

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 20, 2008
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jim Spendiff, Chairman
Dan Dunmire
John Pannizzo
Don Kauffman
Neal Shawver
Brent Miller
Susan Heimbach

Others

Mark Sunderland, Mifflin County Commissioner
Gary Foster, American Legion
Marlin Osborne, American Legion
Galen Seese, CPS Surveys, Inc.

Staff

Bill Gomes, Director
Mark Colussy, Associate Planner
Millie Sunderland, Office Manager/Grants Manager

Item #1 – Call to Order

Jim Spendiff, Chairman, called the meeting to order at 3:34 p.m.

Item #2 – Record of Public Attendance

Jim reminded everyone to sign the attendance sheet.

Item #3 – Approval of Meeting Minutes

Susan Heimbach made a motion to approve the minutes of the meeting of October 23, 2008. Don Kauffman seconded the motion. All members voted aye.

Item #4 – Subdivision and Land Development Committee Report

Dan Dunmire presented the Subdivision and Land Development Review Committee's report. There were seven plans reviewed. 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: Solomon Z. Hostetler subdivision in Brown Township, Ohesson Manor Phase III land development in Derry Township, Blossom Hill- Re-Plot of Lots 118-121-125-126 in Derry Township, Rhodes Family Trust subdivision in Oliver Township, John P. Lapp subdivision in Oliver Township, Kenneth J. and Dorothy A. Casner subdivision in Oliver Township.

Mark first discussed the Ohesson Manor Phase III land development in Derry Township. This submission is the preliminary plan. Mark summarized the plan. There was some discussion about the stages of development, the cul-de-sac and stormwater management. This property is owned by Mifflin County with a 99-year lease agreement for development, which is being reviewed by the County Solicitor. The lease agreement was vague in terms of future development, which should be clarified. Bill Gomes mentioned that Derry Township's engineer reviewed the plan and provided additional comments. The developers will submit updated plans once they address the comments.

The Kenneth J. and Dorothy A. Casner subdivision in Oliver Township was also discussed. It was noted that this plan was received after the deadline for submission, but the plan was reviewed in order to provide comments in time for the Township to take action. Mark summarized the plan. There was some discussion about the orientation of the plan, and it was noted that the entire residual property was not shown on the plan.

Mark then reviewed the John P. Lapp subdivision in Oliver Township. There was some discussion about the existing gravel drive right-of-way width and the highway occupancy permit. In addition, the proposed house was missing from the plan.

Don Kauffman made a motion to approve the comments and recommendations for the plans under municipal ordinances as presented and discussed. Neal Shawver seconded the motion. All members voted aye.

There was one plan under the Mifflin County Subdivision and Land Development Ordinance. The Subdivision Review Committee recommended conditional approval of the American Legion Mem. Home Assn. subdivision in Wayne Township.

Dan summarized the American Legion Mem. Home Assn. subdivision and indicated waivers were requested for this plan. Galen Seese, the surveyor who prepared the plan, explained the reason for the lot additions to 86 lots, as well as the reasons for the waiver requests. Mr. Seese provided an updated plan and signed waiver request forms. There was some discussion about the sewer lines and water lines to be included on the plan. There was also some discussion about the 20-foot pedestrian easement along the river that was provided for access to the river. The surveyor was asked to include public waterlines, as well a note indicating all permanent dwellings are served by on-lot sewer systems and will be served by public sewer once it becomes available.

Since the plan involves lot additions/mergers, the applicant requested a waiver from the soil information. A waiver was also requested from showing on-lot systems on the plan due to the number of lots involved. A waiver was requested from showing the manmade features on the plan due to the number of lots involved. John Pannizzo made a motion to approve the waiver requests contingent on a note being placed on the plan stating all permanent dwellings are served by on-lot sewer systems and will be served by public sewer when it becomes available. Susan Heimbach seconded the motion. All members voted aye.

Don Kauffman made a motion to conditionally approve the American Legion Mem. Home Assn. subdivision in Wayne Township as presented and discussed. John Pannizzo seconded the motion. All members voted aye.

The Subdivision Review Committee report:

Name of Plan: Hostetler, Solomon Z.

