

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
AUGUST 23, 2018
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Jason Cunningham
Dan Dunmire
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Cyle Vogt

Other

Steve Dunkle, Commissioner
Kevin Kodish, Commissioner
Lucas Parkes, The EADS Group
Clint Aurand, Armagh Township Supervisor

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager
Doug Marks, Housing Rehabilitation
Specialist/Construction Manager

Call to Order

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

Record of Public Attendance

Kay reminded everyone to sign the attendance sheet.

Temporary Adjournment to Hold CDBG Public Hearing

The regular Mifflin County Planning Commission was temporarily adjourned at 3:33 p.m. in order to conduct the FFY 2018 CDBG Public Hearing based upon a motion by Neal Shawver, which was seconded by Jim Spendiff.

FFY 2018 CDBG Public Hearing

Kay turned the meeting over to Jim Lettiere, CD Administrator/Assistant Director for the public hearing. Two presentations were made including the following: Mifflin County Youth Park ADA restroom upgrade project and Armagh Township residential blight demolition project.

The public hearing adjourned and the regular Mifflin County Planning Commission reconvened at 4:17 p.m. upon a motion by Neal Shawver, which was seconded by Jason Cunningham.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since all members are not present.

Approval of Meeting Minutes

Neal Shawver made a motion to approve the minutes from the July meeting. The motion was seconded by Cyle Vogt. All members voted aye.

Subdivision and Land Development Review Committee Report

Six plans were submitted to the committee for review, all under Municipal Ordinance. The plans under Municipal Ordinance included Edward W. & Nancy Lerch (*Armagh Township*); Kenneth R. & Cindy L. Wert (*Armagh Township*); Samuel J. & Joyce A. King (*Brown Township*); Ivan T. & Janet G. Peachey (*Brown Township*); Gladys M. Wagner (*Decatur Township*); and Westfield Cottages, Phase 3 (*Union Township*).

Jim Lettiere reviewed the Westfield Cottages plan in further detail. Valley View Haven is proposing to construct 12 owner-occupied cottages starting in fall 2018 on a 38+ acre parcel they own adjacent to their existing facility in Union Township, Mifflin County. The 12 cottages will consist of 6 duplex buildings. Jim made a request of the engineer to provide a response to the initial comments.

Dan Dunmire made a motion to accept the comments of the six plans under municipal ordinance. Dave Pennebaker seconded the motion. All members voted aye with Jim Spendiff and Neal Shawver abstaining from voting on the Westfield Cottages plan.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Lerch, Edward W. & Nancy J.
File Number: 2018-08-002
Tax Map #: 12-02-0106DC; 12-02-0210
Municipality: Armagh Township
Applicant Name: Lerch, Edward W. & Nancy J.
Land Owner Name: Lerch, Edward W. & Nancy J.
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, is vacant farmland with no new development proposed. No new development is being proposed by this plan.

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

Subdivision Information

Property boundary information should be shown for the entire property, including Lot A. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Armagh Township Subdivision and Land Development Ordinance Sections 6.302 a. 5., a.9., and a.12).

Clean & Green / Agriculture

Note 7 states and according to the County's GIS files, 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

If future development involves on lot sewage, soils information should be shown on the plan. (Armagh Township Subdivision Ordinance, Section 6.202.a.8.).

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the U.S. 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

Note 2 states setback information is based on prior subdivisions. The setback should be based on whether there is on-lot water and sewer or public facilities.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of US Highway 322 should be shown on the plan (Section 6.302.a.6.). The plan states SR 1005 is variable and at minimum, it should show a range.

The plan shows a proposed 50 foot right-of-way. Are there plans to open this up?

Cartway Widths

The cartway width of US Highway 322 should be shown on the plan, in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.11.). The plan states SR 1005 has a variable cartway width and at minimum, it should show a range.

PennDOT HOP / Municipal Driveway Permit

Note 3 calls for a PennDOT HOP if any proposed access to US Highway 322 is proposed.

