

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 21, 2013
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire, Chair
J. Neal Shawver, Vice Chair
Thomas Lake
Kent Spicher
Jim Spendiff

Other

Lauren Kershner, Lewistown Sentinel
Lucas Parkes, The EADS Group, Inc

Staff

Bill Gomes, Director
Jim Lettiere, CD Administrator/Assistant Director
Stephanie Neff, Office/Grants Manager

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:30.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes of the October 24, 2013 meeting. Kent Spicher seconded the motion. All members voted aye.

CDBG Update

Jim Lettiere gave everyone on the Planning Commission a copy of the CDBG/Home Program Status and Financial Report. He stated that there is approximately \$192,000.00 remaining on the Home grant that will mostly be used for the 18 people that are on the waiting list and the projects for these people will take about 2 to 3 years to complete. He advised they are currently working on a grant on behalf of Derry Township for a waterline extension on State Rt. 522 from Crossover Lane to the Decatur line. The county has submitted an application for 6 projects totaling \$218,000.00. The application was sent in September 2013 and they expect to hear something on the application sometime next year. Bill asked Jim for a list of the projects that were applied for so a copy could be provided to anyone that was interested.

Subdivision and Land Development Review Committee Report

Dan Dunmire announced there were 6 subdivision plans under municipal ordinance for which the Planning Commission provides comments: Christian Aumiller in Armagh Township, LP Haney in Granville Township, Valley View Haven-Malta Home in Granville Township, Shem T. Peachey in Menno Township, Louie David & Lomie Elsie Peachey in Menno Township and William D. & Leah S. Swarey in Union Township.

Jim Lettiere read over the Christian Aumiller plan in Armagh Township and there were no real concerns except the plan stated that a copy of the DEP Component 1 Sewage Facilities Planning Module should be sent to the Armagh Township Planning Commission and Bill stated that there is no planning commission in Armagh Township so it would just be sent to the township. Lucas Parkes also mentioned that he wanted to verify that there was a right-of-way secured because he thought previously there had not been one, but the plan had a deeded access proposed.

Jim then reviewed the Valley View Haven-Malta Home plan in Granville Township. He stated that they did have a question if Lot 5 was part of Valley View and Jim Spendiff indicated that it was part of Malta Home. Neal Shawver questioned why the aerial showed what looked like a parcel out by itself and then also showed that it was part of the subdivision. Jim Lettiere advised he would check into this.

Bill made the Planning Commission aware of one question he had on the Louie David & Lomie Elsie Peachey plan in Menno Township. He felt there needed to be clarification regarding the proposed right-of-way on the plan since a right-of-way would not be necessary once the lot addition proposal was completed next year. Bill

said it should be noted on the plan if it was a permanent arrangement or a temporary right-of-way. This proposal involves a two part process by the developer to avoid Clean & Green and roll back taxes.

Jim Spendiff stated that when the Planning Commission motioned to approve the minutes he would not be voting on the Valley View Haven-Malta Home plan due to a conflict of interest.

Neal Shawver made a motion to approve the comments/recommendations of the Subdivision Review Committee on the 6 municipal plans. Kent Spicher seconded the motion and all members voted aye.

The Subdivision Review Committee Report:

Name of Plan: Aumiller, Christian
File Number: 2013-11-006
Tax Map #: 12-10-109
Municipality: Armagh Township (Municipal Ordinance)
Applicant Name: Aumiller, Christian
Land Owner Name: Aumiller, Christian
Plan Preparer: Taptich Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This project involves the subdivision of three (3) lots from the lands of Scott F. Arnew and Susan R. Weimer. Lot #1 is intended to be a stand alone lot that will be served with an on-lot water source as well as an on-lot sewage disposal system. Access to Lot #1 will be via the proposed 50' Ingress, Egress, Regress and Utility Easement off of Lower Creek Road.

Lot #2 is intended to be a stand alone lot that will be served with and on-lot water source as well as an on-lot sewage disposal system. Access to Lot 2 will be via the proposed 50' Ingress, Egress, Regress and Utility Easement off of Lower Creek Road.

Lot #3 is intended to be a non-building lot addition to the adjacent lands of Eli T. and Barbara E. Yoder (TM 12-10-108S). There are no improvements proposed to lot #3.

The Residue is presently vacant.

Review Comments (List from Review Committee):

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

Subdivision Information

Property boundary information should be shown for the lands of Eli T. & Barbara Yoder (Tax parcel number 12,10-01083-000) and the total combined acreage after the Lot Addition for Lot 3 Armagh Township Subdivision and Land Development Ordinance (Article 6 (Section 6.202 a. 5.)).