Tax Map #: 14-09-108

Applicant Name: Hostetler, Solomon Z.

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 is farmland with an existing house and no development proposed.

Review Comments (List from Review Committee):

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

Floodplain & Wetlands - The plan should note whether or not the site lies within a 100-year floodplain and provide wetland information. (See Section 7.302.A.29 of the Brown Township Subdivision and Land Development Ordinance)

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

Setback Lines - Section 506 of the Brown Township Zoning Ordinance calls for the front setback to be 40' for a local road and 50' along a collector. The plan shows 40'. If Green Lane is a collector, this needs to be corrected. Please verify how Green Lane is classified. Also, the Zoning Ordinance (Section 506.B (2)) calls for a side yard of 30 feet not 15 feet when the lot is situated at the intersection of two streets.

Right-of Way Widths - The right-of-way width for Green Lane and Barrville Road do not meet the road provisions of Brown Township's Road Ordinance (Section 41). Since the parcel has the potential for future development, at a minimum additional right-of-way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway width for Green Lane and Barrville Road do not meet the road provisions of Brown Township's Road Ordinance (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.

PennDOT HOP/Municipal Driveway Permits - A highway occupancy permit will only be required if the applicant proposes to access SR 4003 (Barrville Road). There appears to be an existing driveway off Green Lane.

Easements - Any easements associated with the property, if any, should be provided in accordance with Sections 7.302.A.6 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. Plan approval is contingent upon receiving an approval from DEP following the filing of this form.

Other Comments:

1. An inset map has been provided but no dimensional information has been included for Lot 1, the residue tract. Dimensional information for the residue based on deed descriptions needs to be provided on the inset map. (See Section 7.302.A7 of the Brown Township Subdivision Ordinance)

Name of Plan: Ohesson Manor Phase III

File Number: 2008-11-001

Tax Map #: 16.11-0102A-000

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Diakon Lutheran Social Ministries

Land Owner Name: Mifflin County

Plan Preparer: Herbert, Rowland & Grubic, Inc.

Action Taken: The County provides comments only.

Plan Summary: Diakon Lutheran Social Ministries proposes to construct the third and final phase of a retirement village on an existing 32 acres of partially developed property, which is located north of SR 322 off of Green Avenue in Derry Township, Mifflin County, Pennsylvania. The construction of Phase III is to be divided into three (3) stages, Phase III A, Phase III B and Phase III C, and will include a total of 33 new residential units, along with related roadway, stormwater facilities, utility infrastructure (including public water and sewer infrastructure), and erosion and sedimentation controls. Phase III A proposes to construct twelve (12) new cottage style units, which will consist of five (5) duplex models and two (2) single models. Phase III B also proposes the construction of twelve (12) new residential units. This stage will include a total of six (6) duplex models. Phase III C proposes to construct the nine (9) remaining cottage style units. These units will consist of three (3) duplex models and three (3) single models. Stormwater management will be provided on-site as well as on an adjoining 3.64-acre parcel owned by Mifflin County. The stormwater management for the proposed project will consist of a stormwater detention basin, storm sewers, and swales. In addition to the conventional stormwater management facilities, Best Management Practices (BMPs), such as rain gardens and roof leader disconnection, will also be incorporated into the site to address water quality, runoff volume, and peak rate control. An erosion and sedimentation control plan, along with an application package for a General NPDES permit, will be submitted to the Mifflin County Conservation District for review and approval prior to start of construction.

Review Comments (List from Review Committee):

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

Shared Roadway - A shared roadway agreement for French Drive should be noted on the plan. The agreement should state that neither the County nor the Township will be responsible for maintenance of French Drive.

Deed Restrictions and Easements - According to the plan application, there are known deed restrictions or easements associated with the property. Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.2.G and 403.7 of the Derry Township Subdivision and Land Development Ordinance.

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

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

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

Required Signatures on Application - Since the application was signed by an applicant and not the "owner," the applicant's information should be supplied to verify the applicant is an acceptable representative of the project. Verification on the lease agreement should be made to indicate the proper owner of the property. The correct owner of the property should sign the application.

