

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 19, 2013
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM A – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire, Chair
J. Neal Shawver, Vice Chair
Kent Spicher
Jim Spendiff
Dave Pennebaker
Brent Miller

Robert Heimbach, McVeytown
Bea Iddings, Reedsville
Bob Iddings, Reedsville
Laura Jackson, Bedford County
Mike Jackson, Bedford County
Mary Jane Hayes, McVeytown
Robert K. Mertz, Belleville
Gary L. Molson, Reedsville
Nancy L. Shilling, Granville Township
Jenny Landis, Lewistown
Kevin Lloyd, Lewistown Borough
Alice Long, Belleville
George Miller, 9.12 Group
Walt Molcoh, Lewistown
Melissa N. Koch, Tea Party Patriots
Lisa Nancollas, Mifflin County Tea Party Patriots
Lucas Parkes, The EADS Group
Bill Rouyson, Belleville
Jim Smith, Granville Township
Sonya Smith, Granville Township
Ann Thompson, Friends of Jacks Mountain
Nora Torquato, Reedsville
Joe Wagner, Milroy
Fred Wert, Derry Township
Brad Williams, V.V.A Veteran
Ken Wyland, Windmills
Sally Zook, Belleville

Staff

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

Others

Karl Striedieck, Pilot
Kara Bange, McVeytown
David Bargainnier
Arlene Boaz, Lewistown
Marlin Boaz, Lewistown
Don Chesney, McVeytown
Glen Chip-Jones, Tea Party
Richard F. Shilling, Granville Township
Ed Fike, Jr., McVeytown
George Harshbarger, Oliver Township
Cindy Harvey, Strodes Mills
Linda Heimbach, McVeytown

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.

Public Comment

Public comment was moved to the beginning of the meeting due to the number of individuals in attendance that wanted a chance to speak concerning the proposed wind turbines.

Dan briefly went over the procedure for the public comment. He addressed the public and made them aware to keep comments to a few minutes so that everyone would have a chance to speak that wanted to comment.

Cindy Harvey from Friends of Jacks Mountain commented that she appreciated the work on the ordinance for the wind turbines.

Lisa Nancollas spoke of her concern for the cost to the citizens. That the citizens would pay for electricity to be sold to foreign countries.

Mary Jane Haines was concerned about people owning property, how beautiful the area is and the reason they moved here. She fears the turbines will it destroy their property values.

Brad Williams from the veterans was concerned it would almost eliminate human activities on Jacks Mountain. He presented some questions to the planning commission about the speed of the wind needed to run the turbines and that Jacks Mountain does not produce the speed of wind needed to operate the wind turbines according to Mr. Williams.

Following Mr. William's questions, Dan and Bill addressed the concern of the wind speeds informing Mr. Williams there were two test towers set up on the mountain.

Melissa Koch spoke and asked what was in it for the citizens of Mifflin County. She felt it was throwing money away and she saw no benefit to the citizens.

Nancy Shilling commented about her understanding that the mountain top would have to be leveled to place the turbines on top and that this was going to destroy the beauty of the mountain.

Karen Bohn's concern was for the many underground caves in that area. What is going to happen to the caves because just like everything else once it is gone, it is gone?

Dan addressed that they have consulted with a hydro-geologist while writing the ordinance to see what the effects underground would be if the turbines were constructed.

Dave Bargainnier spoke because he just moved to the area a few months ago and picked the Reedsville area because of the beauty of the area as well as being able to participate in his hobby of hang gliding. He stated that they hold contests in this area for hang gliding because of the outstanding conditions for this activity. Destroying the mountain top will eliminate such activity and have an impact on the local economy.

Karl Striedieck, president of the Mifflin Soaring Association, spoke about his concern that in May they hold a contest at Mifflin County Airport. This contest draws in 30 – 40 pilots plus their crews. Jacks Mountain provides an amazing soaring experience that you are unable to get in most areas. This contest helps the local economy due to visitors going to local businesses. Furthermore, people have made investments at the airport because of the unique soaring experience they received in Mifflin County. The turbines will destroy the beauty of the area.

