

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
AUGUST 27, 2015
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Tyler Gum
Dave Pennebaker
Tom Lake
Kay Semler
Jim Spendiff
Neal Shawver
Michele Bair

Staff

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

Other

Robert Postal, President MCIDC
Kathryn DiVirgilius, The Sentinel

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:32 p.m.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Jim Spendiff made a motion to accept the minutes from July's meeting. The motion was seconded by Tyler Gum. All members voted aye.

Economic Development Update

Rob Postal, President at MCIDC, attended and presented information on economic development activities in Mifflin County and on the status of current projects. He discussed that MCIDC tries to select one or two projects every one or two years that will have the largest impact in the community or at MCIDC. Past projects including Nittany Paper Mill, GE, and First Quality. A future project is the Community Health Center through Primary Health Network in the area of Derry Heights.

An internal project that is planned for 2016 is a project in the Industrial Park to develop a 30-acre parcel to market and sell. MCIDC has submitted an application for a loan to the Pennsylvania Department of Community and Economic Development to grade a 30-acre property at the corner of Expansion Drive and Middle Road. The plan is to make this piece of property shovel-ready, which would include curb cuts and utilities. The approximate cost of this project is \$725,000. The property has been pieced together over time and is currently not marketable. Once the lot is level, it should fit a 200,000 square foot building with parking. With the new GE customer support center, MCIDC wants to capitalize on the expertise and people, coming into the area to attract potential manufacturers.

Rob next provided an update on the Mann Edge Terrace II project. Financing between Pennsylvania Housing Finance Agency and SEDA-COG has been delayed, but is in process. Approval is needed from the Fish and Wildlife Commission since trees cannot be cut during certain times of the year due to bats. The county is supporting this project with up to \$140,000 for property acquisition only.

Rob noted that a longer term look is clusters of development and how to fill in the gaps, how to redevelop brownfield sites and how to be a catalyst for future developments. Mifflin County has a comparative

advantage with the rail system. There is a 12-acre site in the Industrial Park MCIDC is reserving for rail users. Mifflin County has agribusiness sector inquiries and not shale.

Bill noted that regarding Derry Heights that no subdivision has occurred. Primary Health Network has a sale agreement to proceed. Rob has passed the information along and will follow up again.

MCIDC is reaching out to Juniata, Huntingdon and Centre Counties to collaborate on industrial development activities. Juniata County is looking to develop an industrial park. Huntingdon County has a facility in Riverview Park in Mount Union, which is a nice building. Mifflin County does not have these types of buildings to attract a heavy manufacturer.

In September, MCIDC is bringing up to three site consultants to discuss advantages and disadvantages of the community for manufacturers. The event will kick off at GE and extend to Penn State.

Rob discussed how important community programs and institutions are in attracting businesses to our area and noted that the fountain and dog park are nice for the community. Rob feels that we need to get talent to live here and these things help recruiters. He noted that Geisinger recently recruited a few physicians who chose to live in State College rather than Mifflin County. He also suggested that we need to upgrade educational levels of our workforce.

Rob praised the county for supporting the Ramwood project with financing through the County's Revolving Loan Fund program. Without this financing, this project would not have moved along.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed twelve (12) applications on August 20, 2015, eleven under municipal ordinance and one under county ordinance. The eleven applications under municipal ordinance included plans for Farmers Choice Tire Service, LLC (*Armagh Township*), Reliable Property Rentals, LLC (*Armagh Township*), Edgewood Estates and Steve and Karen Stimely (*Brown Township*), Unique, Incorporated (*Brown Township*), Robert and Betty Bay (*Derry Township*), Richard Brown et. al. (*Derry Township*) Richard Mateer (*Derry Township*), Carol Shoemaker et. al. (*Granville Township*), Linda Palm (*Granville Township*), Daniel and Mary Peachey (*Menno Township*), and Christ Yoder (*Union Township*). The one application under the County Ordinance included a plan from Maurice Stidfole (*Wayne Township*). Jim reviewed four plans with the Planning Commission.

The first plan reviewed was for Farmer's Choice in Armagh Township. Jim noted that revised plans have not been received from Mr. Metz. Dan noted that Mr. Metz did indicate he would revise the plans following the Subdivision Review meeting. Neal also questioned whether the stormwater runoff is directed towards the Beers' house and would like someone to look at this. This concern was added to the comments.