Note 4 states a municipal driveway permit is required, and a copy should be provided to the Armagh Township Planning Commission.

Deed Restrictions and Easements

Note 6 cites covenants and restrictions, but a copy was not provided. As noted in note 6. and as recorded in Book 0468 Page 3311, it appears these parcels are governed under the Armagh Township Business Center, as . Please confirm if this is correct.

*The Wright Surveying representative affirmed this is accurate.

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

All subdivisions are to be served by an adequate water supply and sewage system (Sections 3.213 and 6.202.a.10. of the Armagh Township Subdivision and Land Development Ordinance). The plan shows no provisions for Lot A that has an existing building and no provisions for Lot 1.

*The Wright Surveying representative indicated there is nothing proposed for lot 1 at this time.

Features

Are all man-made features for Lot A and Lot 1 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 Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.).

*The Wright Surveying representative stated 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 Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.9.).

*The Wright Surveying representative stated all are shown.

Other Comments:

What is the lot frontage along Commerce Drive that serves Lot A?

*The Wright Surveying representative indicated he will add this to the plan.

Armagh Township (Municipal Ordinance)

Name of Plan: Wert, Kenneth R. & Cindy L.
File Number: 2018-08-004
Tax Map #: 12-05-0105A
Municipality: Armagh Township
Applicant Name: Wert, Kenneth R. & Cindy L.
Land Owner Name: Wert, Kenneth R. & Cindy L.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 2, of 2.000 acres, for single-family residential use. Lot 1, the 2.410 acre residual tract, is in existing single-family residential use.

*The Sarge Engineering and Surveying representative provided revised plans dated August 18, 2018.

Floodplain / Wetlands

According to County GIS information and Note 2, a portion of the property lies within the 100-year floodplain. Future development in this area should be discouraged.

Soils

As noted in the soils legend, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the U.S. 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

Note 4. indicates Lot 1 is served with an on lot sewage system and public water, and the setbacks are listed in note 5. However, note 4. has incomplete information regarding sewer and water for lot 2. It appears lot 2 will be served with on lot sewer and a private well and this should be stated in note 4. Please note in Note 5 which lot is served with public water and which has on-lot service.

*The revised plans show corrections to notes 4. and 5..

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Church Lane is substandard (Table 1). The segment of Naginey Road along the frontage of the subject parcel is a municipal right-of-way i.e., Township Road 815, not SR 1001.

*The frontage of the subject site has been accurately labeled at Naginey Road Township Road 815.

PennDOT HOP / Municipal Driveway Permit

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

Deed Restrictions and Easements

According to Note 3, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

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

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 Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a9).

*The Sarge Engineering and 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 Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a10).

*The Sarge Engineering and Surveying representative indicated all are shown.

Brown Township (Municipal Ordinance)

Name of Plan: King, Samuel J. & Joyce A.
File Number: 2018-08-001
Tax Map #: 14-09-0110
Municipality: Brown Township
Applicant Name: King, Samuel J. & Joyce A.
Land Owner Name: King, Samuel J. & Joyce A.
Plan Preparer: Wright Land Surveying

Plan Summary:

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

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

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 Brown Township Subdivision and Land Development Ordinance (Article 7, Sections 7.302 A.5., 7.302A.7. and 7.302A. 9.).

Clean & Green / Agriculture

As noted in Note 8, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

As noted in Note 6 and based on the County's GIS files, the property is not located within the 100-year floodplain or designated wetland.

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 the residue and development in these areas should be discouraged.

Soils

According to the County GIS files, some portions of the residual only appear to have hydric soils. Hydric soils can indicate the presence of wetlands.

According to the County GIS files, the majority of this property appears to have prime farmland soils. Prime farmland soils are identified by the U.S. 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

Garden Lane and Sawmill Road should be labeled on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7, Section 7.302A.14).

Based upon the Brown Township Road Ordinance (Section 41A), the right-of-way width of Green Lane is substandard.

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way widths of Garden Lane and Sawmill Road should be shown on the plan (Article 7, Section 7.202A.11).