Sally Zook stated that the board knows how everyone in the room feels. The people need your help to preserve what we have here in Mifflin County. She knows the board is working hard and that the townships don't have to follow the ordinance that is being set up. What is the time frame of the ordinance being presented was her question? She thanked the board for their work and offered any help that is needed to preserve what we have in Mifflin County.

Dan and Bill both addressed her question of the ordinance. Dan restated that it is a frame work for townships to follow. Bill indicated that he had emailed out a copy to anyone that had emailed him and requested a copy and there were no changes since the November version except for adding a section about occupied housing and historical resources. The Commission is still trying to grapple with the water resource issues.

Bill stated that you can't outlaw them. The ordinance is tied to existing zoning or subdivision and development ordinances since some of the townships don't have zoning. The model will be an addendum to the comp plan. The board is hoping the commissioners will adopt the comp plan in the first quarter of 2014. Two townships have approached him about using it and tweaking it to better fit their township needs. Once the comprehensive plan is adopted, then the County will consider amending the county subdivision and land development ordinance with these provisions.

A question was asked if there would be a hearing and his response was yes there has to be a public hearing.

Jim Smith spoke and asked about a time frame on the hydro-geologist.

Dan addressed Mr. Smith's questions letting him know that the hydro-geologist has already provided some comments. He reminded them that there is permitting (NPDES) that has to go on before there is construction. There are precautions taken for run-off, but you can't prevent it 100%.

Bill then spoke and let people know that our consultant has reviewed the process and that our ordinance is very strict in comparison to others.

Lisa Nancollas spoke again and asked if they have looked into flooding with the cut off of the top of the mountain.

Dan explained the procedure of what would have to take place before they could start construction of the turbines to ensure the effects of run-off.

Ken Wyland commented that his concern is the effect of erosion and run-off to reservoirs. He could see the possibility of damage being done to the residents' property due to the erosion. Ken wanted to know if there was something in the ordinance that protected them if there was damage to their property.

Bill responded that he can't answer that right now. The ordinance was developed to protect the residents as much as possible, but there is no guarantee on everything .

Ken then restated that there needs to be something put in there ahead of time because if there isn't then the residents will be a small pea in a big pod. He hopes that there is something in there to protect the residents because it is the duty of the elected officials to protect the residents and they need to do their job.

Bea Iddlings wanted to know why they showed up here. Why did they pick us?

Laura Jackson introduced herself. She made a comment that she is concerned about the erosion problem as well for this project. She has visited many other wind projects around the state and no other wind project has ever been built on such a steep slope. The concern about the erosion and the water sheds are very valid.

Dan commented that the developer will be working closely with DEP.

Bill then let the residents in attendance that all plans for land development have to come through their office.

Brad Willams stood up and thanked the board once again for their time.

Approval of Meeting Minutes

Dan asked for a motion to approve the minutes for November 21, 2013. A motion was made by Neal Shawver to accept the November minutes as written. The motion was seconded by Jim Spendiff and all members voted aye

Subdivision and Land Development Review Committee Report

Jim stated the Subdivision and Land Development Review Committee reviewed six (6) applications on December 12, 2013 all under municipal ordinances. Jim indicated he would like to review two (2) of the six plans briefly, and discuss the status of the John Reed Rodgers subdivision in Union Township.

Jim outlined the review comments for the Edgewood Estates subdivision in Brown Township and stated the plan is related to the Reedsville asphalt facility. He noted the parcel was previously subdivided in January 2013, which combined lot number 1 with tax parcel number 14,-01-01401 totaling 79 plus or minus acres. He added that this subdivision does not account for the January subdivision and is confusing and should be clarified. Another comment was the sixty (60) foot ingress, egress, regress and utility easement to the north of lot 1 which was not part of the lot-addition subdivision in January 2013. The Township's Solicitor opined that this area was for industrial trucking use thus necessitating a variance.

Jim reviewed the Ames True Temper Land Development Plan in Decatur Township. He stated a large majority of the improvements were made without proper approvals and the plan was submitted as if the improvements were not made. The plan included the construction of a retention pond and a 5,000 square foot building. The plan must be approved by the Mifflin County Conservation District and the PA Department of Environmental Protection. A revised plan is to be re-submitted based on the review comments.

