

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**NOVEMBER 29, 2018**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Jason Cunningham  
Dan Dunmire  
Thomas Lake  
Dave Pennebaker  
Kay Semler  
Neal Shawver  
Jim Spendiff  
Kent Spicher

Other

Steve Dunkle, Commissioner  
Kevin Kodish, Commissioner  
Robert Postal, Commissioner  
John Czerniakowski  
Alyssa Burd, The Sentinel  
Dan Potutschnig, The Academy  
Nick Felice, MCIDC  
Jennie Baar, HACC  
Barb Harer, South Hills  
John Sygielski, HACC

Staff

Bill Gomes, Director  
James Lettiere, CD Administrator/Assistant  
Director  
Chastity Fultz, Office/Grants Manager

**Call to Order**

Kay Semler, Chair, called the meeting to order at 3:32 p.m.

**Approval of Meeting Minutes**

Jim Spendiff made a motion to approve the minutes from the October meeting. The motion was seconded by Dan Dunmire. All members voted aye.

**Presentation of Harrisburg Area Community College**

Bill Gomes explained that in January 2016, Penn State attended a planning commission meeting to discuss their decision to discontinue live classes at their Lewistown campus. The community tried to secure the interest of another educational entity to fill the void. These efforts originally began in 2004 to 2005 when a committee tried to gain the interest of a community college for the county. Harrisburg Area Community College interests were secured in 2017. However, not everyone knows they are here and what services they provide.

Bill then introduced Jennie Baar, Dean of Academic Affairs, and Dr. John Sygielski, President, from Harrisburg Area Community College (HACC). Ms. Baar provided a history of HACC's beginnings in Lewistown. John Czerniakowski reached out to HACC and a community meeting was held in April of 2016 with approximately 40 in attendance with many different interested parties. HACC discovered many interested parties and saw a clear need to provide locally accessible education. HACC met with the county commissioners in July of 2016 and announced that HACC would offer classes in Mifflin County.

HACC did a soft launch for the 2017-2018 academic year with five classes and overlapped Penn State classes before Penn State fully withdrew from the area. Five classes were held at the Geisinger-Lewistown Hospital School of Nursing and Mifflin County Junior High, including English and Biology classes in the fall and Computer Information Systems and Biology classes in the spring. The classes were initially geared towards the School of Nursing and their general education requirements. During this year, a lease was secured for

their location at 152 East Market Street, Suite 201. A marketing campaign was launched in the fall of 2017 through Facebook ads, newspaper ads, postcards were mailed to all residents of Mifflin County, and an information session was held in November of 2017.

Enrollment has tripled since their first semester of 20 students to nearly 60 students for the fall of 2018. There is a strong demand for the Anatomy and Physiology class. The classes are restricted due to only having one lab space. This limits the ability to expand Biology classes in the evening. The School of Nursing and The Academy utilize the lab during the daytime.

Ms. Baar opened the discussion to ask what they can do to meet the needs of the community. Chastity Fultz asked if summer classes would be offered. Ms. Baar responded that they tried to offer a nutrition class, but there are not enough students who are interested. They are currently in talks with instructors to see if they can offer the biology class that has been full. They need to explore the demand for daytime classes, but additional facility space may be needed. Kay Semler questioned if a mobile classroom could help. This is an idea to be explored, but Bill added that parking is always an issue. Parking studies have demonstrated that parking spaces are needed in this area and parking issues would have to be worked out. HACC would consider looking for a partner to share space if they decided to look at building infrastructure.

Bill questioned whether HACC was offering the same classes Penn State offered. HACC acknowledged Penn State offered many programs and they expanded too far and too fast, while at the same time online classes were growing. It has become harder to find students who need in person classes. Students also do not have internet access at home. Bill acknowledged that the closure of Penn State opened the county's eyes to the limited internet service.

Jim Lettiere wanted to know if transportation needs were an impediment to students attending classes in rural areas. Ms. Baar acknowledged that students in rural areas have transportation issues, but also stated that students are traveling from Mifflin, Juniata and Huntingdon Counties to the Harrisburg campus for classes.

Neal Shawver asked if general education classes could be offered in Lewistown since most colleges require the general education classes. Ms. Baar responded that HACC attempted to offer English the last two falls, but the enrollment numbers were small. They have continued these courses because they are trying to work out the system, including weather impacts in Mifflin County that would not necessarily impact the Harrisburg campus.

Commissioner Steve Dunkle asked how many students are from Mifflin County of the 60 students enrolled this year. Ms. Baar did not have this information, but does know that there are students in Centre and Union Counties.

Bill noted that HACC seems to focus on the School of Nursing, but questioned if they were trying to tie into The Academy. Ms. Baar acknowledged that the ties to the Academy are mostly through equipment sharing. The lab facility that existed with Penn State was jointly funded through The Academy, School of Nursing, Geisinger-Lewistown Hospital and Penn State through a grant. HACC does not use all of the equipment, but it is all housed in the same room. The partnership arrangement is to make sure these facilities have access to the equipment while HACC pays the lease agreement.