Other Comments:

1. General Note 18 mentions three different stages of development. What is shown on the plan as a temporary cul-de-sac on French Drive exceeds the allowable maximum length of a cul-de-sac street. See section 304.4.D of the Derry Township Subdivision and Land Development Ordinance. To not exceed the maximum length, the entire driveway may need to be built at one time as opposed to being built in phases. Also, the stormwater calculations were not broken into different phases. It is currently undeterminable if each phase will meet the Kish Watershed regulations. Thirdly, additional information regarding a potential timeline should be provided.

2. Cul-de-sac streets must have a curb radius of not less than 50 feet. (See section 502.4.A of the Derry Township Subdivision and Land Development Ordinance)

3. The project narrative that was faxed to the Mifflin County Planning and Development Department should be added to the plans.

4. This type of development requires a conditional use to be granted in the Health Care Zone. It should be noted on the plan that if a conditional use has been granted for this development, as well as the date the conditional use was granted.

5. A landscaped screen shall be provided along all property lines. (See section 208.13 of the Derry Township Zoning Ordinance)

6. General Note 7 should be supplemented with an alternative building layout. There are no examples of a Hastings building. Also, if the change in building types will increase the amount of stormwater runoff, this should be accounted for in the stormwater calculations.
7. The plans should show the connection to the public road system.
8. The units are required to be occupied by at least one person 50 years or older or possess a disability that can be treated within the Health Care Zone. It does not appear sufficient means have been proposed to treat disabilities. Please confirm. (See section 450.4 of the Derry Township Zoning Ordinance)
9. The deed call for the source of title is incorrect. The deed call provided is a sanitary sewage easement. Please correct. Additionally, it is recommended the lease that is recorded, Book 72 Page 382 with accession in Book 386 Page 844, should be noted on the plan. (See section 402.2.D of the Derry Township Subdivision and Land Development Ordinance)
10. The Erosion and Sedimentation plans should be submitted for review by the Mifflin County Conservation District for review.
11. The Stormwater management plans should be reviewed by the Township Engineer.
12. There is no Engineer seal on Sheet 2.
13. Are any new fire hydrants proposed? Has the local Fire Marshall been contacted regarding fire hydrants? If the Fire Marshall has not been contacted, it is recommended.
14. Abutter information should be supplemented with Tax Map numbers.
15. Only one set of plans was submitted. The Mifflin County Planning Commission requests three copies of the plans be submitted for review.
16. Other than the narrative, there is no discussion or information provided on the rain gardens or stormwater detention basin #1. The plan only lists "RG", which we assume to be a rain garden. There is no listing of who is responsible for the rain garden or stormwater basin.
17. The utility sheet does not have a legend.
18. Does this proposal meet the side yard setback requirements? Please confirm.
19. The plan should clearly show where Phases A, B, and C are located.
20. Does the lease agreement for the property allow for additional development? Clarification on the agreement and what it allows for should be made.

Name of Plan: Blossom Hill- Re-Plot of Lots 118-121-125-126 **File Number: 2008-11-003**
Tax Map #: 16-11-0110E **Municipality: Derry Township (Municipal Ordinance)**
Applicant Name: Harlow, Matthew R. - ELA Group, Inc. **Land Owner Name: DGB Properties, LP**
Plan Preparer: ELA Group, Inc.

Action Taken: The County provides comments only.

Plan Summary: DGB Properties, LP (DGB) is the developer and owner of "Blossom Hill" a Planned Residential Community (PRD). The Phase 1 Final Subdivision and Land Development Plan was approved by Derry Township and subsequently recorded at the Mifflin County Recorder of Deeds Office in Map Book 24, Page 107 on July 27, 2007. DGB has installed most, if not all, streets and related site improvements and has recently completed model dwelling units. DGB has requested a modification or re-plot of four (4) lot lines to accommodate building footprints on Lots 118 – 121, 125 and 126 and allow for flexibility in placing the buildings on the lots. No new lots are being created and this proposal meets all Derry Township Zoning Ordinance and Subdivision and Land Development Ordinance requirements.