Jim indicated that the John Reed Rogers Subdivision plan in Union Township involved the creation of two identically sized lots, each containing 1.95 acres. He noted that the plan was approved by the Union Township Supervisors on December 2, 2013 which was a violation of (Article V Section 502. (b)) of the Pennsylvania Municipalities Planning Code. He added that the County encouraged the Township to consider the County's comments at their December 23, 2013 meeting and make any revisions they deemed necessary.

A motion was made by Dave Pennebaker for approval of the Subdivision Review committee comments for the six municipal plans and was second by Kent Spicher. Members all voted aye.

The Subdivision Review Committee Report:

Name of Plan: Edgewood Estates Inc.
File Number: 2013-12-066
Tax Map #: 14-01-0104 / 14-01-106BB
Municipality: Brown Township (Municipal Ordinance)
Applicant Name: Edgewood Estates Inc.
Land Owner Name: Edgewood Estates Inc.
Plan Preparer: Taptich Engineering and Survey

Action Taken:

The County provides comments only.

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Edgewood Estates Inc. (TM 14-01-0104). Lot #1 will be a non-building lot addition to the adjacent lands of Centre Lime & Stone (TM 14-04-0106BB). Lot #1 is presently vacant and will become an integral part of TM 14-01-106BB. Lot #1 will not be developed or maintained separately from TM 14-01-0106BB.

The Residue lands of TM 14-01-0104 has not been approved for development at this time. Any future improvements to the Residue will need land development approval prior to proceeding. Access to the Residue will be via a proposed private Ingress, Egress, Regress & Utility Easement across the lands of Unique, Inc. to Carriage House Road. Improving this easement will be the responsibility of the owner of TM 14-10-0106BB.

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.

Please clarify how access to the residue will be via a proposed private ingress, egress, regress and utility easement across the lands of Unique, Inc. to Carriage House Lane.

Subdivision Information

Since a new deed will need to be prepared for the combined parcels, the plan should label the total combined acreage.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan (Brown Township Subdivision and Land Development Ordinance, Article 7, Section 7.302 A.23.).

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Soils information should be shown on the plan. (Brown Township Subdivision Ordinance, Article 7, Section 7.302 A.10)

DEP Sewage Planning Module

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

Sewage Service

The plan should show the location, size and invert elevation of all sanitary and storm sewers and location of all manholes, inlets and culverts reference locations for all underground utilities. (Brown Township Subdivision and Land Development Ordinance, Article 7, Section 7.302 A.11.)

Water Service

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

Signature Blocks on Plan

The Mifflin County Review Certificate should have the Plan File number in place of the Secretary. Also the Designated Representative must be listed after Chairman.

Lot Addition

A lot addition statement should be noted on the plan stating the following on the plan:

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

Features

The plan shall show all existing buildings, sewers, water mains, culverts, petroleum production lines, fire hydrants, dumps and hazardous material sites, septic systems, wells and other man made features on the property and within fifty feet of the perimeter of the lot (s) being subdivided. (Brown Township Subdivision and Land Development Ordinance, Article 7, Section 7.302A. 26.)

Other Comments:

1. The Mifflin County Planning Commission provided comments dated January 24, 2013 for tax parcel numbers 14,01-0104-000 and 14,01-0106BB.000. This was a Lot Addition Subdivision which combined Lot #1 consisting of 2.0563 acres with tax parcel number 14,-01-01401 consisting of 78 acres. This was recorded on February 20, 2013. This combined acreage would then be plus or minus 79 acres.
2. The Lot Addition Subdivision proposed, attempts to combine Lot #1 consisting of 2.0563 acres with tax parcel map 14-01-0106BB consisting of 12.46 acres. How can this be accomplished when the February 20, 2013 recorded plan combined Lot #1 and tax parcel number 14-01-0104 yielding plus or minus 79 acres? It appears this Lot Addition Subdivision does not account for the previous Lot Addition Subdivision that occurred in January 2013. This needs to be rectified prior to approval and recordation of this Lot Addition Subdivision.
3. Is the proposed 60' easement on the north side of the property a proposed service road to access Three Cent Lane for the benefit of Centre Lime and Stone? In a previous subdivision, January 2013, this area was a 20' buffer area and Lot 1 was part of TM 14-01-0106BB and being added to TM 14-01-0104. It now appears it is being added back to the original tract. Please confirm.
4. After discussions with Brown Township officials, if the sixty (60) foot easement will be used as an industrial access in a residential area, then a variance request will be required in addition to the special exception for a proposed asphalt plant.
5. Will a private driveway agreement need to be developed to serve TM 14-01-0106D and TM 14-01-0106BB?

