

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
NOVEMBER 21, 2019
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Thomas Lake
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Cyle Vogt

Other

Steve Dunkle, Commissioner
Robert Postal, Commissioner
Lucas Lenze, Lewistown Sentinel

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Tiffany Brought, Planning Clerk

Call to Order

Kay Semler, Chair, called the meeting to order at 3:30 p.m.

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

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

Subdivision and Land Development Review Committee Report

Eight plans were submitted to the committee for review, six under Municipal Ordinance and two under County Ordinance. The plans under Municipal Ordinance included Thomas C. & Melody S. Hassinger (*Armagh Township*), Loren K. & Mary Ellen Yoder (*Menno Township*), Tobias & Lena Kanagy (*Union Township*), Karl R. & Ruth Ann Pecht (*Armagh Township*), Noah F. & Barbara C. Yoder (*Menno Township*) and Lewistown Ambulatory Care Corporation (*Derry Township*). The plans under County Ordinance included Mark M. & Russell L. Madden (*Wayne Township*) and Douglas S. Zong (*McVeytown Borough*).

Jim Lettiere reviewed the Lewistown Ambulatory plan in Derry Township in further detail. This plan proposes to create a lot addition A to be added onto Lot A and become an integral part thereof. Lot A has an existing single-family residence served by public sewer and public water. The residue tract, Lot 1, is vacant. No new development is being proposed by this plan.

Jim also reviewed the Mark M. and Russell L. Madden plan in Wayne Township in further detail. The purpose of this plan is to create an adjoining lot merger by removing the property line between Lot 204 owned by

Mark M. Madden and Lot 205 owned my Russell L. Madden to make one lot that would consist of 0.413 acres.

Neal Shawver made a motion to accept the comments of the six plans under municipal ordinance. Dave Pennebaker seconded the motion. All members voted aye.

Neal Shawver made a motion to conditionally approve the two plans under the county ordinance. Dave Pennebaker seconded the motion. All members voted aye.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Hassinger, Thomas C. & Melody S.
File Number: 2019-11-001
Tax Map #: 12-15-0104E
Municipality: Armagh Township
Applicant Name: Hassinger, Thomas C. & Melody S.
Land Owner Name: Hassinger, Thomas C. & Melody S..
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan is showing the existing reception hall and improvements to the property. No subdivision is being proposed.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting. The County Planning and Development Department suggested the plans be revised to address the comments within the land development section of this report. It was agreed the Planning Department would ask the Township if they supported revisions to the October 7, 2019 plans. If so, the Surveyor would provide revised plans for signature and recordation. In the event the Township is opposed to having the plan revised and re-signed by the Township Officials, and the County Planning Department then the County will sign the October 7, 2019 plans.

**Two asterisks represents comments generated after November 14, 2019. On November 20, 2019 Armagh Township indicated they are satisfied with the plan and are not requiring anything further. The plan was signed by the Mifflin County Planning Commission on November 21, 2019

Administrative

The Mifflin County Planning Commission reviewed this parcel in May 2011 for the creation of lot 7, for a single family home served by on lot septic and a private well. The Mifflin County Planning Commission reviewed a land development plan on May 25, 2017. The plan was for the construction of a 3,600 square foot banquet hall and wedding facility. It has been named the Ray Vernon Estate. The facility has been constructed and a building permit was issued by the permitting agency for the Township. The estimated construction costs were \$250,000.00. After the land development plan filing, the plan was never recorded in the Recorder of Deeds Office. The Surveyor subsequently submitted revised plans dated October 7, 2019. The Armagh Township Supervisors approved and signed the revised plans October 7, 2019.

Clean & Green / Agriculture

As noted in note #6, 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.

Right-of-Way Widths

The right-of-way width for Havice Valley Road and Siglerville Millheim Pike is substandard in accordance with the Armagh Township Subdivision and Land Development Ordinance (Table 1).
The right-of-way and cartway widths of the existing driveway should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202.a.10.)
Is this a private shared driveway and does a maintenance agreement need to be in place?

*The Wright Surveying representative indicated the driveway is private and no maintenance agreement is necessary.