Review Comments (List from Review Committee):

Comments:

1. The re-plot would make more sense for comparison purposes to show the old layout so someone looking at the plans can easily determine what specific lot lines are being moved and how it affects the layout of Phase I.
2. A chart or list of the specific lot line changes, differences in lengths and bearings, and overall change in the lot areas of the lots involved would be helpful to be on the plan.
3. It should be noted on the plan what the residual tract is for phase one or the remainder of the area not impacted by the lot adjustments.
4. The narrative that was emailed to the Mifflin County Planning and Development Department should be on the plan.

Name of Plan: Rhodes Family Trust **File Number: 2008-11-005**
Tax Map #: 19-05-103 **Municipality: Oliver Township (Municipal Ordinance)**
Applicant Name: Ritchey, William **Land Owner Name: Rhodes, Rachel K., Trustee**
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. Lot 1, the residual, has an existing house, spring, on-lot sewage disposal system and has had soils testing to meet long term sewage disposal needs.

Review Comments (List from Review Committee):

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

Floodplain - A portion of the residual property lies within the 100-year floodplain, and the flood plan should be delineated on the plan. This could possibly be shown on the property plan, or at a minimum, noted 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, MuB) According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information should be shown on the plan. (AdB, AnB)

Right-of Way Widths - The right-of-way width for T-702, School House Road, does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance (Section 501.2). 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 for T-702, School House Road, does not meet the road provisions of Oliver Township's Subdivision Ordinance (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway width should be provided by the applicant as a condition if there is future development along this road.

*PennDOT HOP/Municipal Driveway Permits - As mentioned in Note 4 on the plan, a municipal driveway permit is required, and a copy should be provided to the Oliver Township Planning Commission. *According to the surveyor, a permit has been applied for.*

Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 402.2.b of the Oliver Township Subdivision and Land Development Ordinance.

**According to the surveyor, there are no known deed restrictions or easements.*

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

Other Comments:

*1. The Valley Rural Electric utility easement should be supplemented with additional information such as Deed Book and Page Number information. If there are any above ground structures, such as electric poles and lines, it should be shown on the plan. (See section 402.2.b of the Oliver Township Subdivision and Land Development Ordinance) *The surveyor is going to check into this information.*

2. Tract boundary information for the residual lot should be on the plan. If survey data is not available, this information may be supplied via the deed description and shown on the property plan. (See section 402.1.a of the Oliver Township Subdivision and Land Development Ordinance)

Name of Plan: Casner, Kenneth J. and Dorothy A. File Number: 2008-11-006

Tax Map #: 19-15-115

Municipality: Oliver Township (Municipal Ordinance)

Applicant Name: Casner, Kenneth J.

Land Owner Name: Harshbarger, Shawn

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of two (2) lots from the lands of Kenneth J. and Dorothy Casner. Lot #1 (0.2137 Acres) is presently vacant and is intended to be a non-building lot addition to the adjacent lands of Kathy J. Harshbarger (DB 377, PG 1406). There are no changes proposed to the lot access. Likewise there are no improvements proposed. Lot #2 (1.000 Acres) is to become a stand alone lot. This lot will contain a single family dwelling, onlot sewage disposal system and domestic water source. The Residue is presently developed with a single family residential dwelling and associated out buildings. These facilities are served with an on-lot sewage disposal system and domestic water from a private source.

Review Comments (List from Review Committee):

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

Floodplain - A portion of the residual property lies within the 100-year floodplain, and the flood plan should be delineated on the plan (See section 6.202.a.14 of the Oliver Township Subdivision and Land Development Ordinance). Future development in this area should be discouraged.

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

Setback Lines - The setback lines should be shown on the plan as prescribed in the Oliver Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

Right-of Way Widths - The right-of-way width for Casner Lane does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance (Table 1). Since the parcel has the potential for future development,

road improvements should be considered prior to further development. At a minimum additional right of way should be provided by the applicant as a condition if there is future development along this road.

Cartway Widths - The cartway width for Casner Lane does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance (Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

PennDOT HOP/Municipal Driveway Permits - A municipal driveway permit is required, and a copy should be provided to the Oliver Township Planning Commission. The proposed driveway location for Lot 2 should be shown on the plan. (See section 6.202.a.15 of the Oliver Township Subdivision and Land Development Ordinance)

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.