Name of Plan: Ames True Temper, Inc.

File Number: 2013-12-002

Tax Map #: 15-08-0104B

Municipality: Decatur Township (Municipal Ordinance)

Applicant Name: Ames True Temper, Inc.

Land Owner Name: Ames True Temper Inc., McCl

Plan Preparer: Harbor Engineering, Inc.,

Action Taken:

The County provides comments only.

Plan Summary:

Ames Tru Temper (the owner) recently (Spring 2013) expanded their milling facilities without providing the proper planning and permitting coordination (besides obtaining a building permit) with Decatur Township (the Township), Mifflin County Planning Commission (MCPC), and the Mifflin County Conservation District (MCCD). The expansion included the construction of an approximately 5,000 square foot building, a retention pond, and additional parking loading, and storage areas.

Review Comments (List from Review Committee):

Basic Plan Information

A Plan Narrative is needed to clearly indicate which improvements have been made, which are proposed and what activities are conducted on the subject site.

The project intent 1.1 located on page 4 of the Post Construction Stormwater Management Report could be used as part of the plan narrative.

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.

*The Harbor Engineering representative indicated the property will be taken out of the clean and green program.

Setback Lines

The setback lines should be shown on the plan.

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.

*The Harbor Engineering representative indicated that no entry improvements will be made and there is an approved HOP permit.

Deed Restrictions and Easements

There are easements proposed on sheet 3 of 9. The application should reflect that the property does have easements.

DEP Sewage Planning Module

A DEP Sewage Planning Module needs to be provided for any new development.

*The Harbor Engineering representative indicated there will not be any new employees as a result of the land development plan and the module is not required.

Test pits are shown as requested by SEO, but if there is one existing on lot system, it should be shown on the plan and a planning waiver indicated on the plan.

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.

There is no signature block for the Decatur Township Planning Commission.

Land Development

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

*The Harbor Engineering representative indicated he will add this to 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.

E & S / Stormwater

Does this plan propose over an acre of earth disturbance? This proposal may require Erosion and Sedimentation (E & S) provisions included with the plan submission. The applicant should contact the Mifflin County Conservation District.

*The Harbor Engineering representative indicated that an E and S plan was submitted to the Conservation District and an individual NPDES permit was submitted to DEP.

Other Comments:

1. Since some improvements for this land development plan have been completed, why doesn't the existing conditions sheet 2 of 9 clearly delineate the improvements that have been completed already?

*The Harbor Engineering representative indicated that the plans were prepared from the base line before any improvements were made to the site.

2. It is not clear if this project is proposing additional improvements aside from the after-the-fact improvements that have been made to the subject parcel. This needs to be clear and succinct on the plan.

3. The project's approval must be contingent on approval from the Mifflin County Conservation District and the Department of Environmental Protection (DEP).

4. Do the improvements generate more trips and are there any modifications to the ingress and egress onto State Route 522 north?

5. Is there a lighting plan? Does the site have fire suppression capabilities or where are the locations of the nearest fire hydrants?

6. There is a stormwater plan and does it meet the Decatur Township Stormwater Ordinance? Also, has it been reviewed by the township engineer?

* The Harbor Engineering representative indicated the plans will be amended and resubmitted based on the comments at the review committee meeting on December 14, 2013.

Name of Plan: Mifflin County Junior High (Revised)

File Number: 2013-12-003

Tax Map #: 16-04-0111

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Mifflin County School District

Land Owner Name: Mifflin County School District

Plan Preparer: Larson Design Group

Action Taken:

The County provides comments only.

Plan Summary:

This project proposes the modifications to multiple egress points, proposed pedestrian walkways, and reconfiguration of the parent drop-off drive and parking. The proposed site improvements include additional parking, access drives, walkways, landscaping, stormwater management facilities and site lighting.