Topographic information

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

Setback Lines

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

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Lucky Hunter Lane should be shown on the plan. Article 6 (Section 6.202 a. 10).

Cartway Widths

The cartway width of Lucky Hunter Lane should be shown on the plan (Armagh Township Subdivision and Land Development Ordinance, Article 6 (Section 6.202 2. 10.).

Private Street / Shared Driveway

This plan appears to be creating a shared driveway almost 2,500 feet long for three properties. The normal arrangement for a shared driveway is two lots. Lucky Hunter Lane appears to be substandard, since the cartway information is not labeled. Is there assurance that two way traffic can be served by this road and that emergency vehicles can access this lane? There is also the possibility of future development along this road and is there some assurance to the township that no further development will occur without road improvements to insure public safety?

All private drives that are used by more than one party i.e., Lucky Hunter Lane 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."

DEP Sewage Planning Module

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

Lot Addition

A lot addition is considered a consolidation and therefore, results in the creation of a new lot configuration. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for Tax Map 12-10-0108S. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Section 6.302. a. 5,7, 9, and 12), of the Armagh Township Subdivision and Land Development Ordinance. The plan is not clear what lot 3 is being tied to.

A Lot combination symbol should be labeled for Lot number 3 similar to the one labeled for Lot 1.

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."

Name of Plan: Haney, LP

File Number: 2013-11-002

Tax Map #: 17-16-0100D/17-16-0100AC

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Haney, LP

Land Owner Name: Haney, LP

Plan Preparer: Sarge Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

The purpose of this plan is to add Lot A, of 4.045 acres, from the land of Haney, LP, Tax Parcel 17-16- 0100D, to the land of P. Kenneth and Constance D. Gehman, Tax Parcel 17-16-0100AC.

Review Comments (List from Review Committee):

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Granville Township Subdivision and Land Development Ordinance, Section 6.302.a16) There appears to be a missing abutter, Mervin Shirk (17,16-0100F) and Lawson Hendricks (17,16-0207) to the north and west of lot 1.

* The Surveyor indicated that he believes the County's GIS files for these parcels are inaccurate. The County Planning and Development Office will discuss this with the Mapping Department.

Topographic information

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

Soils

There is no soil information on the plan.

Cartway Widths

Lot 1 could become a building lot and cartway width of Risky Road is not adequate for two-way travel.

* The Surveyor indicated that the owner intends to maintain this parcel as a radio tower site and does not intend to build on the parcel.

The cartway width does not meet the road provisions of the Granville Township 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.

DEP Sewage Planning Module

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

Lot Addition

A lot addition is considered a consolidation and therefore, results in the creation of two new lot configurations. Lot consolidation meets the definition of a subdivision according to the Municipalities Planning Code. Under these circumstances new deeds must be developed as part of the property transfer process and adequate information must be available in order to develop an accurate property description. The parent and recipient lots will still meet the Subdivision and Land Development Ordinance requirements. Property boundary information should be shown for the entire property. Currently, no boundary information is provided for TM 17-16-100AC. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map.

(Granville Township Subdivision and Land Development Ordinance Sections 6.302.a 5,7,9 and 12)

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.

(Granville Township Subdivision and Land Development Ordinance, Section 6.202.a10)

* The Surveyor indicated all features are depicted on the plan.

Name of Plan: Valley View Haven - Malta Home

File Number: 2013-11-005

Tax Map #: 17-13-107A

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Valley View Haven-Malta Home

Land Owner Name: Valley View Haven-Malta Home

Plan Preparer: Taptich Engineering and Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This project involves the subdivision of Five (5) lots from the lands of Valley View Haven (TM 17-13-107A). Lot #1, containing 21.1047 acres, is intended to be a stand alone lot that will be served with an on-lot water source and on-lot sewage disposal system. Access to Lot #1 will be via Malta Park Road. Lot #2, containing 1.4995 acres, is intended to be a stand alone lot that will be served with public water and an on-lot sewage disposal system. Access to Lot #2 will be via Malta Park Road. Lot #3, containing 19.6208 acres, is intended to be a stand alone lot that will be served with public water and on-lot sewage disposal system. Access to Lot #3 will be via Granville Road. Lot #4, containing 10.0000 acres, is intended to be a stand alone lot that will be served with public water and public sewer. Access to Lot #4 will be via S. R. 103. Lot #5, containing 52.9923 acres, is intended to be a stand alone lot. Lot #5 presently houses a single family residential dwelling and associated outbuildings. Lot #5 is currently served with public water and an on-lot sewage disposal system.