Cartway Widths

The cart-way width for Havice Valley Road and Siglerville Millheim Pike are substandard in accordance with the

Armagh Township Subdivision and Land Development Ordinance, (Table 1).

PennDOT HOP / Municipal Driveway Permit

If the municipal driveway permit was issued the permit number should be affixed to the plan.

DEP Sewage Planning Module

A component 4B DEP planning module was provided showing the proposal is not consistent with the County's Comprehensive Plan.

Land Development

Is there a drop off area for this facility and if so, it should be shown and dimensioned on the plan.

Traffic circulation plan should be on the plan.

Is there signage proposed and if so should be depicted.

The number of parking spaces should be indicated on the plan. The plan only shows the parking area.

In accordance with the Pennsylvania Municipalities Planning Code, Article V Section 513. Recording Plats and Deeds, (a) Upon the approval of a final plat, the developer shall within 90 days of such final approval, or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the office of the recorder of deeds of the county in which the municipality is located. This plan must be recorded no later than January 7, 2020.

E & S / Stormwater

The revised plans delineates existing riprap along the western portion of the driveway from Havice Valley Road.

The purpose of the rip rap is to stabilize the earth from stormwater erosion and allow water infiltration.

Was the stormwater provisions reviewed by Township Engineer to insure compliance with the Township Stormwater Ordinance?

*The Wright Surveying representative stated the Township Engineer reviewed and approved the stormwater management plan.

Other Comments:

Are there any other manmade features on the parcel that should be shown?

Were the proposed driveway improvements reviewed by the Township Engineer?

The Mifflin County Conservation District estimated the total area of disturbance for the facility including some other previous disturbance was on or around 36,000 square feet. Further the Conservation District noted since the facility is already constructed an erosion and sedimentation control plan will not be required and would serve no purpose since the site is completely finished and stabilized. However, the Township has required the owners to develop and implement a post construction stormwater management plan.

Wayne Township (County Ordinance)

Name of Plan: Madden, Mark M. & Russell L.

File Number: 2019-11-002

Tax Map #: 21-23-0205; 21-23-0204

Municipality: Wayne Township

Applicant Name: Madden, Mark M. & Russell L.

Land Owner Name: Madden, Mark M. & Russell L.S.

Plan Preparer: CPS Surveys, Inc.

Plan Summary:

The purpose of this plan is to create an adjoining lot merger by removing the property line between Lot 204 owned by Mark M. Madden and Lot 205 owned by Russell L. Madden to make one lot that would consist of 0.413 acres.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

Floodplain / Wetlands

According to County GIS information, the property lies within the 100-year floodplain, and the flood plain should be delineated on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.02 A.9.). Future development in this area should be discouraged.

Setback Lines

Setback information should be on plan since setback lines do not appear correct. The front setback should be 25 feet not 20 feet for properties served by public water and public sewer.

Right-of-Way Widths

Lot 205 has some frontage on Front Drive, the adjoining lot (Lot 204) does not front on Front Drive, but on an unnamed street having a 20 foot right-of-way. Since there are lots on this street, should it be named? After discussions with the GIS Department, the naming of this right-of-way is not necessary at this time, unless further development is proposed on lots to the west of the subject site. The right-of-way width of Front Drive should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A6). Plan only states Right-of way from Front Street varies. Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of the alley is substandard (Section 4.204 F.).

Cartway Widths

The cartway width of the unnamed 20 foot right-of way should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Article 7, Section 7.202.A.11). Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width for Front Drive is substandard (Article 4 Section 4.204. F.). The cartway width of Front Drive is only 10 feet wide, which will not safely accommodate two way travel.

PennDOT HOP / Municipal Driveway Permit

Was a municipal driveway permit ever issued for Lot 205 or Lot 204?

Private Street / Shared Driveway

Considering the unnamed 20 foot right-of way, 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)

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Signature Blocks on Plan

There should be an Owners Statement of Intent or Certificate of Ownership on the plan, which should be notarized.

There should be a signature block area for the Recorder of Deeds of Mifflin County. This should have the date and instrument number.