The second plan reviewed was for Reliable Property Rentals. This plan had been reviewed previously on June 25, 2015 for storage units and has been revised to be a mixed use project. There are many deficiencies with the project, as outlined in the review comments.

The next plan reviewed was for Maurice Stidfole in Wayne Township. Sewage testing has not been completed. Jim is requesting conditional approval of this plan with language to be added to the plan to note "No sewage testing was completed. Any and all future development will require land development plan with adequate sewage planning involved as well."

The last plan discussed was for Linda Palm in Granville Township. Commissioner Pennebaker noted an additional comment was made after the Subdivision Review meeting to note that several properties may

become landlocked as displayed. Michele Bair noted that the Granville Township Planning Commission reviewed this plan and approved it on Tuesday August 25, 2015.

Dan Dunmire entertained a motion to have conditional approval on the Stidfole plan in Wayne Township under County Ordinance. A motion was made by Dave Pennebaker and seconded by Jim Spendiff and passed unanimously.

Dan entertained a motion to approve the remainder of the comments on the eleven municipal plans. A motion was made by Tyler Gum and seconded by Tom Lake. All members voted aye.

Subdivision and Land Development Municipal Reports

Armagh Township (Municipal Ordinance)

Name of Plan: Farmers Choice Tire Service, LLC
File Number: 2015-08-001
Tax Map #: 12-06-0302/02-06-0300
Municipality: Armagh Township
Applicant Name: Farmers Choice Tire Service, LLC
Land Owner Name: Farmers Choice Tire Service, LLC
Plan Preparer: Thomas H. Metz Engineering

Plan Summary:

This project will involve the construction of a 20' x 32' sales office addition onto the existing 35' x 54' repair garage. An additional 60' x 80' repair garage addition will also be constructed at the northern end of the existing building. Additional parking will be provided at the front of the proposed sales office addition (H.C. Accessible). All utilities (water, electric, and sewer) will be provided to the new building additions, being supplied from the existing building.

Administrative

There is a signature block for the Township Planning Commission and they do not have a planning commission.

Subdivision Information

The plan shows the lot dimensions but not the total acreage for the two lots proposed. This should be shown on the plan. Are there any plans to merge the two lots?

Soils

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

Setback Lines

It is not clear what the basis of the setbacks and area requirements shown are since they are not consistent with the Township Subdivision Ordinance.

PennDOT HOP / Municipal Driveway Permit

Since the property lies along a state highway there should be a notation on the plan 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

The plan shows a 20' exclusive access easement that leads to a 40' access easement. If this is the access to the business it should clearly state this on the plan. There appears to be a shared access with Trails End Steakhouse. All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

Street Names

If multiple parties are to use a private drive, the roadway will need to be named. Street names are to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street naming.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Armagh Township Subdivision and Land Development Ordinance (Sections 6.302.a.6. and 6.302b.7.) Easement information for the driveway and stormwater arrangements need to be provided to the Armagh Township Supervisors.

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 to the Armagh Township Supervisors.

Sewage Service

The plan shows water and sewer lines. Is there any information on the size of the lines? A letter from the municipality acknowledging availability of public sewer should be submitted to the Armagh Township Supervisors.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Armagh Township Supervisors.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Armagh Township Subdivision and Land Development Ordinance, (Section 6.202.a.10.)

Zoning

The township does not have zoning yet the table on Sil 2 implies there is zoning.

Land Development

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission. Parking provisions should be indicated on the plan. The plan only outlines stalls with dimensions, and not the number proposed or the basis of the number of stalls. A traffic circulation diagram should be included with this plan submission to verify adequate site circulation. Since access comes from the adjoining property, the plan should indicate how this works to insure safe two-way travel onto the lot. Also, what is the internal driveway width? Lighting is mentioned in Note #6 but the plan does not provide information on the location of the lights or luminaires.

E & S / Stormwater

The stormwater plan provisions need to be reviewed by the Township Engineer to insure the proposal meets Armagh Township Stormwater Ordinance. The stormwater plan makes reference to the Kish Ordinance.

Other Comments:

1. The plan appears to show gravel parking and one handicap spot, but it is not clear how accessible it is to the front of the office. In accordance with the Federal Property Management regulation sub part 101-19.6 Appendix A, parking spaces for disabled people shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility. Can the handicapped space be located adjacent to the office addition?