Cartway Widths

The cartway widths of Garden Lane and Sawmill Road should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.202 A.11).

Based upon the Brown Township Road Ordinance (Section 41.B.), the cartway width of Green Lane is substandard.

PennDOT HOP / Municipal Driveway Permit

As noted in Note 5, a municipal driveway permit is required; however, the Township does not require driveway permits.

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

Each home will need to be assigned an address through the GIS Department. There is a fee associated with this process.

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 Brown Township Subdivision and Land Development Ordinance. (Article 7, Section 7.202A.18)

*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 Brown Township Planning Commission.

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 Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.302A.29).

*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 Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.302A.23)

*The Wright Surveying representative indicated all are shown.

Zoning

Since two houses are proposed and based on their locations, can the property be subdivided in the future and meet the Township zoning requirements?

*The Wright Surveying representative indicated yes.

Land Development

The plan should note a land development plan will be required since two homes on one parcel meets the definition of land development as defined by the Brown Township Subdivision and Land Development Ordinance (Article 2, Section 2.200). The Township is encouraged to conditionally approve this subdivision with the provision mentioned above.

*The Wright Surveying representative indicated he will amend the application and plan to reflect the project is a minor subdivision and land development plan. A revised fee will be provided to Mr. Wright by the Planning Office.

Brown Township (Municipal Ordinance)

Name of Plan: Peachey, Ivan T.
File Number: 2018-08-006
Tax Map #: 2018-08-006
Municipality: Brown Township
Applicant Name: Peachey, Ivan T. & Janet G.
Land Owner Name: Peachey, Ivan T. & Janet G.
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the creation of one (1) lot (1.500 acres) from the lands of Ivan and Janet Peachey (TM 14-09-0100). The proposed lot will be used for single-family residential use. To facilitate this future use, sewage facilities testing has been performed for an on-lot sewage disposal system. The future house will be served with domestic water from an on-lot well. Access to the site will be via a private driveway developed off of Barrville Mountain Road. The residue (Tract #2) is presently vacant and is used for agricultural purposes.

Administrative

The subdivision application form should be signed by each municipality.

The parcel was last subdivided in September 1999.

Basic Plan Information

The abutters tax parcel 20-09-0200 owned by Ivan and Janet Peachey should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.1.d).

Subdivision Information

The deed for the subject parcel contains two tracts. Tract one contains 76 acres while Tract 2 contains 44 acres totaling 120 acres less an exception as filed in DB 272 Pg 193. It is not clear how the residue of Tract 2 contains +/- 39 acres given the subdivision of Lot #1 contains 1.50 acres. Also, the acreage and metes and bounds for Tract #1 are not shown and should be. The overall outline of the residue should be shown on the overall tract map.

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.b).

Clean & Green / Agriculture

As noted in Note 7, 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.

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 4021.e).

Soils

There is no soils 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 U.S. 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 this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.2.g).

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Barrville Mountain Road is substandard (Article IV, Section 501.2).

Based upon the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.c), the right-of-way widths of East Back Mountain Road and Raspberry Lane should be shown on the plan.

Raspberry Lane and East Back Mountain Road are not labeled on the plan and they should be.

Cartway Widths

The cartway widths of East Back Mountain Road and Raspberry Lane 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 width of Barrville Mountain Road is substandard (Article V Section 501.2.).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Union Township Planning Commission.

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)

DEP Sewage Planning Module

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

Signature Blocks on Plan

Since the lot is split between Brown and Union Townships, 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.

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).

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.).

Zoning

The subject parcel 14-09-0100 is split between Union and Brown Townships. The parcel is currently taxed in Brown Township while the majority of the parcel is situated in Union Township. Three zoning districts apply to the parcel. In Union Township, the parcel has two zoning districts, the first being Residential Agriculture and the second being Residential Limited. In Brown Township, the parcel which contains the structures is zoned Agricultural District. The proposed single-family home on Lot #1 has a residential limited zoning designation.

