6 and 7.302 B.7 of the Brown 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 Brown Township Planning Commission.

**Sewage Service**

Is the residue served by on-lot septic? If so, it should be depicted on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.23.).

\*The Wright Surveying representative indicated yes.

**Water Service**

The water supply location for the residue should be noted on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.23). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

\*The Wright Surveying representative stated the water source is off site.

**Features**

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302 A.29).

**Other Comments:**

1. All significant manmade features including buildings should be shown on the plan (See Section 7.302. A.23. of the Brown Township Subdivision and Land Development Ordinance.
2. There is some confusion on the extent of Wagner Lane and what commitment there is from the property owner that the extension of Wagner Lane will be constructed to meet township standards and insure access to Lot 2. Wagner Lane goes in an east to west direction. The plan is not clear if the road exists to the east beyond the mid point of the frontage of Lot 2. However, aerial photos appear to show it going further east. Please clarify this. Also going from the mid point west of Lot 2, is the property owner constructing the private lane 1,176 feet to meet Old Three Cent Lane, or is it much less just west in front of the proposed Lot 2 some 308.53 feet. Please confirm this and that provisions are in place to insure construction.

\*The Subdivision and Land Development Review Committee recommended that a note be added to the plan referencing that no future development can take place unless improvements to the private road are completed.

***Decatur Township (Municipal Ordinance)***

Name of Plan: Renninger, Matthew A. & Dana J.  
File Number: 2016-10-006  
Tax Map #: 15-11-0107E  
Municipality: Decatur Township  
Applicant Name: Renninger, Matthew A. & Dana J.  
Land Owner Name: Renninger, Matthew A. & Dana J.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Administrative**

The subdivision application form should be signed by the municipality.

**Subdivision Information**

This subdivision for Lot 2 creates a lot without direct frontage onto a public or private street. In accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 3 § 22-302. G.(2)), all lots shall front on a public street except that such frontage may be located on a private street where such a private street is permitted.

**Clean & Green / Agriculture**

As noted in Note 6., the parcel is enrolled in the Clean and Green program and in an Agricultural Security Area. 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%) along the northern property line and development in these should be discouraged.

\*The Wright Surveying representative indicated the building will not be located on the steep slopes.

**Soils**

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

**Right-of Way Widths**

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Loht Road is substandard (Part 6 Section 603.2 A. (6)).

**Cartway Widths**

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width of Loht Road is substandard (Part 6 Section 603.2 A. (6)).

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Part 6 Sections 602.2 A. (18) and 603.2 B. (7) of the Decatur Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative stated there are no deed restrictions.

**DEP Sewage Planning Module**

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

**Features**

Based on GIS Aerial Files, there appears to be an additional structure and an above ground pool that are not shown on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, § 22-602.2.A. (10).

**Other Comments:**

1. The property's only frontage (width) is by a private 50 foot right-of-way to Loht Road. Table 2 of the Decatur Subdivision and Land Development Ordinance calls for 125 feet of lot width. Will a waiver be granted for this?

2. Decatur Township requires driveway permits. Has this proposed driveway to Loht Road been approved by the Township Roadmaster?

\*The Wright Surveying representative stated he has verbal approval from the Roadmaster to construct the driveway.

3. The abutter, Dennis and Lisa Snook (T.M. 15-10-0124), is missing from the plan and needs to be added to the plan.

***Decatur Township (Municipal Ordinance)***

Name of Plan: York, Richard F. & Cathy R.

File Number: 2016-10-007

Tax Map #: 15-16-0100M

Municipality: Decatur Township

Applicant Name: York, Richard F. & Cathy R.

Land Owner Name: York, Richard F. & Cathy R.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Administrative**

This property was last subdivided in August of 2011.

The subdivision application form should be signed by the municipality.

**Soils**

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

**PennDOT HOP / Municipal Driveway Permit**

The plan notes the need for a PennDOT HOP.

**Deed Restrictions and Easements**

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

\*The Wright Surveying representative stated there are no deed restrictions.