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." (See Mifflin County Subdivision Ordinance Section 7.302.A.22)

Land Development

To your knowledge has a building permit been issued for the construction of the residential building on tax parcel 21,23-0204?

*The Madden representative indicated he was not sure if a building permit was issued. He indicated he will attempt to have his surveyor address the comments and provide revised plans to our office before the November 21, 2019 Mifflin County Planning Commission meeting

Menno Township (Municipal Ordinance)

Name of Plan: Yoder, Loren K. & Mary Ellen.
File Number: 2019-11-003
Tax Map #: 18-09-0114W; 18-09-0119
Municipality: Menno Township
Applicant Name: Yoder, Kore E.
Land Owner Name: Yoder, Loren K. & Mary Ellen

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of the lands of Kore E. Yoder (DB 572, PG 082). Parcel A is presently vacant and is used for recreational purposes. This parcel is proposed as a non-building, lot addition to the adjacent lands of Kurt Stauffer (TM 18-07-0119B). No sewage facilities testing was performed. The residue lands are vacant mountain lands. No sewage facilities testing was performed on the residue or the proposed Lot #1.

Administrative

These parcels were previously reviewed by the Mifflin County Planning Commission on August 22, 2019 as a lot addition subdivision. Lot #1 consisted of 2.0883 acres from tax parcel 18,09-0114W to lands owned by Kurt and Dena Stauffer, tax parcel 18,07-0119 to make a new lot consisting of 10.1604 acres. The plan was recorded September 16, 2019. The Surveyor indicated the land owners desires to amend the acreage of proposed lot #1 from 2.0883 acres to 1.999 acres totaling 10.0721 acres.

The subdivision application form should be signed by the municipality.

Basic Plan Information

The tax parcel numbers on the lot detail map is missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. Menno Township Subdivision and Land Development Ordinance, (Sections 6.302.a.5., a.7. and a.9.).

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.

Topographic information

No topographic information was provided with plan.

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 areas should be discouraged.

Soils

No soil information is provided with 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.

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 setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.30.2, a10).

Right-of-Way Widths

The plan also states East Flat Road no defined right-of way. General note 7. indicates no claims are made to the status on viability of East Flat Road as an access. It should be noted in accordance with the Menno township Subdivision and Land Development ordinance, (Article 3 Section 3.204 d). Where a proposed subdivision abuts an existing street which has a narrow width improper alignment or either deficiency the supervisors may require for additional right-of way. This is a concern, because East Flat Road is shown as having a 9' travel way.

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Jacks Mountain Road not Front Mountain Road should be shown on the plan (Section 6.202. a11).

Cartway Widths

The cartway width for Jacks Mountain Road and Front 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 East Flat Road is substandard (Article 3, Table 1).

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

Is East Flat 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 Menno Township Subdivision and Land Development Ordinance, (Sections 6.302. a6 and 6.302. b7).

DEP Sewage Planning Module

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

Sewage Service

There is no evidence of on lot water and sewer service for Kurt and Dena Stauffer or Loren and Mary Ellen Yoder properties. If there is on lot systems they should be on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Section 6.202. a9 and a10).

Zoning

Zoning information should be stated on the plan, since a portion of tax parcel 18,09-0114W is zoned Residential Agriculture in Union Township.

Other Comments:

It appears this parcel lies between Menno and Union Townships. Union Township should be provided a copy and allowed to sign off on this plan. The boundary between Menno and Union Townships should be shown. Since there is no evidence of on lot sewer testing or on lot water services for the Stauffer or Yoder Property, any future development will require a development plan to insure the availability of on lot water and sewer service.

Union Township (*Municipal Ordinance*)

Name of Plan: Kanagy, Tobias & Lena
File Number: 2019-11-004
Tax Map #: 20-06-0101
Municipality: Union Township
Applicant Name: Kanagy, Tobias & Lena
Land Owner Name: Kanagy, Tobias & Lena
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to change the existing "granny flat" to a permanent single-family residence to be served by on-lot sewage disposal and existing water source. Since the second house was approved as a "granny lot" it was connected to the original on-lot system. Now additional soils testing has been completed and this house will have its own permitted on-lot system. No subdivision is being proposed.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

Since this proposal involves converting the "granny flat" into a permanent single-family detached residence, the application has been submitted as a land development plan since it now contains two single-family detached homes on the same parcel.