2. The dimensions of the office in the narrative are (20' x 32') which are different that the plan which state (20' x 30'). Please clarify.

3. The stormwater management narrative in the stormwater analysis is different from the project narrative statement. The stormwater plan states, "No additional parking area will be needed for the proposed addition", yet the narrative states, "additional parking will be provided."

4. What is the height of the additions?

5. A Planning Commission member had a concern regarding potential stormwater drainage onto tax parcel number 12,06-0326 presently owned by Robert and Patricia Beers.

Armagh Township (Municipal Ordinance)

Name of Plan: Reliable Property Rentals, LLC
File Number: 2015-08-009
Tax Map #: 12-22-0314A
Municipality: Armagh Township
Applicant Name: Reliable Property Rentals, LLC
Land Owner Name: Reliable Property Rentals, LLC
Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes the construction of a building with open and enclosed areas for a small construction business. The northern end includes an apartment above the enclosed garage beneath. Public water and sewer are available at the site. This plan was last reviewed on June 25, 2015 as a land development plan for storage units in two buildings. Many of the comments mentioned in June are still relevant.

Basic Plan Information

A scale and graphic scale bar should be on the plan. Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a.2.)

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance (Table 1), the right-of-way width of Electric Avenue is substandard.

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance (Table 1), the cartway width of Electric Avenue is substandard.

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required if access will be from Electric Avenue, and a copy should be provided to the Armagh Township Supervisors. A Highway Occupancy Permit will likely be required if access comes from Old State Route 322 and the following notation should be on the plan: 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 Armagh Township Subdivision and Land Development Ordinance. (Article 6, Section 6.202 a.13. and 6.302 b.7.)

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.

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.

Land Development

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

E & S / Stormwater

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Armagh Township Engineer.

Other Comments:

1. Where will access to and from the property be? This should be shown on the plan. A clear sight triangle should be shown on the plan.
2. What will the height of the buildings be?
3. Will there be any type of lighting and signage? If so, these features should be shown on the plan.

4. Has the Township required a development agreement and financial security?
5. Traffic circulation should be demonstrated so that access to State Route 322 is minimized. The circulation plan should also show the width of the travel lane and if cars will be able to circulate around the building. PennDOT may require more curbing along Old State Route 322 to insure limited safe access.
6. It is not clear if this is one building or three buildings connected by two common party walls for fire protection.
7. A letter from the water and sewer authority should be provided by the applicant acknowledging availability of public water and sewer.
8. It is not clear there will be adequate space for off street parking, loading, landscaping and other facilities required to properly serve the proposed use(s). How many parking spaces will be provided? What are the space dimensions and where will the spaces be located? Armagh Township Subdivision and Land Development Ordinance, (Article 3 Section 3.216.e.)

Brown Township (Municipal Ordinance)

Name of Plan: Edgewood Estates and Steven J. and Karen D. Stimely
 File Number: 2015-08-004
 Tax Map #: 14, 01-0104/0107A
 Municipality: Brown Township
 Applicant Name: Edgewood Estates and Steven J. and Karen D. Stimely
 Land Owner Name: Edgewood Estates and Steven J. and Karen D. Stimely
 Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 1, of 21.000 acres, for single-family residential use. Lot 1 is the combination of Lot A, of 14.675 acres from Edgewood Estates, Inc. and Lot B, of 6.325 acres from Steven J. and Karen D. Stimely. Also the remaining land of Steven J. and Karen D. Stimely will be divided at the zoning boundary between Commercial Highway (CH) and Suburban Residential District (R-3) creating Lots C and D.

Subdivision Information

Since Lot A appears to be part of a larger parcel (TM 14-01-0104), 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. Brown Township Subdivision and Land Development Ordinance (Sections 7.302.a.5., a.7., a.9., a.12.)

*The Sarge surveying representative indicated he will be unable to comply with this provision, since over the years the property has been divided numerous times and does not close.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Soil information is not on the plan. Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

Cartway Widths

The cartway width for the proposed right-of-ways should be shown on the plan Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.202.a.11.).

Private Street / Shared Driveway

A private driveway agreement is listed in Note #7 and does this apply to both "existing and proposed" right-of-ways?

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, Sections 7.302.A.6. and 7.302.B.7.)

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.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Brown Township Planning Commission.