Dan Potutschnig sees a potential tie to The Academy through workforce training and academic classes. The Academy is trying to grow in workforce training and has invested in adult education. This discussion raised questions whether the relationship with HACC would have a mutual benefit or if it was in competition. The same concerns were shared by South Hills.

Chastity raised a question about information on classes at Lewistown on the HACC website. Ms. Baar provided a website specific to Lewistown classes. Neal acknowledged that you do not want to know an exact link to a website, but you should be able to find the information within the website.

Nick Felice of MCIDC added that a video conferencing facility was recently installed at Career Link. There is not a lot of use of the facility at this point, but could help HACC. Dr. Sygielski added that HACC offers 18 degrees fully online with 7,500 students taking online classes. This could play a role in helping them grow. They currently have a video connected class for a small group of students. Nick knows one classroom at the Career Link is available and could possibly be utilized for these types of classes.

Ms. Baar stated that HACC wants to figure out how to build out and not compete. They want to supplement the county's needs. Commissioner Kevin Kodish would like to see HACC, South Hills and The Academy work with each other in order to achieve this. Dr. Ski is eager to find ways to grow to meet the unmet needs and is willing to do what they can collaboratively.

Kay wanted to know the top three degrees HACC offers. The top three online degrees are Business Management, Business Administration and Psychology. The top three overall degrees are Nursing, Business and Criminal Justice.

Dave Pennebaker noted that community volunteer services often need training, such as fire and EMS and wondered how HACC could help them. HACC has one of the largest offerings in the state for safety training. Dave noted that the state fire school is right here in Lewistown.

John Czerniakowski spoke about Pharmacy Technician certification as a potential offering. Ms. Baar's colleagues who offer this program do it in an online format. Bill asked if HACC is talking to any pharmacies such as CVS. Dr. Ski responded that there is a program that prepares for the national test to certify Pharmacy Technicians. HACC does offer a noncredit, online only opportunity for this. Dr. Ski thought they could investigate this further and has had recent conversations with Walgreen's about employer bonuses for have a certification. Other employers could offer incentives for further education. Dr. Ski offered to sit at the table to retain or attract businesses through educational opportunities. They have the capabilities to create credit or noncredit training programs.

Commissioner Steve Dunkle understands education is the key to upward mobility and would like to see Lewistown become a hub for central Pennsylvania for certificates and associate degrees, particularly in healthcare, which he believes would enrich the community. Senator Corman had one meeting with the Commissioners and The Academy to determine how he could be helpful. He also scheduled a second second meeting in December to further discuss educational opportunities. They need someone working with all institutions to provide coursework that will forge ahead with the ultimate goal.

Dr. Ski would like the educational facilities to get together, evaluate and map out to each other's strengths to then create programs each are good at. HACC is open to serve and provide and not be in competition. There should be one integrated opportunity for the community. Ms. Baar is happy to coordinate this with the partners at the meeting along with the School of Nursing and the high school. Ms. Baar did add that the high school is offering dual enrollment classes online through HACC currently.

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

Eight plans were submitted to the committee for review, seven under Municipal Ordinance and one under County Ordinance. The plans under Municipal Ordinance included Orchard Hill Storage (*Derry Township*); Shade Mountain Farms, Inc. (*Derry Township*); Harvey L. & Nancy K. Yoder (*Menno Township*); Titus R. &

Susanne M. Yoder (*Union Township*) ; Jacob L. & Judith A. Peachey (*Union Township*) ; Susanna J. & Karen L. Peachey (*Union Township*); and Nathan P. and Linda B. Peachey (*Union Township*). The plan under County Ordinance was James E. & Patricia E. Crozier (Bratton Township).

Jim Lettiere received updated comments for the Orchard Hills Storage plan and reviewed it in further detail. This plan proposes to construct two new storage unit buildings at their existing storage facility in Derry Township. There was no additional discussion of the plan.

Jim then reviewed the Shade Mountain Farms plan in further detail. He provided updated comments to the commission for review. 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. No further discussion ensued.

Kay entertained a motion to accept the comments of the seven plans under municipal ordinance. A motion was made by Kent Spicher and Jason Cunningham seconded the motion. All members voted aye with Neal Shawver abstaining from voting on the Orchard Hills Storage plan.

Kay then entertained a motion for the conditional approval of the single plan under county ordinance in Bratton Township. A motion was made by Jim Spendiff and seconded by Dave Pennebaker. All members voted aye.

### **Bratton Township (*County Ordinance*)**

Name of Plan: Crozier, James E. & Patricia E.  
File Number: 2018-11-003  
Tax Map #: 13-04-0110; 13-04-0110D; 13-04-0110F  
Municipality: Bratton Township  
Applicant Name: Crozier, James E. & Patricia E.  
Land Owner Name: Crozier, James E. & Patricia E.  
Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lot Additions A & B to be added onto Lots A & B, respectively. Lot A has an existing residence served by public sewer and a private well. Lot B has an existing residence served by on-lot sewage disposal and a private well. No new development is being proposed by this plan.