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. Union Township Subdivision and Land Development Ordinance, (Section 402. 1.a.).

Clean & Green / Agriculture

As noted in Note #5, 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 areas should be discouraged.

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.

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

Setback provisions under Note #3, should state front setback 25 feet from building line or 50 feet from the center line of the road.

The setback lines should be shown on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance, (Section 402. 2.g.).

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Belleville Lane is substandard (Section 501.2.).

The only frontage the Kanagy property has to a public right-of way is the 50 feet established for Purple Martin Lane as part of right-of way agreement.

*The Wright Surveying representative indicated the Kanagy property has frontage all along Belleville Lane which is a municipal right-of-way.

Cartway Widths

The cartway width of Purple Martin Lane does not meet the road provisions of the Union Township Subdivision and Land Development Ordinance, (Section 501.2). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

Based upon the union Township Subdivision and Land Development Ordinance, the cartway width of Belleville Lane is substandard, (Section 501.2).

PennDOT HOP / Municipal Driveway Permit

Note #7 makes note of a potential PennDOT High Occupancy Permit (HOP).

Private Street / Shared Driveway

Does Purple Martin Lane include a shared driveway/ maintenance agreement as part of recorded instrument # 2002-9454?

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, (Section 402.1b).

*The Wright Surveying representative stated 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.

*The Wright Surveying representative indicated he is in the process of completing the component.

Water Service

The plan notes the water source is off-site, but where is it and is there an easement agreement in place?

*The Wright Surveying representative indicated the source of water is a mountain stream and no easement agreement is in place.

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 402.1.d.).

*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, (Section 402.1.e.).

Derry Township (*Municipal Ordinance*)

Name of Plan: Lewistown Ambulatory Care Corporation
File Number: 2019-11-005
Tax Map #: 16-19-0202; 16-19-0204; 16-19-0202A
Municipality: Derry Township
Applicant Name: Lewistown Ambulatory Care Corporation
Land Owner Name: Lewistown Ambulatory Care Corporation
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. Lot A has an existing single-family residence served by public sewer and public water. The residual tract, Lot 1, is vacant. No new development is being proposed by this plan.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

The landowner's signature of the parent parcel needs to be on the subdivision application form. The narrative needs to be corrected since the proposed lot additions comes from tax parcel 16,19-0202 and part of tm: 16-19-0204. This lot should also be numbered.

Basic Plan Information

Lot 1 listing is incorrect on the plan. The immediate abutters for tm: 16-19-0204 and tm: 16-19-0201 should be on plan. (Section 186-17B(19) of Derry Township Subdivision and Land Development Ordinance).

The portion of tm: 16-19-0202 on the eastern side should be dimensioned on plan. (Section 186-17B (6) (8) of Derry Township Subdivision and Land Development Ordinance).

Labels on plan are incorrect since they list the middle numbers as "09" instead of "19" through out the plan.

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. (Derry Township Subdivision and Land Development Ordinance, Section 186-17B (6) (10). Since land to be taken from tm: 16-19-0204 should be dimensioned.

Although Deed Book 557-1429 has tax parcels, 16,19-0201, 16,19-0202, 16,19-0204 and 16,19-0205 on the same deed, they have not been combined through the act of subdivision and remain separate parcels. The plan appears to assume the acreages for these parcels are combined as lot 1. What is the acreage of the lot addition from tax parcel 16,09-0204 and what is the residual?

Topographic information

Topographical contours at vertical intervals should be displayed on the plan. (Derry Township Subdivision and Land Development Ordinance, Section 186-16 B(7)).

Soils

As noted in note #4, hydric soils are mapped on the plan.

Setback Lines

The setback lines should be shown on the plan as prescribed in Derry Township Subdivision and Land Development Ordinance, (Section 186-17 B(11)).

The setbacks are still non-conforming for tm16-19-0202A and existing buildings will still intrude in the setback.

Right-of-Way Widths

Although this is pre-existing, Lindy Lane is classified as an alley and should not serve as the frontage for a residence.