Review Comments (List from Review Committee):

Administrative

This land development plan was initially submitted in September 2013. This revision is in response to the County's September 26, 2013 comments (attached) and the outcome of a variance request regarding two vehicular loops. The County Planning and Development Department completed a second review after the initial submission. Therefore, this is the third review for this project.

Other Comments:

1. The Mifflin County School District (MCSD) filed an appeal on October 2, 2013 seeking a variance from the provisions of Section 444.6 of the Derry Township Zoning Ordinance which provides as follows: "passenger dropoff and pick-up areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to this site.
2. It was determined the MCSD did not meet the criteria for the grant of a variance. It also did not provide the Zoning Hearing Board with an adequate explanation that the safety of the students is at risk. Therefore, on December 5, 2013 the request for a variance was denied by the Zoning Hearing Board of Derry Township.
3. What actions will the School District and the Township take to insure the modular buildings meet the building code prior to installation?
4. Will the gate on Cedar Street remain in its current location to preclude cross traffic between Eighth and Sixth Streets?
5. Page 1 of the plan sheets show the total school parcel of 28.67 acres and on page 2 the area of development is shown of the overall parcel. However, there is no listing of what the acreage of the Junior High School is on the plan. The plan should note the purpose of the drop off area and that students will not be crossing this area and that the parking area is for visitors and staff only.
6. The September 26, 2013 review comments have been satisfactorily addressed.

Count: 1

Name of Plan: Miller, Thomas E., Jr. & Nadi
 File Number: 2013-12-005
 Tax Map #: 05-06-0800
 Municipality: Lewistown Borough (Municipal Ordinance)
 Applicant Name: Miller, Thomas E. Jr. & Nadi
 Land Owner Name: Miller, Thomas E. Jr. & Nadi
 Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to create Lot 1 with a single-family residence. Lot C is the residual tract with an existing shed. Lots A and B are existing tracts with no changes proposed and are being shown for informational purposes only.

Review Comments (List from Review Committee):

Soils

If lot 1 is a single-family home to be constructed, soils information should be provided on the plan Part 7 Section 7.301 A. 10.) of the Borough of Lewistown's Subdivision and Land Development Ordinance. A waiver should be available since this project does not involve on lot service.

Right-of Way Widths

Are the right-of-ways of East Walnut and Spring Streets and Fairview Avenue in conformance with (Part 4 Section 4.202 I.) of the Borough of Lewistown's Subdivision and Land Development Ordinance? This is in reference to conformance with Penn DOT publication entitled "Guidelines For Design Of Local Roads and Streets-Publication 70".

Cartway Widths

Are the cartways of East Walnut and Spring Streets and Fairview Avenue in Conformance with (Part 4 Section 4.202 I.) of the Borough of Lewistown's Subdivision and Land Development Ordinance? This is in reference to conformance with Penn DOT publication entitled "Guidelines For Design Of Local Roads and Streets-Publication 70".

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Other Comments:

1. If the Borough requires improvements to the subject site, (Part 8 Section 8.100) relative to bonding is applicable.

*The Wright Surveying representative indicated that the building located on lot A will be demolished and a land development plan will be submitted.

Name of Plan: Lewis, Paul A. & Bailey
File Number: 2013-12-004
Tax Map #: 19-13-0131
Municipality: Oliver Township (Municipal Ordinance)
Applicant Name: Lewis, Paul A. & Bailey
Land Owner Name:
Plan Preparer: Wright Land Surveying

Action Taken:

The County provides comments only.

Plan Summary:

This plan proposes to divide the Lewis and Bailey property as shown. No development is proposed. Any future development will need to address all Planning requirements as stipulated in the Oliver Township Subdivision and Land Development Ordinance.

Review Comments (List from Review Committee):

Clean & Green / Agriculture

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

Topographic information

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

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.

Right-of Way Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Lockport Road is substandard (Article 3 Table 1). What is the right-of-way for State Route 522?

The Wright surveying representative indicated the right-of-way is variable.

Cartway Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Lockport Road is substandard (Article 3 Table 1).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit will be required for Lot 2 and a copy should be provided to the Oliver Township Planning Commission.