\*One asterisk represents comments made during the November 16, 2018 Subdivision and Land Development Review Committee meeting.

#### **Administrative**

Tax parcel 13-04-0110 was subdivided in November of 2000 and again in January of 2004.

#### **Topographic information**

Topographical information is exempt from being displayed on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 3 Section 3.501 A. 1.-6. inclusive).

#### **Soils**

There is no soil information on the plan.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

#### **Right-of-Way Widths**

The right-of-way widths of Crozier Loop and Ten Acre Lane should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Sections 7.202 A. 11. and 7.302.A.6.). Also, Ten Acre Lane should be labeled on the plan.

\*The Wright Surveying representative indicated Ten Acre Lane is not a legal access and access is from Jets lane. He noted he will make reference on the plan that Ten Acre Lane is not a legal access. He also stated Crozier Loop is solely a driveway only serving the James Crozier parcels 13,04-0110 and 13,04-0110D.

#### **Cartway Widths**

The cartway width of Ten Acre Lane should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 11. and 7.302 A. 6.)

Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F.1.) the cartway widths for Crozier Loop and Jets Lane are substandard Section 4.204 F).

#### **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 right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

#### **Private Street / Shared Driveway**

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

\*The Wright Surveying representative indicated Crozier Loop is not a shared drive but Jets Lane is. He stated he will provide the easement agreement for Jets Lane at a later time and the deed book and page number are referenced on the plan.

#### **Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302.A.6 and 7.302.B.7 of the Mifflin County Subdivision and Land Development Ordinance.

\*The Wright Surveying representative indicated there are none.

#### **DEP Sewage Planning Module**

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

#### **Features**

Are all natural features shown? If not, 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).

\*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, 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). Are there any buildings on Lot Additions A or B?

\*The Wright Surveying representative indicated all are shown and there are no buildings on lot additions A or B.

#### **Other Comments:**

Is there any reason for configuration of Lot B?

#### **Derry Township (Municipal Ordinance)**

Name of Plan: Orchard Hills Storage

File Number: 2018-11-001

Tax Map #: 16-01-0112

Municipality: Derry Township

Applicant Name: Long, Kevin

Land Owner Name: Long, Kevin

Plan Preparer: Thomas H. Metz Engineering, Inc.

**Plan Summary:**

The Orchard Hills Storage is proposing to construct two (2) new, 7,800 s.f. storage unit buildings at their existing, "controlled-environment" storage facility in Derry Township, Mifflin County, Pennsylvania. The proposed structures are to be erected at the south side of Ferguson Valley Road, alongside their current facility on an adjoining, separate lot (Parcel no. 16,01-0112-000) that contains 7.49 acres of which less than one acre is being disturbed for the proposed structures.

\*The County Planning and Development Department received revised plans dated November 20, 2018 and written responses to the County's preliminary comments dated November 19, 2018. One asterisk represents responses from Thomas H. Metz Engineering Inc. and where applicable the County's response.

**Administrative**

This parcel was previously subdivided in July 1996 and March 2000.

There appears to be a typographical error in General Note 2. Instead of "anun-developed", it should state on "an undeveloped" tract.

\*The revised plans and written responses show this correction.

General Note 5 refers to the Borough of Liverpool and it should not.

Sheet Si1-2 states Minit Mart Fuel Service Borough of Liverpool.

\*The revised plans show these corrections.

**Basic Plan Information**

The project narrative partly states the Orchard Hills Storage is proposing to construct two (2) new 7,800 square foot storage unit buildings at their existing controlled environment storage facility. This proposal is not located on the same site of the existing storage facility adjacent to the subject parcel. It should be clear that the existing facility is located on tax parcel 16-01-0112K.

\*The revised plans and written responses indicate the remainder of the narrative as well as the plan you are looking at makes it clear that this proposed development is on a separate tract. The opening statement has been revised to indicate the development is on a separate tract.

Based on the County's Assessment and GIS records, the tax parcel number for the Fellowship Baptist Church is 16-01-0112C, not 16-01-0112J as depicted on sheet Si1-2.

\*The revised plans list the correct tax parcel number.

**Subdivision Information**

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2.e states in part a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys, however, tract perimeter surveys shall be the function of the "Professional Land Surveyor". Prior to recordation a professional land surveyors seal must be affixed to the plan. This was mentioned at the Derry Township Planning Commission meeting while reviewing the Special Exception.

\*The revised plans and written responses state the special exception meeting you are talking about was for an entirely separate land development plan for Birch Hill. THME Inc. has not altered nor changed the boundary of that land development plan that is referenced in note #1 nor the previous subdivisions of July 1996 and March 2000. All of these plans have the same bearings and distances as indicated on this plan.

\*The Planning and Development Department confirmed with the Chairman of the Derry Township Planning Commission and the Township Manager that this was mentioned for this project's special exception hearing.