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Lindy Lane should be shown on the plan (Section 186-17 B(7)).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Lindy Lane

is substandard (Section 186-22 B(1)).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Derry Township Subdivision and Land Development Ordinance, (Section 186-17 B(12)).

*The Wright Surveying representative stated 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.

Lot Addition

There should be a "Z" symbol on the western boundary of the plan to show linkage from tm: 16-19-0204.

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 186-16 B(9)).

*The Wright Surveying representative said 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 186-16 B(10)).

*The Wright Surveying representative said all are shown.

Zoning

Parcel 16-19-0204 will become more non-conforming in meeting the 15,000 square foot lot requirements. It is already approximately 10,000 feet before this subdivision. Parcel 16-19-0202A will be non-conforming, but still substandard.

Due to the Derry Township Zoning Ordinance, lot area requirements and setbacks, this proposed subdivision should be reviewed by the Township Zoning Officer for a zoning variance. If needed, this provision needs to be a condition for the subdivision to be approved.

Other Comments:

*There was discussion during the meeting that a lot consolidation subdivision plan may be the most efficient means to alleviate the boundary dispute between both parties.

Armagh Township (*Municipal Ordinance*)

Name of Plan: Pecht, Karl R. & Ruth Ann

File Number: 2019-11-006

Tax Map #: 12-12-0108

Municipality: Armagh Township

Applicant Name: Pecht, Karl R. & Ruth Ann

Land Owner Name: Pecht, Karl R. & Ruth Ann

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. Lot A has an existing single-family residence served by public sewer and public water. The residual tract, Lot 1, is vacant. No new development is being proposed by this plan.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

Basic Plan Information

Abutter tm: 12-13-0102 is listed in GIS files as James R. Jr. & Sarah J. Hurlburt and plan lists abutter as James R. Hurt. Please confirm or correct.

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

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.

Floodplain / Wetlands

According to County GIS information and in note #5, a portion of the parent track lies within the 100-year floodplain. The flood plain has been delineated on the plan. 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%) on this site and development in these areas should be discouraged.

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.

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

It appears that the existing house lies within the front yard setback and can be considered an existing non conforming structure. The Township should determine if a waiver will be required.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width for Boyer Road is substandard (Section 3.204, Table 1).

Cartway Widths

The cartway width for Boyer Road does not meet the road provisions of the Armagh Township Subdivision and Land Development Ordinance (Section 3.204, Table 1). The cartway width is only 16 feet wide. Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width for Boyer Road is substandard (Section 3.204, Table 1).

PennDOT HOP / Municipal Driveway Permit

Any additional driveway openings will require a municipal driveway permit.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Section 6.302.a.6. and 6.302.b.7.).

Sewage Service

Please confirm that lot 1 has no on lot water or sewer service. Note #8 calls for no additional development or otherwise appropriate planning, which we assume means a land development plan for the residue.

*The Wright Surveying representative indicated no water or sewer are on lot 1, lot 2 is currently served by on off site spring and the proposal is to drill a well on lot 2. He confirmed that appropriate planning does mean land development or further subdivision.

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 Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.).

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.).

Menno Township (*Municipal Ordinance*)

Name of Plan: Yoder, Noah F. & Barbara C.

File Number: 2019-11-007

Tax Map #: 18-05-0108

Municipality: Menno Township
Applicant Name: Yoder, Noah F. & Barbara C.
Land Owner Name: Yoder, Noah F. & Barbara C.
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 two existing residences with no new development.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property, in accordance with the Menno Township Subdivision and Land Development Ordinance (Sections 6.302.a.5., a.7. and a.9.). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map.

Clean & Green / Agriculture

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

Floodplain / Wetlands

According to County GIS information and noted in note #5, a portion of the property lies within the 100-year floodplain. The flood plain has been delineated on the plan. 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%) on this site and development in these areas should be discouraged.

Soils

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

Setback Lines

Is the lot frontage along Waynesburg Road, Bank Lane or both?
*The Wright Surveying representative indicated the frontage is along Waynesburg Road.

Right-of-Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width for Bank Lane should be shown on the plan, (Section 6.302.a.6.).