Water Service

The plan states it is served by public water but the plan does not clearly show the location of water lines. A letter from the municipal water authority acknowledging availability of public water should be submitted to the Brown Township Planning Commission.

Lot Addition

Since Lot B includes part of TM 14-02-0107A, a lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. Brown Township Subdivision and Land Development Ordinance, Article 7, Section 7.302.A.27.)

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." Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302.A.25.)

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.302.A.23.)

Other Comments:

1. The existing 60 foot private right-of-way links to the proposed 50' private right-of-way. The recorded right-of-way does not show up on any tax map and at minimum should show how it will connect to the public road system which we assume will be Airport Road. If this is going to serve as a primary access to new Lot 1, there should be provisions to insure the road will be developed to avoid access problems for future owners of the property. There is limited road frontage for Lot 1. Also Whipple Tree Lane on the plan appears to serve Lot 1 and Lot C. Please confirm this. It also appears that Lot C will be served by Tilbury Lane and Lot D by Carriage House Lane. Please confirm the road frontage requirements of the ordinance will be met for Lot 1, Lot C and Lot D.

Brown Township (Municipal Ordinance)

Name of Plan: Unique, Incorporated

File Number: 2015-08-006

Tax Map #: 14-01-0106/0106A

Municipality: Brown Township

Applicant Name: Unique Inc.

Land Owner Name: Unique Inc.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lots A and B to the land of Cindy L. Kerstetter, Tax Parcel 14, 01-0106A.

Administrative

The recipient of proposed lot addition A and B did not sign the application.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Soil information is not on the plan. Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.202 A.8.) Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

Cartway Widths

Is there cartway information for Kerstetter Drive? If so, it should be on the plan. Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.202 A.11.)

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.

Other Comments:

1. Lot 2 was created in October of 2014 with the Department of General Services proposed Subdivision and Land Development Plan, but is still part of TM 14-01-0106, because the lot has not been sold.

Derry Township (Municipal Ordinance)

Name of Plan: Robert and Betty L. Bay
File Number: 2015-08-005
Tax Map #: 16-41-0210
Municipality: Derry Township
Applicant Name: Robert and Betty L. Bay
Land Owner Name: Robert and Betty L. Bay
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 2, of 3.278 acres, for existing single-family residential use. Lot 2 is in the Low Density Residential Zone. Lot 1, the woodland remainder, is mainly in the Rural Zone, with part in the Low Density Residential Zone, and will remain in silvicultural use.

Subdivision Information

The total amount of acreage being subdivided should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.N.) What is the acreage for Lot 1?

*The Sarge surveying representative stated approximately 25-30 acres.
Property boundary information should be shown for the entire property, including the residual property Lot 1. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. Derry Township Subdivision and Land Development Ordinance (Part 4 Sections 403.2.F.)

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.

Right-of Way Widths

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

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2.) the cartway width of Valley View Avenue is substandard.

Private Street / Shared Driveway

Plan Note #6 has a private driveway agreement listed but does not list which properties are impacted. We are assuming Lots 1 & 2. However, with the creation of Lot 2 there will be three lots served by Valley View Ave., which is a private road. This will be contrary to Section 509.2 of the Derry Township Subdivision and Land Development Ordinance that states "No subdivision will be approved on a private street if more than 2 lots already front on such street." A waiver to this provision can be requested.

*The Sarge surveying representative stated that five (5) households access this right-of-way.

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.

Sewage Service

Is there water and sewer tied to Lot 1?

*The Sarge surveying representative stated no but is accessible to lot 1.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.J.)

Derry Township (Municipal Ordinance)

Name of Plan: Brown, Richard S. Jr. et. al.
File Number: 2015-08-007
Tax Map #: 16-01-0109A/0109
Municipality: Derry Township
Applicant Name: Brown, Richard S. Jr. et. al.
Land Owner Name: Brown, Richard S. Jr. et. al.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be combined with the Elizabeth S. Brown property. The residual tract, Lot 1, has an existing residence with no new development proposed. Also, at this time Brown Farm Lane is being relocated so that it remains on land still retained by Lot 1.

Administrative

The plan application was not signed by the recipient of Lot Addition A.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403.2.F.)

Clean & Green / Agriculture

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

Soils

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

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2) the right-of-way width of Nolan Drive should be shown on the plan.

Cartway Widths

The cartway width for Calvary Lane and Brown Farm Lane should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2.G.). Based upon the Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2), the cartway width of Nolan Drive is substandard.