\*Prior to recording a professional land surveyor seal must be affixed to the plan in accordance with the Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2.e.).

**Floodplain / Wetlands**

The project narrative on sheet Si1-1 indicates the presence of wetlands; however, they don't appear to be identified on the plan and should be.

\*The revised plans and written responses state it is evident by vegetation that wetlands are present, however, such are so removed from the development area that no impact to such areas or the floodplain will be observed.

There appears to be an unidentified item in the floodway of the unnamed stream on sheet Si1-1 and Si1-2. If this is a bridge, it should be labeled.

\*The revised plans and written responses state and show Penelec poles and bridges are labeled on the revised plan.

As noted in general note 4 on sheet Si1-1, the proposed development is situated outside the floodplain; however, the southernmost portion of the parcel is within the 100-year floodplain as depicted on sheets Si1-1 and Si1-2.

Does this plan involve any stream crossings or other floodway encroachments? If so, the applicant should contact the Mifflin County Conservation District for more information.

\*The revised plans and written responses state no crossing or encroachment is proposed or necessary for the land development.

### **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 is shown on the plan in general note 3.

### **Setback Lines**

The rear setback lines should be shown on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Part 4, Section 403.K).

\*The revised plans and written responses state and show the dimension of setback line have been added to the revised plans. They are technically on the plan already by virtue their listing in Note #5 of Sheet Si1-2. However, these have been added to both revised Si1-1 and Si1-2.

### **Right-of-Way Widths**

Access from the public road system to this parcel is not clearly identified and should be. Will access be from Nolan Drive or from Ferguson Valley Road (State Route 4013)? Is there an existing HOP for access from SR 4013 onto parcel 16,01-0112K? If so it should be noted on the plan.

\*The revised plans and written responses indicate and show access to the facility (existing and proposed) shall be from Ferguson Valley Road. A 50' right-of-way was part of the land development plan for lot 16,01-0112K.

Access is available to Nolan Drive, however, this route is not desired for the facility due to security purposes. No HOP is necessary to SR 4013 since traffic will be greatly reduced from the volume of a manufacturing facility to that of a storage facility. The existing driveway onto Ferguson Valley was permitted.

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Nolan Drive is substandard (Part 5, Section 504.2).

\*The revised plans and written responses state this roadway has been substandard since its construction prior to 1990. No plans are proposed for its improvement at this time. Even with the approval of other developments in recent years.

### **Cartway Widths**

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Nolan Drive is substandard (Part 5, Section 504.2).

\*The revised plans and written responses state not applicable-see previous response note above.

### **Private Street / Shared Driveway**

Will there be a shared drive for access to this property? If so, 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."

\*The revised plans and written responses states no agreement is necessary since the same owner, owns both tracts 16,01--0112K and 16,01-0112. All access to the adjacent storage facility as well as the proposed storage facility will be from the access drive from Ferguson Valley Road. Refer to response of "right-of-way" regarding access to the storage facility.

**Deed Restrictions and Easements**

According to general note 9 on sheet Si1-2, all known easements with the land are shown.

**DEP Sewage Planning Module**

Since the project narrative indicates no sewage will be part of the project, what, if any, sewage module is required by the PA-DEP?

\*The written response indicates no sewage is proposed therefore no sewage planning is required.

**Water Service**

The water supply location should be noted on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Part 4, Section 403.x). 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.

\*The written response indicates no water service is proposed or necessary for the proposed facility.

**Features**

Are all man-made features shown? If not, 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 Derry Township Subdivision and Land Development Ordinance, (Part 4, Section 402.2.J).

\*The revised plans and written responses state all significant man-made features are labeled on the revised plans.

Are all natural features shown? If not, 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 Derry Township Subdivision and Land Development Ordinance, (Part 4, Section 402.2.I).

\*The revised plans and written responses state all significant natural features are labeled on the revised plans.

**Zoning**

The parcel is zoned General Commercial. The proposed use appears to be a mini-warehouse as defined in Article 1, Section 112 of the Derry Township Subdivision and Land Development Ordinance. This use is permitted by special exception and governed under Article 4, Section 437 of the Township Zoning Ordinance. General note 2 incorrectly indicates "storage units are a permitted use and considered accessory use customarily incidental to the permitted use". Based on correspondence from the Township's Solicitor, the Derry Township Zoning Hearing Board granted a special exception to L and O Development LLC for the construction of mini-warehouse on the subject parcel. The approval was conditioned based on the opinion and decision of the Zoning Hearing Board dated September 11, 2018. This approval should be noted on the plan.

\*The revised plans and written responses state and show note #2 has been revised to reflect the decision of the Zoning Hearing Board of September 11, 2018.

The Derry Township Zoning Ordinance (Section 4.37) refers to an on site manager. Please clarify how this will be accomplished.

\*The revised plans and written responses state how this is accomplished is none of the County's business. The owner manages several hundred storage units in other locations.

\*The County's comment solely addressed a provision in the Township's Zoning Ordinance, related to having an onsite manager which is applicable to this land development project.