The zoning information should be shown on the plan including where the boundaries of each zone is.

Decatur Township (*Municipal Ordinance*)

Name of Plan: Wagner, Gladys M.
File Number: 2018-08-003
Tax Map #: 15-12-0104C; 15-12-0104CA
Municipality: Decatur Township
Applicant Name: Wagner, Gladys M.
Land Owner Name: Wagner, Gladys M.
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 with no new development proposed. No new development is being proposed by this plan.

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

Administrative

The property was last subdivided in June of 2001.

Basic Plan Information

The abutter, Jeremy & Lynn Bell, should be listed as t.m. 15-12-0104A, not 15-12-0404A as shown on the main plan and inset map. Please correct this.

Soils

There is no soil information on the plan.

As noted in Note 4, some portion of lot A appears to have hydric soils. Hydric soils can indicate the presence of wetlands. It is acknowledged in note 4. that hydric soils are present.

Setback Lines

The existing barn on Lot A appears to be in the rear yard setback. This can be considered an existing non - conforming structure.

Right-of-Way Widths

There is an existing private 30 foot right-of-way crossing the Debbie Rhine property that links to Lot A. Is there a name for the right-of-way and is there an easement in place for the use of the right-of-way?

*The Wright Surveying representative stated there is an easement for the right-of-way that is part of the 2001 deed.

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Ertley Crossover Lane should be shown on the plan (Section 6.03.2A(6)). Ertley Crossover Lane should also be labeled on the plan.

Cartway Widths

The cartway width of Ertley Crossover Lane should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Section 602.2A(11)).

Private Street / Shared Driveway

There is a private right-of-way that crosses t.m. 15-12-0104D and connects with t.m. 15-12-0104CA. 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 Wright Surveying representative indicated the driveway will not be shared.

Deed Restrictions and Easements

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

*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

There is a water body on Lot 1. 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 Decatur Township Subdivision and Land Development Ordinance, (Section 602.2A(9)).

*The Wright Surveying representative indicated there may have been a body of water on site but not anymore and all other features 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 Decatur Township Subdivision and Land Development Ordinance, (Section 602.2A (10)).

*The Wright Surveying representative indicated there was as swimming pool at one time, however, it's been filled in and all other features are shown.

Union Township (*Municipal Ordinance*)

Name of Plan: Westfield Cottages, Phase 3
File Number: 2018-08-005
Tax Map #: 20-06-0121BA
Municipality: Union Township
Applicant Name: Valley View Haven
Land Owner Name: Valley View Haven
Plan Preparer: Sweetland Engineering & Associates, Inc.

Plan Summary:

Valley View Haven is proposing to construct 12 owner-occupied cottages starting in Fall 2018 on a 38+ acre parcel they own adjacent to their existing facility in Union Township, Mifflin County. The 12 cottages will consist of 6 duplex buildings.

The project will extend the 22-foot wide, paved Westfield Drive for 486 feet, terminating in a temporary gravel cul-de-sac. The proposed drive extension will be privately owned and maintained by Valley View Haven. The roadway will not be shared with any other entity. Buildings 2, 4 and 6 will have a single car garage and a driveway approximately 33' long by 23' wide providing parking for a minimum of 4 vehicles.

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

Administrative

This parcel was previously subdivided in January 2013 and also previously reviewed by the Mifflin County Planning Commission on February 26, 2015 and August 24, 2017 for nine and five duplex residential cottages respectively.

Basic Plan Information

The abutters names and tax parcel numbers should be labeled for tax parcels 20-06-0125A, 20-06-0121C, 20-06-0121E, 20-06-0121A and 20-06-0121B in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.1.d).

*The Sweetland Engineering and Surveying representative indicated she will add this information to the plan set.

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.

*The Sweetland Engineering and Surveying representative indicated it will be sealed by a licensed Surveyor.

Floodplain / Wetlands

As noted in Note 18 and according to County GIS information, the property is not in the 100-year floodplain or designated wetland.