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

Required Signatures on Application - This plan was delivered to the county on November 12, beyond the due date for plan reviews by the County Subdivision Review Committee. As a courtesy, the county faxed a copy of the application to Oliver Township, and a signed application was subsequently faxed back to the Mifflin County Planning Commission. However, at the time of submittal, the plans still had not been received by the township. The county and the township should receive the plans simultaneously.

Lot Addition - A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The Planning Commission must also be assured that the parent and recipient lots still meet the subdivision and Land Development Ordinance requirements. The plan should show the Harshbarger property in terms of property dimensions and total acreage. (Oliver Township Subdivision and Land Development Ordinance Sections 6.302.a.5, 7, 9, & 12)

Other Comments:

1. The tract map and lot detail do not appear to be oriented the correct way. Please show the North arrow pointing North. (See section 6.302.a.2 of the Oliver Township Subdivision and Land Development Ordinance)

2. The parent tract map does not actually show the entirety of the residue. The entire residual tract, with dimensions and bearings, should be shown on the plan. (See section 6.302.a.5 & 9 of the Oliver Township Subdivision and Land Development Ordinance)

3. The abutting property, T.M. 19-15-116, owned by Steven A. McCalips, is not shown on the plan. All abutters should be shown on the plan. (See section 6.302.a.16 of the Oliver Township Subdivision and Land Development Ordinance)

Name of Plan: Lapp, John P.

Tax Map #: 19-02-117H

Applicant Name: Lapp, John

Plan Preparer: Taptich Engineering and Surveying

Action Taken: The County provides comments only.

Plan Summary: This project involves the subdivision of one (1) lot from the lands of Lapp (TM 19-02-117H). Lot #1 (10.0000 Acres) is to become a stand alone lot. This lot will contain a single family dwelling, on-lot sewage disposal system and domestic water source. Access to Lot #1 will be via the existing gravel drive off of S.R. 4007. The Residue is presently vacant.

Review Comments (List from Review Committee):

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

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

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

Setback Lines - The setback lines should be shown on the plan as prescribed in the Township Subdivision and Land Development Ordinance (Section 6.302.a.10).

Right-of Way Widths - The right-of-way width for the existing gravel drive does not meet the road provisions of Oliver Township's Subdivision and Land Development Ordinance (Table 1). Since the parcel is to be developed, road improvements should be considered prior to development. General Note 9 on the plan seems to show confusion on the location and width of the right-of-way over the gravel drive. This confusion could be clarified by expanding the right-of-way to the proper width and have recorded appropriately. This should be fixed now instead of continuing to leave the right-of-way unclear and cause potential problems for future property owners.

Cartway Widths - The cartway width for the existing gravel drive does not meet the road provisions of the Oliver Township's Subdivision and Land Development Ordinance (Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to development.

PennDOT HOP/Municipal Driveway Permits - Does a PennDOT Highway Occupancy Permit (HOP) already exist for access onto S.R. 4007? If so, the permit number should be supplied.

Shared Driveway - There appears to be a proposed shared driveway between Lot 1 and T.M. 19-02-117C. A shared driveway 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."

Street Names - If more than one property is to have access off of one private drive, the drive will have 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 Oliver 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 Oliver Township Planning Commission. Plan approval is contingent upon receiving an approval from DEP following the filing of this form. A residual tract non-building declaration should be placed on the plan if no new sewage is proposed.

Sewage Service - Septic test pit information should be shown on the plan for proposed Lot 1 since on-lot sewage disposal is proposed.

Water Service - The plan should indicate proposed well site locations, or at a minimum the well isolation distance from the proposed septic system.

Signature Blocks on Plan - This plan was delivered to the county on November 12, beyond the due date for plan reviews by the County Subdivision Review Committee. As a courtesy, the county faxed a copy of the application to Oliver Township, and a signed application was subsequently faxed back to the Mifflin County Planning Commission. However, at the time of submittal, the plans still had not been received by the township. The county and the township should receive the plans simultaneously.