**Land Development**

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

\*The revised plans and written responses state no new fire hydrant are part of this due to a lesser volume of traffic and personnel.

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

\*The revised plans and written responses state and show directional arrows have been added to the plan to indicate traffic circulation.

Parking provisions should be accommodated.

\*The revised plans and written responses state the storage facility will generate less than 50 trips per day based upon owner's 30 years of experience with storage facilities and in conjunction with Penn DOT trip generation, design criteria.

To your knowledge has a building permit application been submitted to the appropriate permitting agency for this project?

\*The revised plans and written responses state what does this have to do with the County's review of a land development? This is not the County's responsibility.

\*The County only asks the question because if a building permit has been issued, it would be in violation of the Township's Land Development Ordinance, since land development approval is required prior to the issuance of a building permit. The two are interrelated.

To your knowledge has a building permit been issued for this project?

#### **E & S / Stormwater**

As noted in the narrative, less than one acre of land is being disturbed and an NPDES permit is not required. Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Derry Township Engineer.

\*The revised plans and written responses state erosion and sedimentation control measures are indicated on the plan and detail sheet (Si1-3). County should have received E and S application with the same as proof of submittal to the same. Stormwater analysis has been submitted to the Derry Township's Engineer for review and anticipated approval.

It is acknowledged an erosion and sedimentation control plan has been prepared and submitted to the Mifflin County Conservation District.

#### **Other Comments:**

The drive aisle widths are not in conformance with the Derry Township Zoning Ordinance (Article 4, Section 437.2). The drive aisle lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only, and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

\*The written response states refer to response of parking provisions under the Land Development heading.

\*This response does not adequately address the aisle width provisions in the Township's Zoning Ordinance.

\*The Township's Engineer Buchart Horn provided written comments in a letter dated November 27, 2018. These comments should be addressed prior to land development approval.

#### **Derry Township (*Municipal Ordinance*)**

Name of Plan: Shade Mountain Farms, Inc.

File Number: 2018-11-002

Tax Map #: 16-10-0111A; 16-10-0110

Municipality: Derry Township

Applicant Name: Shade Mountain Farms, Inc.

Land Owner Name: Shade Mountain Farms, Inc.

Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence served by on-lot sewage and private well with no new development proposed.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

#### **Administrative**

Tax parcel 16-10-0110 now owned by Richard and Joanne Gingrich was last subdivided in October of 2004. Tax parcel 16-10-0110A, Shade Mountain Farms, was last subdivided in November of 2016. The lot created in 2016 shows up as Lot N on the plan.

**Subdivision Information**

As mentioned in 2016, 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. (Derry Township Subdivision and Land Development Ordinance Sections 402.2.F. and 403.2.H.) An agricultural easement plan was created in 2012, which is part of Lot 1. The easement consists of 116.944 acres.

**Clean & Green / Agriculture**

As noted in Note 4, 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.

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

As noted in Note 8, the property has an Agricultural Conservation Easement associated with it.

**Floodplain / Wetlands**

According to County GIS information and Note 5, a portion of Lot 1 lies within the 100-year floodplain, and the flood plain should be delineated on the plan. See Section 402.2.I of the Derry Township Subdivision and Land Development Ordinance. Future development in this area should be discouraged.

**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%) only on portions of lot addition A and lot A and development in these areas should be discouraged.

**Soils**

Note 6. states the property has prime farmland and hydric soils.

**Right-of-Way Widths**

Based on the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.K.) the right-of-way widths of Amy Lane and Windy Acres Drive should be denoted on the plan.

Amy Lane and Windy Acres Drive should be labeled on the plan.

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Haller Lane is substandard (Section 504.2).

**Cartway Widths**

Based on the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.K.) the cartway widths of Amy Lane and Windy Acres Drive should be denoted on the plan.

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Haller Lane is substandard (Section 504.2).

**PennDOT HOP / Municipal Driveway Permit**

Note 7 calls for a Highway Occupancy Permit.

**Deed Restrictions and Easements**

Although the inset map indicates an Agricultural Conservation Easement, it should be mentioned in the notes about the 116.944 acres.

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Section 403.7 of the Derry Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Water and Sewage Service**

If there are on-lot water and sewage facilities for Lot A, they should be noted on the plan. (See Section 402.2.J of the Derry Township Subdivision and Land Development Ordinance).

**Features**

Are all natural features shown? If not, 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 Derry Township Subdivision and Land Development Ordinance, (Section 402.2.I).

\*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, 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 Derry Township Subdivision and Land Development Ordinance, (Section 402.2.J).

\*The Wright Surveying representative indicated all are shown.

\*The Township's Engineer Buchart Horn provided written comments in a letter dated November 27, 2018. There does not appear to be any engineering concerns regarding this subdivision.