Soils

As noted in Note 20 and 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

Sheet No. LD 2.1 notes "As depicted on this plan, the existing lot's most southern property line with the bearing S76° 22' 02"W, will be considered the rear lot line for the purpose of labeling building setback lines." Please confirm if the bearing is S76° 22' 20"W since this appears to be the most southern property line. It is hard to read front setbacks on sheet LD 2.1 and should be clearly shown on sheet LD3.

*The Sweetland Engineering and Surveying representative indicated it should be 20 on the note on sheet LD2.1.

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of King Lane, Hartzler Drive, Westfield Drive and Crestview Drive should be shown on the plan (Article IV Sections 403.2.b and 402.1.c). It is acknowledged in Note 17 that these right-of-ways do not have recorded rights-of-way.

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway widths of King Lane and Hartzler Drive are substandard (Article V Section 501.2).

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit may be required for extending Westfield Drive and if so, the permit number should be affixed to the plan.

Deed Restrictions and Easements

According to the surveyor as noted in Note 19, there are no known deed restrictions other than utility easements as shown on the plan.

DEP Sewage Planning Module

As noted in the project description, a DEP Component 3, or Exemption from Sewage Planning (Mailer) will be submitted to PA-DEP. A copy should be provided to the Union Township Planning Commission and the Mifflin County Planning and Development Department files.

*The Sweetland Engineering and Surveying representative indicated PA-DEP denied the sewage planning and they are working on preparing the Component 3.

Sewage Service

The Union Township Municipal Authority capacity availability letter should be provided to the Union Township Planning Commission and the Mifflin County Planning and Development Department. If there is public sewer service along Westfield Drive, why are there individual septic tanks at each duplex showing laterals connecting from the tanks to the sewer line?

*The Sweetland Engineering and Surveying representative indicated the topography does not allow the sewage to tie into the gravity sewer and this is reason why individual septic tanks are being proposed for each unit. They are working with PA-DEP to justify this process through documentation. The Township has accepted this design and methodology.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Union Township Planning Commission and the Mifflin County Planning and Development Department.

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 4021.e).

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 1.d).

Zoning

Based on the response from Sweetland Engineering from the 2017 review for Phase 2 regarding the conditional use review by the Union Township Planning Commission to allow multi-family dwellings, did the Township approval for the conditional use include Phase 3 of this project?

*The Sweetland Engineering and Surveying representative indicated they have submitted another conditional use permit for phase 3.

The subject parcel has two zoning designations, which include the R-S Residential Suburban District and the R-A Residential Agriculture District as noted in Note 5. It is acknowledged the zoning boundary lines are shown on sheet LD 2.1., but are hard to read.

Land Development

Since Westfield Drive will be extended, the plan should be reviewed by the Township Engineer.

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

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

E & S / Stormwater

Based on a letter to the Mifflin County Commissioners dated August 2, 2018, a major modification to the existing general NPDES permit is being submitted to the PA-DEP.

The stormwater plan should be reviewed by the Union Township Engineer for compliance with Kishacoquillas Creek Watershed Stormwater Management Plan.

Other Comments:

1. Are there plans for future phases of the cottages?

*There is a master plan for the entire project and there are additional cottages proposed contingent on the acceptance of the sewage septic tanks.

2. The radius for the cul-de-sac appears to be 35 feet. The Union Township Subdivision and Land Development Ordinance (Article V, Section 501.11) states in part cul-de-sacs meets should be provided with a turnaround having an outside cartway diameter of 80 feet. Is this acceptable to the Township, since it's noted as a temporary cul-de-sac?

3. The lines on sheet LD2.1 and LD 2.2 are hard to read.

4. There is no overall land development plan other than what appears on the grading plan (Sheet LD 3). It would be helpful to see all the main development components on one sheet.

5. The template on sheet LD3 shows the overall dimensions of the buildings but what is the square footage of each unit?

*The Sweetland Engineering and Surveying representative indicated the smaller units are 1,500 square feet, while the larger units are between 2,100-2,900 square feet. These will be added to the plan.