**DEP Sewage Planning Module**

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

**Features**

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, Section 602. A.10.)

***Decatur Township (Municipal Ordinance)***

Name of Plan: Fisher, Kathy J.  
File Number: 2016-10-008  
Tax Map #: 15-12-0108  
Municipality: Decatur Township  
Applicant Name: Fisher, Kathy J.  
Land Owner Name: Fisher, Kathy J.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Basic Plan Information**

The abutter Jacob and Barbara Yoder, Tax Parcel 15,12-0113, should be labeled on the pan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Section 603.2 A.(16)).

**Administrative**

This property was last subdivided in August of 2014 and before that in June of 1995 and February of 1996. The subdivision application form should be signed by the municipality.

**Subdivision Information**

The boundary information in the Inset Map is provided along most of the property except for the area along Whiskey Road and Samuels Church Road. This information should be included as provided in Sections 602.2 A5 and 603.2 A5 of the Decatur Township Subdivision and Land Development Ordinance.

**Clean & Green / Agriculture**

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

**Floodplain / Wetlands**

Plan Note #6 indicates part of the property is within the 100 year floodplain.

**Soils**

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

**Right-of Way Widths**

Is Log Lane a shared driveway? If so, a shared driveway agreement should be noted on the plan.

\*The Wright Surveying representative indicated that it will be used by one party only and it is not a shared driveway.

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way widths for Whiskey Road, Samuels Church Road and Log Lane should be shown on the plan. (Section 603. A6)



**Cartway Widths**

The cartway widths for Whiskey Road, Samuels Church Road and Log Lane should be shown on the plan (Decatur Township Subdivision and Land Development Ordinance, Section 602.2 A11).

**PennDOT HOP / Municipal Driveway Permit**

Plan Note #6 mentions that a PennDOT HOP will be required.

**Deed Restrictions and Easements**

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

\*The Wright Surveying representative stated there are no deed restrictions.

**DEP Sewage Planning Module**

A DEP Component 1 Sewage Facilities Planning Module should be submitted to the Decatur Township Planning Commission.

**Features**

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Decatur Township Subdivision and Land Development Ordinance, (Section 603.2. A.10.)

**Other Comments:**

1. Although this plan is a land development with two residences, is there future consideration to subdivide the lot between the existing and proposed houses? Will Log Lane be the point of access if this does occur?

\*The Wright Surveying representative stated possibly.

***Kistler Borough (County Ordinance)***

Name of Plan: Kolb, Thomas A. & Lisa A.  
File Number: 2016-10-003  
Tax Map #: 09-01-0708/0709  
Municipality: Kistler Borough  
Applicant Name: Kolb, Thomas A. & Lisa A.  
Land Owner Name: Kolb, Thomas A. & Lisa A.  
Plan Preparer: Young's Surveying Inc.

**Plan Summary:**

The purpose of this plan is to combine the two lots owned by Thomas A. and Lisa A. Kolb into one lot. The Kolbs have intentions to construct a garage on this property in the future and do not wish to have any issues with the lot boundary between lots 52 and 53. Proper actions must be taken by the Kolbs in order to obtain permits from Kistler Borough before construction of any kind can take place.

**Basic Plan Information**

There appears to be a typo at the end of the plan narrative. Please label the tax parcel numbers for the abutters.

**Administrative**

All plans must be a minimum size of 24" x 36" in accordance with the Mifflin County Recorder of Deeds policy for recordation.

**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)

It appears a thin sliver of tax parcel 09,01-0708 is situated in the 100 year floodplain.

**Soils**

Soils information should be shown on the plan. (Mifflin County Subdivision Ordinance, Section 7.302. A.10.)

**Setback Lines**

It appears the carport and house are in the front yard setbacks making them existing non-conforming structures. It appears that after this lot addition the total land area is 8,141.855 square feet which does not meet the minimum lot size of 10,000 square feet in the VR-Village Residential District. Any new buildings on the site will have to meet the Kistler Zoning Ordinance requirements.