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

Name of Plan: Yoder, Harvey L. & Nancy K.  
File Number: 2018-11-005  
Tax Map #: 18-10-0104  
Municipality: Menno Township  
Applicant Name: Yoder, Harvey L. & Nancy K.  
Land Owner Name: Yoder, Harvey L. & Nancy K.  
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 a private well. The existing residence is served by on-lot sewage disposal and a private well. No subdivision is being proposed.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

#### **Soils**

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

#### **Setback Lines**

It appears that the existing mobile home is within the setback. We assume this was placed before Menno Township established its Subdivision and Land Development Ordinance. This can be considered an existing nonconforming structure.

#### **Right-of-Way Widths**

The right-of-way width for West Back Mountain Road should be listed on the plan, as well as how Quarry Lane connects into West Back Mountain Road since this is part of the public road system. This could be shown on the inset map.

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Quarry Lane should be shown on the plan (Article 6 Section 6.302.a.6.). The plan only states it is undimensioned.

#### **Cartway Widths**

Quarry Lane only shows a 12 foot wide cartway. This is not adequate for two-way travel or for emergency vehicles. There appears to be several houses using this lane so this increases the travel use of this lane. Additional development along Quarry Lane should be discouraged unless the travel lane is widened.

The cartway width of West Back Mountain Road should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Section 6.202.a11).

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

#### **Private Street / Shared Driveway**

Is Quarry Lane used by more than one party? If so, 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 the Menno Township Subdivision and Land Development Ordinance. (Sections 6.302.a6 and 6.302.b.7.)

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Features**

Are all natural features shown? If not, 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, (Section 6.202.a10). There appears to be an unnamed stream on the property.

\*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, 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, (Section 6.202.a10). Based on the county GIS files, there appears to be additional buildings on the property that should be shown.

\*The Wright Surveying representative indicated all are shown.

**Land Development**

To your knowledge has a building permit application been submitted to the appropriate permitting agency for this project?

\*The Wright Surveying representative indicated no.

To your knowledge has a building permit been issued for this project?

\*The Wright Surveying representative indicated no.

How is access provided to the proposed second house? The driveway location for the second home should be shown on the plan.

\*The Wright Surveying representative indicated he will add a note on the plan that no future development will be proposed.

**Union Township (*Municipal Ordinance*)**

Name of Plan: Yoder, Titus R. & Susanne M.

File Number: 2018-11-004

Tax Map #: 20-01-0110

Municipality: Union Township

Applicant Name: Yoder, Titus R. & Susanne M.

Land Owner Name: Yoder, Titus R. & Susanne 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 residual tract, Lot 1, has an existing residence with no new development proposed.

**Administrative**

The property was last subdivided in May of 2011.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

**Basic Plan Information**

Not all abutters are shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 403.1.d.), including tax parcels 20-01-0106, 20-01-0107B, 20-02-0112, 20-01-0110B, 20-01-0111A, 20-01-0111B, 20-01-0111 and 20-01-0110A. Please correct.

**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. (Union Township Subdivision and Land Development Ordinance Article IV Sections 402.1.a.).

\*The Wright Surveying representative indicated he can place some information from the deed on the plan.

**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 appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

**Right-of-Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance (Article IV Sections 402 1.c. and 402.2.a.) , the right-of-way width of East Back Mountain Road, Skyview Lane and Sunset Drive should be shown on the plan Also, Skyview Lane and Sunset Drive should be shown and labeled on the plan.

**Cartway Widths**

The cartway width of East Back Mountain Road, Skyview Lane and Sunset Drive should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, ( Article IV Sections 402 1.c. and 402.2.a.).

**PennDOT HOP / Municipal Driveway Permit**

Note 4 lists a highway occupancy permit.

**Private Street / Shared Driveway**

All private drives (Skyview Lane and Sunset Drive) 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 the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.2.b.).

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Water and Sewage Service**

On-lot water and sewage facilities for Lot 1 should be identified on the plan in accordance with (Article IV Section 402.1.d.) of the Union Township Subdivision and Land Development Ordinance.

**Features**

Are all man-made features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Section 402.1d and e). There appears to be buildings on Lot 1.

**Other Comments:**

Lot 2 on the inset map fronts on East Back Mountain Road, but the lot plan shows it fronting on Greenwood Road. Based on County GIS maps, it appears East Back Mountain Road is correct and the lot plan needs to be corrected.

## **Union Township (*Municipal Ordinance*)**

Name of Plan: Peachey, Jacob L. & Judith A.  
File Number: 2018-11-006  
Tax Map #: 20-12-0107  
Municipality: Union Township  
Applicant Name: Peachey, Jacob L. & Judith A.  
Land Owner Name: Peachey, Jacob L. & Judith A.  
Plan Preparer: Wright Land Surveying

### **Plan Summary:**

This plan proposes to add a 2,560 sq. ft. building.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

### **Basic Plan Information**

Although there is a narrative, it does not specify what the use of the proposed building will be and it should.

\*The Wright Surveying representative indicated the building will be used as a personal shop.

In accordance with the Union Township Subdivision and Land Development Ordinance Article IV, Section 403.1.d, the abutters tax parcel numbers 20-12-0122, 20-01-0241, and 20-01-0148 should be shown on the plan.