Public Comment

None

Other Business or Comments

Kay Semler had to leave the meeting early and turned the meeting over to Vice Chairman, Dan Dunmire for the remainder of the meeting.

Juniata River Trail: Bill Gomes is trying to extend the Juniata River Trail at some point by crossing the property of the concrete plant and eventually the fire academy property. He needs engineering funds from Lewistown Borough, however, to make this work. Lucas Parkes of The EADS Group will be attending the Lewistown Borough Finance Committee later this evening (August 23rd) to discuss using CDBG funds for this. Engineering funding needs to be in place prior to a probable grant application that will be due in May.

Healthy Waters, Healthy Communities: Bill attended the County Planning Director's meeting August 17th and shared information on the state's proposed plans for community clean water, which deals with the Chesapeake Bay. The plan is currently voluntary to improve waterways and meet federal regulatory requirements. There are 3 or 4 counties that will begin the pilot process of a county-wide action plan with other counties to follow. Mifflin County is in stage 3 of 4 of the process. Participants will receive a toolbox from the state, but it is not clear what is included. There are no funds currently available to help the counties develop plans at this time. If the counties do not develop a plan, they will likely have mandated requirements. Bill recalled when the Stormwater Management Plan was developed in Mifflin County in 2010, only five municipalities approved it. It helps developers because it lists most of the steps needed for an NPDES permit. Dan Dunmire added that the NPDES requirements are stricter than the county requirements. When the plan was initially developed, a local attorney mistakenly stated it would prevent citizens from having a garden without having a stormwater management plan and a local engineer compounded the discussion. Bill wants to update the Stormwater Management Plan to make it more palatable to other municipalities and show them it is not as bad as they think. It could also improve upon the Kish Watershed plan. Dan Dunmire cautioned that if the plan is any looser, it may not meet state requirements. Bill has asked the county engineer for a proposal to update the ordinance because the current budget process is occurring.

The state is looking for local involvement to improve waterways in Pennsylvania, but it is not clear what the state is looking for. Dan acknowledged that most of the impact is from agriculture and falls on his office. Stormwater also plays a big part on waterways, as do sewage treatment plants. However, sewage treatment plants have almost met their goals at a tremendous cost. The Bay Restoration project is to be complete by 2025. Targeting locally impaired waterways will ultimately impact the bay. Impairment is caused by nitrogen, phosphorous and sediment in the water and the measurements are based on computer modeling that is based on land use and a lot of assumptions. An executive order was issued in 2009 and it began in 2010 and is to be 100% in place by 2025. At the halfway point in 2017, 60% of the measures were supposed to be in place and they weren't. There is now a lot of catching up to do in Pennsylvania, which will include more regulatory enforcement. Dan's office must now perform farm inspections. Each farm must have a manure management plan, a sedimentation control plan, and a conservation plan. Dan's office is now enforcing this and has to eventually inspect every farm in the county. He is currently working in from the corners of the county toward the center. Dan added that there are tangible results in the bay and noted that last year

showed the most improvement in the past 50 years. It is encouraging to see bipartisan support of the bay area. Bill wants to see if updating the current Stormwater Management Plan is beneficial to the county at this point and address the state issue at the same time. Veronica Kasi of DEP shared the information to the County Planning Directors at their meeting and she is willing to present to the Planning Commission at the October meeting.

As part of the budget process, Bill has pulled a list of items from the comprehensive plan and has highlighted long-term items and will continue to budget \$10,000 - \$15,000 each year for implementation. Some local bridges have been resolved and some other transportation recommendations, such as Mill Road, have also been reviewed. The comprehensive plan covers 10 years and will need to be updated in 2024.

Next Month

The new National Flood Insurance Program (NFIP) Coordinator will provide an update September 27th.

Adjournment

Upon no further discussion, the meeting adjourned at 4:50 p.m. upon a motion by Dave Pennebaker.