Other Comments:

1. There are two poles shown on the T.M. 16-02-117 property that do not show the pole number. Do the poles have specific numbers?

2. The proposed building location and driveway should be shown on the plan if the location is known. (See section 6.302.a.10 of the Oliver Township Subdivision and Land Development Ordinance)

Name of Plan: American Legion Mem. Home Assn. File Number: 2008-11-002

Tax Map #: 21-23

Municipality: Wayne Township (County Ordinance)

Applicant Name: Foster, Gary

Land Owner Name: American Legion Memorial Home Assoc.

Plan Preparer: CPS Surveys, Inc.

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

Plan Summary: *The purpose of this subdivision was to provide the property owners of the lots, which they purchased from the Juniata Valley Colony Club subdivision, a chance to purchase the property from their lots to the river or to the road. Many have been using and taking care of this property but did not own it. Also this subdivision provides accurate meter and bounds of the lots and their accurate location on the ground. The original subdivision provided a layout but no actual location. This survey and subdivision provided the exact location of all these lots. This entire subdivision was laid out for recreational use and not as a permanent residence because of being in a flood plane. However some of the properties sold years ago are now permanent residences with on lot septic. There are water lines along Front Drive for most of the subdivision and sewer lines are designed and engineered for installation along Front Drive to over three quarters of the subdivision. The original subdivision had the lots at 60 foot fronts and varied depths. This is what had to be held for this re-subdivision because of all the sales of these lots. Many owners own more than one lot but there are some who own just one lot 60 feet wide. The American Legion still owns a few of the lots and is planning to sell them in the near future for recreational use. Lots 1 through Lot 13 are acquiring areas between their property lines and Country Club Road. Lots 14 through Lot 30 are acquiring areas between their property lines and Country Club Road. Lots 34 through Lot 51 and Lot 51A are acquiring areas between their property lines and the River. Lot 76 is acquiring rear lot to cover house location. Lots 77 through 117A are acquiring areas between their property and the River. Lots 108 through Lot 114 are acquiring small areas between their property lines and Front Drive. Lots 144 through Lot 158 are acquiring areas extending to the River. Lots 211 through Lot 230 are acquiring property between their property lines and the River and from their other property line to the Road.*

Review Comments (List from Review Committee):

Floodplain - The property lies within the 100-year floodplain, and the flood plan should be delineated on the plan.

*Future development in this area should be discouraged. *The plan has been revised to state floodplain information in the general site data, however it is not specific as to what properties are in the floodplain. More specific information about the floodplain should be provided. Floodplain information could be provided as a statement stating what lots are in the floodplain, or shown graphically by showing the floodplain on the plan.*

*Soils - Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance. *The applicant has requested a waiver, which has been granted by the Mifflin County Planning Commission.*

*Setback Lines - The setback lines should be shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10). *This information has been added to the revised plans.*

*Right-of-Way Widths - The right-of-way width for all shown roads should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A6). *This information has been added to the revised plans.*

*Cartway Widths - The cartway width for all shown roads should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.202. A11). *This information has been added to the revised plans.*

*Deed Restrictions and Easements - Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Mifflin County Subdivision and Land Development Ordinance. *This is still in question. No information has been provided about deed restrictions or any existing easements on the property.*

*DEP Sewage Planning Module - A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Plan approval should be contingent upon receiving an approval from DEP following the filing of this form. *According to the surveyor, a waiver has been requested from DEP.*

*Water and Sewer Service - All water lines and/or private wells as well sewer lines and/or septic systems should be shown on the plan. (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance). A note should be placed on the plan stating specific water and sewer service information. Considering the number of lots involved, a waiver request can be made for those lots served by on lot water and sewer service. However, if public water and/or sewer serve the lots, then a water and sewer lines should be shown on the plan. In either case, a statement should be placed on the plan identifying what type of water and sewer services the lots. *Public waterlines have been delineated on the plans. A waiver has been requested for showing on-lot systems and granted contingent upon a note being placed on the plan stating all permanent dwellings are served by on lot sewer systems and will be served by public sewer when it becomes available.*