**Right-of Way Widths**

The plan does not list the right-of-way and cartway widths for Pine Street. Can this be provided?

**DEP Sewage Planning Module**

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

**Sewage Service**

The sewer line should be labeled on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.20.).

**Water & Sewer Service**

The property is served by public water and sewer.

**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)

**Features**

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26) All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

**Land Development**

The existing driveway should be located on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.20.).

***Lewistown Borough (Municipal Ordinance)***

Name of Plan: Elta M. Lauver Estate

File Number: 2016-10-010

Tax Map #: 03-01-0333/0334

Municipality: Lewistown Borough

Applicant Name: Elta M. Lauver Estate

Land Owner Name: Elta M. Lauver Estate

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Administrative**

An appropriate amount of plans should be submitted for review. The Mifflin County Planning Commission requests at least three (3) plans be submitted for review.

**Floodplain / Wetlands**

Based on Note 1 and County GIS Files, there are no mapped floodplains or wetlands on the parcels.

**Topographic information**

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Borough of Lewistown's Subdivision and Land Development Ordinance, (Part 7 Section 7.202 A.6.).

**Soils**

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

**Deed Restrictions and Easements**

According to the surveyor, in Note 4 there are no known deed restrictions or easements associated with the property.

**DEP Sewage Planning Module**

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

**Land Development**

It appears that after this lot addition there is no off-street parking shown for Lot 1. Based on the Borough of Lewistown's Subdivision and Land Development Ordinance (Part 6 § 607.1. A. and Part 4 § 407.1. A.) one offstreet parking space shall be provided for a single-family home.

**Other Comments:**

1. Does the right-of-way and cartway width for East 3rd St. meet the standards of the Borough? What is the right-of-way width for E. Berks Alley?

\*The Wright Surveying representative indicated he cannot locate the right-of-way for East Berks Alley.

**Menno Township (Municipal Ordinance)**

Name of Plan: Metz, Jr., Ralph T.

File Number: 2016-10-001

Tax Map #: 18-01-100/101

Municipality: Menno Township

Applicant Name: Metz, Jr., Ralph T.

Land Owner Name: Metz, Jr., Ralph T.

Plan Preparer: Colony, Charles Maynard, PLS, PE

**Plan Summary:**

This project involves a lot-line adjustment between the Jesse A. Detweiler, Jr. property and the Ralph T. Metz, Jr. property. The Jesse A. Detweiler, Jr. Property currently contains 37 +/- acres. This project adds 13.1374 acres (Lot 1) of the Ralph T. Metz, Jr. property. The combined 50.14 +/- acres may not be sold separately or subdivided in any way without the approval of Menno Township. The Residue (Lot 2) Ralph T. Metz, Jr. property will contain 121 +/- acres. The 37 +/- acres property of Jesse A. Detweiler, Jr. has a SFRD with spring water and on-lot sewage disposal. The property is primarily used as a whitetail deer farm. There are a myriad of fences thereon all of which are not shown. The Ralph T. Metz, Jr. residue has a SFRD and barn and is used for agricultural purposes.

**Basic Plan Information**

Does the Detweiler property cross into Huntingdon County? If so, will Huntingdon County need to review this plan? Also, where the property is shown on the plan there is a gap between the property boundary and the boundary with the Huntingdon County line. There appears to be parcel No. 1 and No. 2. Please clarify.

**Subdivision Information**

Is parcel 3 of the Detweiler tract supposed to be part of this subdivision and if not it should be clearly delineated as a separate parcel.

Property boundary information should be shown for the entire property, including the residual property (Lot 2).

If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Menno Township Subdivision and Land Development Ordinance Sections 6.302 a.5., 7., 9. and 12.)

**Clean & Green / Agriculture**

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

**Floodplain / Wetlands**

According to aerial photos a small portion of Lot 2 is within the 100 year floodplain. The plan should state none of the area involving the lot line adjustment is within the floodplain.