Deed Restrictions and Easements

There appears to be a property line agreement along the Casner Parcel Number 19-15,-0101-000. What specifically does this spell out?

*The Wright surveying representative indicated he will provide a copy of this information to the Planning and Development Department.

Deed restrictions and easements associated with property should be provided. (See Article 6 (Section 6.202 a. 18.) of the Oliver Township Subdivision and Land Development Ordinance.

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.

Other Comments:

1. Are there provisions for water on this property?

*The Wright surveying representative said there will not be.

2. There appears to be a stream crossing the property (which is part of Wakefield Run) which should be shown on the plan. (See Article 6 Section 6.202.a. 9.) of the Oliver Township Subdivision and Land Development Ordinance.

*It was acknowledged that the stream should be labeled on the insert map.

Name of Plan: Rodgers, John Reed

File Number: 2013-12-001
Tax Map #: 20-9-0105
Municipality: Union Township (Municipal Ordinance)
Applicant Name: Rodgers, John Reed
Land Owner Name: Rodgers, John Reed
Plan Preparer: Lockard Surveying & Mapping

Action Taken:

The County provides comments only.

Plan Summary:

Rodgers, John Reed Lockard Surveying & Mapping

This project involves the subdivision of Mifflin County Tax Parcel 20-9-0105, lands of John Reed Rodgers, Et Al, located in Union Township, and described in Deed Book 489 Page 1140. Two new residential lots are being created, each containing 1.95 acres. Both new lots are proposed to be served by on-lot sewage disposal systems and on-lot wells. The residual tract contains an existing single-family residence, agricultural buildings, and on-lot sewage disposal system, and is served by an existing water line (private).

Review Comments (List from Review Committee):

Basic Plan Information

The County GIS files lists tax parcel number 20-05-0103A-000 as being owned by Barry and David Stuck. There may have been a recent purchase that has not yet been reflected in the Assessment and Mapping Departments.

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

When will the subdivision of Lots 3 and 4 be proposed? The inset plan shows these two lots and it should be clear they are not part of this proposal and will be part of a future subdivision.

Clean & Green / Agriculture

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

Topographic information

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

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.

Setback Lines

The building setback symbol is delineated in the legend as a solid line, while the insert map depicts a dashed broken line, surrounding the perimeter of each proposed home.

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Plum Bottom Lane is substandard (Article V Section 500.2.). The plan lists it as Plum Lane instead of Plum Bottom Lane.

Cartway Widths

The cartway width of Plum Bottom Lane should be shown on the plan (Union Township Subdivision and Land Development Ordinance, Section 402. 2.a.).

PennDOT HOP / Municipal Driveway Permit

As noted on the plan, a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Union Township Planning Commission.

Private Street / Shared Driveway

If a private street is proposed, the plan should be reviewed by the Union Township Engineer. Is this a street or a shared driveway? A shared driveway agreement is required.

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.

DEP Sewage Planning Module

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.

Other Comments:

1. Confirm if there are any deed restrictions or easements as provided for in Section 402.2b and 401.1 of the Union Township Subdivision and Land Development Ordinance.
 2. The Union Township representative indicated the Union Township Planning Commission recommended approval of this subdivision on November 25, 2013 and the Township Supervisors approved the plan December 2, 2013. The Planning and Development Department office pointed out to Union Township, that the Supervisors actions **File Number Name of Plan Applicant Name Plan Preparer:** violates (Article V Section 502. (b)). of the Pennsylvania Municipalities Planning Code.
 3. It was suggested that the Township wait to receive the County's final comments and consider them at their December 23, 2013 meeting.
- Count: 1

Comprehensive Plan

Bill had just received the draft executive summary that afternoon. One of the things still being worked on is the name of the report. He asked the commission to review the report and give any comments. Discussion was held on names.

Other Business

Bill thanked Stephanie for her 7 months of service. An introduction of Stephanie's replacement Nicole Singer was made and a board members introduction.

Bill reminded that next month included the election of officers.

Dan read a letter that was sent to Susan Heimbach as a letter of appreciation.

Adjournment

The meeting adjourned at 5:00 p.m. upon a motion by Brent Miller that was seconded by Neal Shawver.