Private Street / Shared Driveway

Since Brown Farm Lane is being relocated, sufficient information should be available for review by the Township Engineer. Does this private drive/street serve more than Lot 1? If so a shared driveway agreement should be in place.

*The Wright surveying representative stated this is the only access to the Brown Farm.

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 (Part 4 Sections 403.7 and 403.8).

DEP Sewage Planning Module

Where are the existing on-lot water and sewer systems for Lot 1?

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

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.J.)

E & S / Stormwater

If the earth disturbance for the relocation of Brown Farm Lane is between 5,000 square feet and one (1) acre then an erosion and sedimentation plan is required. If the earth disturbance is greater than one (1) acre then and

NPDES permit is required. It is encouraged that the applicant contact the Mifflin County Conservation District for this determination.

*The Wright surveying representative indicated that the road relocation has already been completed.

Derry Township (Municipal Ordinance)

Name of Plan: Richard L. Mateer
File Number: 2015-08-011
Tax Map #: 16-26-0303
Municipality: Derry Township
Applicant Name: Richard L. Mateer
Land Owner Name: Richard L. Mateer
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of One (1) lot from the lands of Richard L. and Rhonda K. Mateer. (TM 16-26-0303). Lot #1, containing 3.7616 acres, is intended to be a stand alone lot that will be served with an onlot sewage disposal system, as well as an on-lot water source. Access to Lot #1 will be via Fryers Hill Road. The residue currently houses a single family residential dwelling as well as multiple outbuildings. There are no improvements proposed to the residue at this time.

Basic Plan Information

The Beverly C. Wagner property tax parcel 16, 26-0303B is not shown as an abutter Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.0. and Section 403.2.S.)

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.I.)

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. Topographical contours at vertical intervals should be displayed on the plan Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.G.)

Right-of Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

The access from Fryers Hill Road will require a municipal driveway permit and a copy should be provided to the Derry Township Planning Commission. The access location should be depicted on the plan.

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. (Part 4 Section 402.2.L.)

DEP Sewage Planning Module

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

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 402.2.F.)

Granville Township (Municipal Ordinance)

Name of Plan: Carole L. Shoemaker et. al.
File Number: 2015-08-008
Tax Map #: 17-36-0426
Municipality: Granville Township
Applicant Name: Carole L. Shoemaker et. al.
Land Owner Name: Carole L. Shoemaker et. al.
Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes a lot addition from the lands of Carole L. Shoemaker, et.al. to lands of Melvin P. Fultz.

Administrative

The recipient of Lot Addition A did not sign the application.

Subdivision Information

The number of lots being subdivided should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202. a.5.) The plan does not indicate existing total acreage for the Fultz Property (TM 17-36-0428) and whether the acreage listed for Shoemaker (TM 17-36-0426) is existing or what it will be after the creation of Lot Addition A.

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. If on lot sewage is proposed soil information should be on the plan. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 8.) Since the plan involves a lot addition/merger, the applicant should request a waiver from the subdivision ordinance.

Right-of Way Widths

Based upon the Granville Township Subdivision and Land Development Ordinance (Table 1), the right-of-way width of Middle Road is substandard.

Cartway Widths

Based upon the Granville Township Subdivision and Land Development Ordinance (Table 1), the cartway width of Middle Road is substandard.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

There is no DEP "Non building declaration" noted on the plan.

Sewage Service

The on-lot water and sewer systems for Fultz and Shoemaker should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202. a.10.)

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202. a.10.)

Granville Township (Municipal Ordinance)

Name of Plan: Linda J. Palm
File Number: 2015-08-012
Tax Map #: 17-23-0101/0200
Municipality: Granville Township
Applicant Name: Linda J. Palm
Land Owner Name: Linda J. Palm
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Frederick L. Gers, III. (TM 17-23-0200). Lot #1, containing 1.3425 acres, is intended to be a non-building lot addition to the adjacent lands of Donald E. Williams and Linda J. Palm. Access to Lot #1 will be via Granville Run Road. No improvements are proposed to lot #1 at this time. The Residue currently houses a single family residential dwelling as well as multiple outbuildings. There are no improvements proposed to the Residue at this time.

Administrative

The owners signature for the parent tract tax parcel number 17,20-0200 should be on the application, acknowledging the transfer of a portion of his property to the recipient Linda Palm.