**Topographic information**

There is no topographic information on the plan.

**Soils**

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

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

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

**Setback Lines**

Setback lines are not shown on the plan, but plan notes indicate what the setbacks are. (See Section 6.302 of the Menno Township Subdivision and Land Development Ordinance)

**Right-of Way Widths**

There is an unnamed private gravel drive 12' feet on the plan. Is there a right-of-way associated with this drive and is it shared with an adjoining property owner? If so, a shared driveway agreement should be in place. Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way widths for Sharpsburg and Sawmill Roads, Old Orchard Lane and Crissman Road should be shown on the plan. (Section 6.302 a.6.) This road should also be labeled on the main plan.

**Cartway Widths**

Based on the Menno Township Subdivision and Land Development Ordinance, the cartway widths of Sawmill, Sharpsburg Roads, Old Orchard Lane and Crissman Road should be shown on the plan (Section 6.302 a.6.).

**PennDOT HOP / Municipal Driveway Permit**

If a new driveway is proposed, a PennDOT Highway Occupancy Permit would be required.

**Private Street / Shared Driveway**

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

**Deed Restrictions and Easements**

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

**Water & Sewage Service**

The plan should display on-lot water and sewer information for Lot 2.

**Water Service**

The water supply location for the Detweiler property should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 3.213 a.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

**Lot Addition**

Although there is a partial statement in the narrative, the following is preferred: A lot addition statement should be noted on the plan stating the following on the plan:

"Lot # \_\_\_\_ consisting of \_\_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot."

**Features**

All significant man-made features, including buildings, water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Menno Township Subdivision and Land Development Ordinance, Section 6.302. a.11.) There appears to be buildings on the Metz property (Lot 2).

***Menno Township (Municipal Ordinance)***

Name of Plan: Peachey II, Joseph E. & Martha M.

File Number: 2016-10-009

Tax Map #: 18-02-0103B

Municipality: Menno Township

Applicant Name: Peachey II, Joseph E. & Martha M.

Land Owner Name: Peachey II, Joseph E. & Martha M.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Floodplain / Wetlands**

As noted in Note 4., the property is not located in the floodplain or any wetlands.

**Soils**

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

**Right-of Way Widths**

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width for Rolling Hills Lane is substandard (Table 1).

**Cartway Widths**

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width for Rolling Hills Lane is substandard (Table 1).

**Private Street / Shared Driveway**

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

**Street Names**

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

**Deed Restrictions and Easements**

According to Note #5 on the plan, there are no known deed restrictions or easements associated with the property.

**DEP Sewage Planning Module**

Please confirm what Sewage Planning Module is required by DEP for this project. Will a DEP Component 2 be required?

\*The Wright Surveying representative stated a DEP Component 1 will be required. A copy of the Component 1 module should be submitted to the Menno Township Board of Supervisors.

**Water Service**

The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Article 3 Section 3.213). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

**Features**

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9.)

The County GIS Files and Pictometry Files show two additional structures not depicted on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10.)

**Other Comments:**

1. Since there will be two houses on the same lot, there is the potential that the property could be further subdivided in the future. Has there been consideration of a future subdivision of the property and whether this would be possible based on the proposed house location and still be able to meet the Township lot size and setback provisions?

\*The Wright Surveying representative stated there was no consideration for future subdivision and if further subdivision would occur, the lot containing the new home would not meet the minimum lot size and setbacks.

***Oliver Township (Municipal Ordinance)***

Name of Plan: Hendricks, John H. & Susan M.

File Number: 2016-10-005

Tax Map #: 19-07-0104A

Municipality: Oliver Township

Applicant Name: Hendricks, John H. & Susan M.

Land Owner Name: Hendricks, John H. & Susan M.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 2 for a single-family residence to be served by on-lot sewage disposal and private well. The existing permitted on-lot sewage disposal is going to be serving the new proposed single-family residence on Lot 2 with a new on-lot sewage disposal to be installed for the existing single-family residence on Lot 1. The residual tract, Lot 1, has an existing residence with no new development proposed.