*Signature Blocks on Plan - The Wayne Township Planning Commission does not approve the plans. The signature block should be revised from stating "Approved" to "Reviewed". *The plans have been corrected.*

Other Comments:

*1. Based upon aerial photography, it appears there are structures on a lot of the lots shown on the plans. All man made features should be shown on the plan. (See section 7.302.A.20 of the Mifflin County Subdivision and Land Development Ordinance) *The applicant has requested a waiver, which has been granted by the Mifflin County Planning Commission.*

*2. Attachment 1 mentions a pedestrian easement. This easement should be shown on the plans. (See section 7.302.A.6 of the Mifflin County Subdivision and Land Development Ordinance) *The pedestrian easement is now shown on the plans.*

3. Sheet 1 does not show the scale, which should be shown on the plan. (See section 7.302.A.2 of the Mifflin County Subdivision and Land Development Ordinance)

*4. There is not a certified surveyor seal on the plans, which should be on the plans. (See section 7.302.A.4 of the Mifflin County Subdivision and Land Development Ordinance) *There is now a certified surveyor seal on the plans.*

*5. The Location Map should be at a scale not more than 2000 feet to the inch. (See section 7.202.A.14 of the Mifflin County Subdivision and Land Development Ordinance) *The Location map is now shown at an appropriate scale.*

6. Since the plans have been revised, a revision date should be shown on the plans.

Item #5 – Planning Commission’s Role, Meeting Agenda, Actions and Member Involvement

Jim Spendiff talked with the Planning Commission about time spent on subdivision and land development reviews during the regular meetings and the role of the Planning Commission. It was brought up at a previous meeting that excessive time was spent during the Planning Commission meetings going over the same type of comments month after month when the Subdivision Review Committee has already reviewed, discussed and included them in the report. Jim provided a suggested format for monthly reporting at the meetings and asked the members for their input. After some discussion, the members agreed they want to continue to receive the review report before the meeting and they like some of the plan presentations and that some of the usual comments can be left out of the presentations since they are included in the review report. Some of the members also expressed interest in hearing about ongoing and upcoming projects with which they could become involved. Some projects that were mentioned were the Mifflin County Comprehensive

Plan update after 2010, the proposed Water Supply Plan update, the current Stormwater Management Plan, and a potential housing study. Other items of interest for discussion at meetings were sewer and electricity capacity issues, gas lines and projects involving other agencies. It was also mentioned that contacts could be made with the municipalities to offer assistance similar to the planning services currently being provided to Derry Township.

Item #6 – Public Comment

There was no public comment at the meeting.

Item #7 – Other Business or Comments

- Bill reported that Rob Postal of MCIDC would be giving a presentation at the Planning Commission meeting in January 2009.
- Mark reported that he attended a PMPEI course in planning sponsored by Juniata County. He recommended this type of course to the Planning Commission members in the future. Bill mentioned he would like to see a program held on subdivision in the future.
- Bill reported that on behalf of Mifflin County, the Planning and Development Department applied for a Community Conservation Partnership Program grant for a Peer to Peer Study for Mifflin County. The purpose of the project is to evaluate the feasibility of Mifflin County's municipalities joining together to provide recreational services and programs for citizens and develop recommendations to enhance recreational opportunities in the County. Twelve municipalities in the County have agreed to financially support the project for the match for the grant.
- Bill also reported that on behalf of Mifflin County, the Planning and Development Department will be applying for funds through PennDOT's Pennsylvania Community Transportation Initiative to further the Monument Square design on Market and/or Main Streets in Lewistown Borough. PennDOT carved out \$60 million over the first two-year period of the 2009 Transportation Improvement Program. Eligible projects may receive up to \$5 million for construction or \$300,000 for planning activities.
- Bill discussed a zoning use variance he reviewed involving a property in Derry Township. He explained that a zoning use variance means a change of land use in a specific zone, which requires five points be met in order to be approved. The particular property for review in Derry Township was not identified properly with the street location and tax parcel number. In order to review the project, he requested the information from the attorney, who responded with a map.
- Bill reminded the members that the CDBG FFY 2009 public hearing will be held during the December meeting.

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

mjs