Although the GIS files list Levi and Salinda Kanagy as the owners for tax parcel 20-12-0107, the surveyor correctly identifies the current owner as Jacob and Judith Peachey. The GIS files have not been updated to reflect the recent sale transactions.

### **Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.a).

\*The Wright Surveying representative indicated he can show this information.

### **Floodplain / Wetlands**

According to the GIS files and Note 5, the parcel is not located in the floodplain or designated wetland.

### **Topographic information**

It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site, not where the proposed building is located, and any future development in these areas should be discouraged.

### **Soils**

According to the County GIS files, some portion of this property south of Treaster Road appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

### **Setback Lines**

It appears two existing sheds and the home are existing non-conforming structures since they are within the building setback line.

### **Right-of-Way Widths**

Wyland Drive and Lower Stone Mountain Road should be identified and the right-of-way width should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.c).

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of Treaster and Rockville Roads are substandard (Article V, Section 501.2).

### **Cartway Widths**

The cartway width of Wyland Drive and Lower Stone Mountain Road should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.c).

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway widths of Treaster and Rockville Roads are substandard (Article V, Section 501.2).

**Private Street / Shared Driveway**

Is Wyland Road used by more than one party? If so, 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 the Union Township Subdivision and Land Development Ordinance. (Article IV, Section 402.1.b.).

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

Will the proposed building generate additional sewage? If so, what PA-DEP sewage module is required?

\*The Wright Surveying representative indicated no additional sewer will be generated.

**Water Service**

The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d). 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 indicated the well identified just outside the circle is the water source.

**Features**

Are all natural features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e).

\*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.d).

\*The Wright Surveying representative indicated all are shown.

**Zoning**

According to the County GIS files, the parcel has three zoning designations. The northern most portion is residential limited, the proposed development is residential agriculture, and south of Rockville Road is commercial.

**Land Development**

Unless the township required the filing of a land development plan, the proposal may not meet the definition of land development as defined in the Union Township Subdivision and Land Development Ordinance (Article II, Section 200). Depending on the proposed building use it could be a new commercial use or an accessory use. This will determine if a land development is required. Please clarify the building's use.

Parking provisions should be indicated on the plan.

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

To your knowledge has a building permit been issued for this project?

\*The Wright Surveying representative indicated no.

To your knowledge has a building permit application been submitted to the appropriate permitting agency for this project?

\*The Wright Surveying representative said he was unsure.

**E & S / Stormwater**

If this project disturbs more than 5,000 square feet and less than one acre, an erosion and sedimentation control plan is required.

\*The Wright Surveying representative indicated land disturbance will be less than 5,000 square feet.

**Union Township (Municipal Ordinance)**

Name of Plan: Peachey, Susanna J. & Karen L.

File Number: 2018-11-007

Tax Map #: 20-03-0111; 20-03-0109B; 20-13-0317

Municipality: Union Township

Applicant Name: Peachey, Susanna J. & Karen L.

Land Owner Name: Peachey, Susanna J. & Karen L.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot Additions A & B to be added onto Lots A & B, respectively. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

**Administrative**

Tax parcel 20-03-0111, the residue, was previously subdivided in 2013 and 2002.

The recipient's, Robert and Connie Zook tax parcel 20-03-0109B, signature needs to be on the subdivision application form.

\*The Wright Surveying representative indicated a recent sales transaction occurred and the owners are John and Allyson Zook.

**Basic Plan Information**

The abutters tax parcel numbers 20-03-0110 and 20-03-0112, both owned by Locust Grove Mennonite Church, should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 403.1.d).

\*The Wright Surveying representative indicated a masonry wall will be constructed at the rear of the property and will note this on the plan.

**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 Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.a).

**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. This should be noted on the plan.

**Floodplain / Wetlands**

Based on Note 4 and according to County GIS information, the property is not in a designated wetland.

According to County GIS information and Note 5, portions of the residue lie within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

**Topographic information**

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.g). There may be one topographical line shown on lot B but no elevation is provided.

**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.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

**Setback Lines**

It appears the existing building on Lot B is an existing non-conforming structure since it is located within the side yard setback.

**Right-of-Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Wills Road should be shown on the plan (Article IV, Section 402.1.c).

**Cartway Widths**

The cartway width of Wills Road should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.c).

**PennDOT HOP / Municipal Driveway Permit**

Although Note 6 states no new driveway access is proposed, a notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance. (Article IV, Section 402.1.b)

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Sewage Service**

Are Lots A & B and the residual served by on lot septic systems? If so, they should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d).

\*The Wright Surveying representative indicated they are served by public sewer.

**Water Service**

Are lots A and B and the residual served by on-site or off-site wells? If so, their locations should be identified on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d).

\*The Wright Surveying representative indicated lots A and B they are served by public water and the residual by mountain water.

**Features**

Are all man-made features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.d). The Peachey property (lot 1) appears to have buildings on it. If so, they should be noted on the plan, as well as any on lot water and septic systems.