Access to Lot #5 is via Granville Road.

The Residue currently houses a Nursing Home Facility and associated outbuildings. The Residue is served with public water as well as a public sewage disposal. There are no improvements proposed to the Residue. Access to the Residue is via Malta Drive.

Review Comments (List from Review Committee):

Administrative

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

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

All abutters should be shown on the plan, including tax map numbers. (Granville Township Subdivision and Land Development Ordinance, Article 6 (Sections 6.202 a.16 and 6.302 a.16.)

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Article 6 Section 6.202 a. 14) of the Granville Township Subdivision and Land Development Ordinance).

According to County GIS information, a portion of Lot #1 lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

Soils

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

Setback Lines

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

Right-of Way Widths

The right-of-way widths of State Route 103, Granville and Malta Park Roads and Malta Drive should be shown on the plan (Granville Township Subdivision and Land Development Ordinance, Article 6 (Section 6.202 a. 11.).

Cartway Widths

The cartway widths of State Route 103, Granville and Malta Park Roads and Malta Drive should be shown on the plan (Granville Township Subdivision and Land Development Ordinance, Article 6 (Section 6.202 a. 11.).

PennDOT HOP / Municipal Driveway Permit

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

DEP Sewage Planning Module

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

Zoning

The Zoning District designation should be labeled on the plan. Plan note #4 lists setbacks based on the Township's Subdivision and Land Development Ordinance instead of the Township's Zoning Ordinance.

Other Comments:

1. Is Lot 5 consisting of 52.9923 acres part of Valley View?
* The Planning Commission Review Committee member indicated lot 5 is part of Malta Homes.
2. The public sewer lines are hard to identify on the plan to verify service to lots 4,5 and the residual.
3. No road names are listed on the plan, so without an aerial you are not able to know what roads are serving the lots. This needs to be corrected.

Name of Plan: Peachey, Louie David & Lomie Elsie

File Number: 2013-11-003

Tax Map #: 18-10-0110

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Peachey, Louie David & Lomie Elsie

Land Owner Name: Peachey, Louie David & Lomie Elsie

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. Also being proposed is Lot Addition A to be added to Lot 2 in a subsequent calendar year. Access is along Beantree Lane. No other development is proposed on the residual tract.

Lot Addition A consisting of 1.666 acres is to be added onto Lot 2. Lot addition A is a lot addition and shall become an integral part of Lot 2 to make a total of 3.557 acres. Lot Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Review Comments (List from Review Committee):

Subdivision Information

Lot Addition A is being placed on the plan in advance by calendar year to be linked with Lot 2. This lot addition apparently is being developed to avoid roll back taxes under Clean and Green. It should be resubmitted as a lot addition in 2014.

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Menno Township Subdivision and Land Development Ordinance Sections 6.202a 5, 7, 9, and d 12)

Clean & Green / Agriculture

Plan note 5 states the property is in Clean and Green. The property is not located in an agricultural security area as indicated on the application.

Topographic information

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

Soils

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

Cartway Widths

The cartway width of Beantree Lane does not meet the road provisions of the Menno Township 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.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302a6 and 6.302b7 of the Menno Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

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

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.

(Menno Township Subdivision and Land Development Ordinance, Section 6.302a10)

If Lot 1 has on-lot water and sewer, they should be shown on the plan.

Other Comments:

1. Lot Addition A when added to Lot 2 will clearly provide access to Bean Tree Lane. However, on the plan it lists a proposed right-of-way crossing Lot Addition A to serve Lot 2. Until the lot addition occurs, there should be a statement how Lot 2 will access Beantree Lane. If it is the proposed right-of-way, it should note if this is a permanent arrangement or a temporary right-of-way, whether Lot 1 will have access to this right-of-way and what the cartway width will be.

Name of Plan: Peachey, Shem T (deceased) & Barbara

File Number: 2013-11-001

Tax Map #: 18-08-0110

Municipality: Menno Township (Municipal Ordinance)

Applicant Name: Peight, Elmer

Land Owner Name: Peachey, Shem T.(deceased) & Barbara

Plan Preparer: Nittany Engineering & Asso., LLC

Action Taken:

The County provides comments only.

Plan Summary:

No narrative provided.

Review Comments (List from Review Committee):

Basic Plan Information

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

A plan narrative should be placed on the plan and there should be a brief description stating the purpose of the project.

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.