**Right-of Way Widths**

The right-of-way of the existing 40' private right-of-way does not meet the road provisions of the Oliver Township Subdivision and Land Development Ordinance (Table 1 ).

**Cartway Widths**

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

The cartway width of the existing 40' right-of-way should be shown on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Table 1).

**Private Street / Shared Driveway**

The driveway location for the proposed house is shown on the plan. Has the proposed driveway been reviewed by the township roadmaster?

\*The Wright Surveying representative indicated he will follow up with the Township Roadmaster.

If Old Bridge Road will be 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 Article 6 Section 6.202 a.13. of the Oliver Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative stated there are no deed restrictions.

**DEP Sewage Planning Module**

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

**Features**

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9.).

**Other Comments:**

1. Since proposed Lot 2 is located on a privately owned road (Old Bridge Road), does the deed allow for expanded use of the private road?

\*The Wright Surveying representative indicated there are no deed restrictions in the deed regarding future development.

2. Are all significant man made features including building on the plan as provided for in (Section 6.202 a.10) of the Oliver Township Subdivision and Land Development Ordinance.

**Public Comment**

None

**Other Business or Comments**

The Juniata River Boat Launch paving will be completed by October 28<sup>th</sup> and final work will be completed by the following week. A Chapter 106 permit was submitted to the Department of Environmental Protection on October 7<sup>th</sup> to add additional parking spaces on the non-riverside of the road. Lucas Parkes spoke with DEP a week ago with little response. Lucas explained that EADS originally questioned the need for a permit because

it would not impede flow, but if fill was being placed then a permit was required. We will receive the permit, but it will not be in a timely fashion and likely out of paving season. He is hoping the permit will be in place by spring. Bill Gomes was hoping to grade the parking lot by early December, but it does not look promising without the new permit. The boat launch, with limited parking, will be open in the spring of 2017.

Michelle Bair questioned if the Fish Commission will be involved to require any kind of launch permits. Bill explained that they could patrol the area, but because it is not a state-owned facility, launch permits are not required. A boat permit will be required if the boat is powered. Arrows were proposed to be painted on the driveway to indicate direction of traffic flow in and out of the lot, but other types of signage were proposed as well. When G&R Charles does come back in the spring for the parking lot, they will not charge a mobilization fee.

Bill also noted that he is looking at trees along the bank in the area and Michelle Bair offered the garden club to help in planting and possibly donate a tree. A guiderail is also proposed.

Bill acknowledged the attendance of Jason Cunningham as a possible future Planning Commission member. Bill also acknowledged the recent passing of Jim Tunall. His viewing will be held Friday, October 28<sup>th</sup>.

The survey will be started soon for the Juniata River Trail. EADS did a preliminary visit October 26<sup>th</sup>. They will take a couple of days in the field for topo survey and then after a couple of weeks will be able to look at the final design.

Next month's meeting will be held November 17<sup>th</sup> and Jim Lettiere will present an update on the CDBG application.

Kent Spicher questioned the status of the potential enforcement issue with Riverside Greenhouse. Bill Gomes and Floyd Ciccolini of the Conservation District recently met with the property owner and there appeared to be a misunderstanding. The property owner contacted Bill within two days of Bill sending him a letter. The property owner had hired Tom Metz and he will be working with Bill Wright to do a survey and will soon submit something. Somehow a permit was issued to the property owner, although a signed copy cannot be found, even though he is in the flood plain. There was a lot of miscommunication with the property owner.

Kay Semler was recently alerted to raw sewage dumping into the river and questioned who to notify. She was directed to contact the SEO in the municipality as the first point of contact.

Bill Gomes noted that the second internet meeting will be held November 2<sup>nd</sup> and Kay Semler is representing the Planning Commission.

### **Adjournment**

Upon no further discussion, the meeting adjourned at 4:55 p.m. upon a motion by Dave Pennebaker, which was seconded by Neal Shawver.