\*The Wright Surveying representative indicated all are shown.

Are all natural features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e). Kishacoquillas Creek should be shown on the plan.

\*The Wright Surveying representative indicated all are shown.

## **Union Township (*Municipal Ordinance*)**

Name of Plan: Peachey, Nathan P. & Linda B.  
File Number: 2018-11-008  
Tax Map #: 20-03-0113; 20-13-0317  
Municipality: Union Township  
Applicant Name: Peachey, Nathan P. & Linda B.  
Land Owner Name: Peachey, Nathan P. & Linda B.  
Plan Preparer: Wright Land Surveying

### **Plan Summary:**

This plan proposes to create Lot Addition B2 to be added onto Lot B. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

\*One asterisk represents comments generated at the November 16, 2018 Subdivision and Land Development Review Committee meeting.

### **Basic Plan Information**

The abutters Lutheran Burying ground tax parcel 20-13-0311 and Preston and Jennifer Yoder tax parcel 20-08-0100 are not shown on the plan and should be in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.1.d).

### **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 Union Township Subdivision and Land Development Ordinance (Article IV, Sections 402.1.a).

### **Clean & Green / Agriculture**

The residual 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**

Based on Notes 4 and 5 and according to County GIS files, the recipient parcel lot B and lot addition B-2 are not situated in the floodplain or designated wetland. Portions of the residual are located in the 100-year floodplain and the floodplain should be shown on the plan.

### **Topographic information**

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.g). There may be one topographical line shown on lot B but no elevation is provided.

### **Soils**

According to the County GIS files, some portions of the recipient and residual parcels appear to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

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

### **Setback Lines**

It appears the existing building on Lot B is an existing non-conforming structure since it is located within the side yard setback.

### **Right-of-Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Luther Lane should be shown on the plan (Article IV, Section 402.1.c).

Luther Lane should be labeled on the plan.

### **Cartway Widths**

The cartway width of Luther Lane should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.c).

**PennDOT HOP / Municipal Driveway Permit**

Although Note 6 states no new driveway access is being proposed, a notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.b).

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Sewage Service**

Are lot B and the residual served by on-lot septic? If so, they should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d).

\*The Wright Surveying representative indicated lot B is served with public sewer and the residue is served by private septic.

**Water Service**

Are lots B and the residual served by on-site or off-site wells? If so, their locations should be identified on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.d).

\*The Wright Surveying representative indicated lot B is served by public water.

**Features**

Are all natural features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e).

\*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, 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 Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.d). The Peachey property (lot 1) appears to have buildings on it. If so, they should be noted on the plan as well as any on lot water and septic systems.

\*The Wright Surveying representative indicated all are shown.

**Public Comment**

None

**Other Business or Comments**

**2019 Calendar:** The 2019 Planning Commission calendar was distributed. The only changes to the regular schedule of meetings on the fourth Thursday of each month were in November and December due to holidays.

**Juniata River Trail:** The grand opening and dedication of the trail was held Wednesday, November 28<sup>th</sup>. Pictures of the ceremony can be viewed on the Juniata River Valley Visitor's Bureau Facebook page. There was also an article in The Sentinel. Boulders placed along a portion of the trail will be repositioned to allow easier access to the parking lot for boaters. Approximately 40 people attended the ceremony, including the Secretary of DCED and Deputy Secretary of DCNR. Jim Spendiff noted that this is a popular area for a river walk and thinks this is a very positive step. Bill added that PennDOT will be upgrading Fourth Street in the

next two years and is looking at placing a pedestrian button with a flashing light to cross the area at Victory Park in order to connect the Kish River Walk to the Juniata River Trail.

**Internet Meeting:** Kay thought it was great that HACC mentioned the lack of internet service in the county. Bill added that a key point of the November 28<sup>th</sup> meeting included obtaining the wireless coverage area from one provider. Bill is moving forward with an agreement to move the project to a higher level. A state program was launched last summer in which providers had to compete for Connect America funds. No providers in our area participated in the program. The second part of the state program will begin in 2019. The director of this program has some survey data of all counties in the state. Bill would like to see this information for Mifflin County.

**Natural Gas:** A preliminary meeting will be held in Armagh Township to encourage natural gas service at some point in the future.

**Mainline Canal:** Bill has had brief discussions with the Mainline Canal committee. A draft copy of the study should be available within a week.

**Hazard Mitigation Plan Update:** The County has contracted with Michael Baker International to update the hazard mitigation plan. Bill is in the process of establishing the committee, which will be composed of municipalities, emergency services and Valley View. In order to receive FEMA funds for eligible emergencies, all municipalities must adopt the updated plan. When the plan was previously updated, it was difficult to get all municipalities adopt the plan.

**Next Month:** Cyle Vogt will make a presentation at the next meeting on recharging stations for electric cars.

#### **Adjournment**

Upon no further discussion, the meeting adjourned at 4:50 p.m. upon a motion by Neal Shawver, which was seconded by Dan Dunmire.