Soils

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

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

Right-of Way Widths

The right-of-way of West Back Mountain Road does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3 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.

Based upon the Township Subdivision and Land Development Ordinance, the right-of-way width of Apple Tree Lane should be shown on the plan. (Section 6.202 a. 11.).

Cartway Widths

The cartway width of West Back Mountain Road does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Article 3 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.

The cartway width of Apple Tree Lane should be shown on the plan (Menno Township Subdivision and Land Development Ordinance, Article 6 Section 6.202 a. 11). What is of particular concern is that Appletree Lane provides for two-way traffic.

Deed Restrictions and Easements

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

* The Surveyor clarified that there are three deed restrictions associated with the property which include no industrial activities, the grantees of the property must be a family member, and a right of first refusal clause.

Sewage Service

Where is the location of the septic tank for Lot 2? (Article 6 Section 6.302 a. 11.) of the Menno Township Subdivision and Land Development Ordinance. The plan states the approximate location but not the location of the test pits.

Water Service

The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302 a.11). 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 plan does not show the water source for lot 1 and proposed lot 2.

Signature Blocks on Plan

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

Other Comments:

The plan should show access to the public access system and only shows an arrow on the property plan from Appletree Lane to State Route 655. There is no road frontage for lot 2. Further development off Appletree Lane should be discouraged unless the road is improved.

* The Surveyor submitted revised plans dated November 14, 2013 that addressed all review comments adequately. The DEP Planning Waiver and Non Building Declaration was provided, but approval should be contingent upon receiving approval from DEP following the filing of this form.

Name of Plan: Swarey, William D. & Leah S.

File Number: 2013-11-004

Tax Map #: 20-01-0107B

Municipality: Union Township (Municipal Ordinance)
Applicant Name: Swarey, William D. & Leah S.
Land Owner Name: Swarey, William D. & Leah S.
Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lot 2 for two single-family residences to be served by individual on-lot sewage disposal systems and private wells. Lot 1, the residual tract, is not proposing further development. These two tracts had been previously combined as a lot addition and recorded in Map Book 24, page 35 and are now being separated as they previously existed. All bearings and distances shown are taken from the recorded deeds that are referenced.

Review Comments (List from Review Committee):

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.

Private Street / Shared Driveway

The private drive will be over 1,500 feet in length.

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

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 402.2.a. and 401.1 of the Union Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

If there is on-lot water and sewer service to Lot 1, it should be shown on the plan. (Section 402.2c of Union Township Subdivision and Land Development Ordinance.

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

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. (Union Township Subdivision and Land Development Ordinance, Section 402.1.d.)

Other Comments:

1. This is more than a subdivision. It is also a land development plan since two houses will be placed on Lot 2. This should be noted on the plan.
2. Where is Maple Leaf Lane in relation to this proposal?

Wind Energy

All members of the Planning Commission were given copies of a review by the Gannett Fleming Company of wind facility ordinance setbacks for Mifflin County to other counties. They also received a copy of the Wind Energy Facilities Model Ordinance for Mifflin County and a copy of the comments and questions on Wind Energy from Laura Jackson, President of SOAR.

Bill started the discussion stating that the townships and boroughs would be able to use the model ordinance as a reference when preparing their own wind energy ordinance, which Oliver Township is already in the process of doing. Bill explained the ordinance highlights the differences between an AWEF (Accessory Wind Energy Facility) which is an accessory use wind mill that is used only for residents on their own private property and

the PWEF (Principal Wind Energy Facility) that will be tied to the electric grid. He pointed out some of the concerns with the PWEF such as setback requirements, decommissioning, affects to the scenic view, shadow flicker, noise requirements and environmental concerns. The commission asked about the option of having a hydro geologist determine what would be a safe distance needed for the turbines to be built so they do not affect the water supply because many residents in the Big Valley use water that runs off from Jacks Mountain and they do not want any negative effect on that water supply. The distance stated in the draft ordinance right now is 1,000 ft away from the start of the water supply.

Bill added that Volkswind claims that the building of the turbines would boost the local economy but the commission has not yet seen any evidence of how it would be an economic benefit since most of the work would be in constructing the turbines and not many local residents would be involved in that process.

Comprehensive Plan

Bill said that he would give an update at the December 19th Planning Commission meeting but he wanted to let everyone know that they are planning another public meeting to be held sometime early in 2014.

Public Comment

There was no public comment.

Adjournment

The meeting adjourned at 5:00 p.m. upon a motion by Kent Spicher that was seconded by Jim Spendiff.