Cartway Widths

What is the cartway width of the proposed 30 foot right-of way connecting Bank Lane?
The cartway width for Bank Lane does not meet the road provisions of the Menno Township Subdivision and Land Development Ordinance (Section 3.204, Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road. The current cartway is only 10 feet wide and not adequate for two way travel.

PennDOT HOP / Municipal Driveway Permit

As noted in note #7, a PennDOT Highway Occupancy Permit (HOP) is required for access to Waynesburg Road (SR 4009), as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Menno Township Supervisors.

Private Street / Shared Driveway

A shared driveway agreement is proposed for lots 1 and 2.

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.b7).

*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.

Water Service

Lot 1 mentions an off site water source. Is there an easement agreement for this water?

*The Wright Surveying representative indicated he was unable to locate one.

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 Menno Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.).

*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 Menno Township Subdivision and Land Development Ordinance, (Section 6.202.a.9.).

*The Wright Surveying representative indicated all are shown.

Land Development

Since there are two existing residences and a school on lot 1, this also can be considered a land development plan.

*The Wright Surveying representative stated sewage testing was completed for the 2nd home and he believed a land development plan may have been recorded in 1996.

McVeytown Borough (County Ordinance)

Name of Plan: Zong, Douglas S.

File Number: 2019-11-008

Tax Map #: 10-00-0202; 10-00-0204

Municipality: McVeytown Borough

Applicant Name: Zong, Douglas S.

Land Owner Name Zong, Douglas S.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be added onto Lot A and become integral part thereof. Lot A is served by public sewer and public water. The residual tract, Lot 1, has an existing residence served by public sewer and public water. No new development is being proposed by this plan.

*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents comments based on revised plans dated November 20, 2019.

Administrative

It is not clear whose signature is affixed to the application. Both the parent and recipient landowners need to sign the application.

**The revised plans includes both the parent and recipient landowners signature.

Floodplain / Wetlands

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

**The revised plans depict the boundary of the 100 year floodplain.

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

The existing house and shed on tm: 10-00-0202 are within the side and rear yard setbacks respectively. Also

the garage on tm: 10-00-0204 is on the property line. All are considered existing non-conforming structures.

Right-of-Way Widths

South Shippen Alley only has a 10 foot right-of way and cartway width.

Based upon Mifflin County Subdivision and Land Development Ordinance, the right-of-way width for Criswell Street is substandard (Section 4.204 F).

DEP Sewage Planning Module

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

**The revised plans did not include a copy of the applicable DEP sewage planning module.

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.)

*The Wright Surveying representative indicated all are shown.

*The Wright Surveying representative indicated he will attempt to provide revised plans before the November 21, 2019 Mifflin County Planning Commission meeting

2019 CDBG Applications Update

Jim Lettiere gave an update on approval of the proposed projects for the FFY 2019 CDBG applications. The Borough of Juniata Terrace will be doing stormwater management improvements for Terrace Boulevard. Lewistown Borough project will consist of road reconstruction of Wilson Avenue and 3 ADA curb ramps and road reconstruction of Susquehanna Avenue and 6 ADA curb ramps. The Brown Township project will improve the existing stormwater piping and inlets for the Honey Brook area. In Derry Township they will demolish blighted structures that are located at 547 Woodland Avenue and 518 Pitt Street. Derry Township will also reconstruct the restrooms at Kish Park to make them ADA accessible. Granville Township will be doing road reconstruction to Granville Run Road.

Public Comment

None

Other Business or Comments

Bill Gomes told the committee that the DCNR Grant for the Juniata Trail Phase 2 was not approved. At this time the County only has funds from DCED. After meeting with the project engineer from The EADS Group, they developed a modified trail going one fifth of a mile, instead of a half mile due to reduction in funding. The Commissioners are aware of the decision by DCNR and are agreeable to this proposed change.

Deputy Secretary Jennie A. Granger will be our guest speaker at the December 19th Planning Commission meeting. She will be discussing the Lewistown Train Station.

Adjournment

Upon no further discussion, Kay Semler, adjourned the meeting at 4:04 p.m.