Basic Plan Information

The following tax parcel numbers are not identified on the plan as abutters 17,14-0105A, 17,14-0105C, 17,23-0111. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.16.)

Subdivision Information

The total acreage of the parent tract should be labeled on the plan before and after the lot addition. Granville Township Subdivision and Land Development Ordinance. (Article 6, Section 6.202a.5. and Section 6.302a.5.) Property boundary with bearing distances information should be shown for the entire property, including the residual property (Frederick L. Gers). If survey data is not available, this information can be supplied via deed description and can be shown on the inset map. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.302. a.5) All man made features including water and sewer lines, etc. should be shown on the plan. (Granville Township Subdivision and Land Development Ordinance, Section 6.202. a.10) Based on aerial photos, TM 17-23-0100 is one parcel but according to the survey the plan shows 3 tracts and is confusing to this plan unless there are plans to show this as new lots. If so, this should have been a separate subdivision.

Clean & Green / Agriculture

The parent 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

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.9.) According to County GIS information, a portion of the parent parcel lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Future development in this area should be discouraged.

Topographic information

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. The plan has no topographic information.

Soils

According to the County GIS files, both the parent and recipient properties have portions of prime farmland soils. According to the County GIS files, some portion of the parent tract 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 Township Subdivision and Land Development Ordinance, the right-of-way width of Granville Run Road should be shown on the plan. (Article 6 Section 6.202a.11.).

Cartway Widths

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width of Granville Run Road is substandard (Appendix A Table 1).

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202a.18.)

DEP Sewage Planning Module

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

Sewage Service

Is the existing house served by on lot septic or public sewer? These should be shown on the plan. Is there onlot water and sewer service on the Gers Property?

Water Service

Is the existing home served by an on site well or public water? These should be shown on the plan.

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

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. Granville Township Subdivision and Land Development Ordinance. (Article 6, Section 6.202 a.9.)

*A member of the Subdivision and Land Development Review Committee asked how the Williams' lots will be accessed? It appears these lots may be landlocked.

Menno Township (Municipal Ordinance)

Name of Plan: Daniel N. Peachey Jr. and Mary Peachey
File Number: 2015-08-003
Tax Map #: 18, 03-0100/0100H
Municipality: Menno Township
Applicant Name: Daniel N. Peachey Jr. and Mary Peachey
Land Owner Name: Daniel N. Peachey Jr. and Mary Peachey
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to add Lot A, of 0.356 acres, from the land of Daniel N. Peachey, Jr. and Mary Peachey tax parcel 18, 03-0100, to the land of Robert L. & Joann D. Plank, tax parcel 18, 03-0100H, doing business as "Plank's Forest Products".

Administrative

Robert Plank, who will be the recipient of Lot A, did not sign the application.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Peachey 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 (Article 6 Sections 6.302.a.5, a.7., a.9. and a.12.)

Floodplain / Wetlands

According to the County GIS file, a portion of the residue lies within the 100-year floodplain.

Soils

There is no soil information in the plan. Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.8.)

Right-of Way Widths

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

Cartway Widths

The cartway width for Schoolhouse Road should be shown on the plan Menno Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202.a.11.).

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 (Article 6, Sections 6.202.a.18. and 6.302b.7.)

DEP Sewage Planning Module

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

Sewage Service

The location of the on lot sewer system for the Plank property should be on the plan Menno Township Subdivision and Land Development Ordinance (Article 6, Section 6.302.a.11.). Only general information is provided for the Daniel Peachey property.

*The Sarge surveying representative stated there is no public sewer or septic system only a porto potty.

Water Service

The water supply location should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 6.302.a.10.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

*The Sarge surveying representative stated there is no water to this site and it's only used as storage for logs.

Features

The GIS files indicate several buildings on the Plank property. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Menno Township Subdivision and Land Development Ordinance, (Article 6, Section 6.302.a.10.)

Union Township (Municipal Ordinance)

Name of Plan: Christ J. Yoder

File Number: 2015-08-002

Tax Map #: 20,09-0101/0101B

Municipality: Union Township

Applicant Name: Christ J. Yoder

Land Owner Name: Christ J. Yoder

Plan Preparer: Ronald F. Booher, PLS

Plan Summary:

The purpose of this plat is to subdivide parcel 20,09-0101 into 2 parcels. Lot 2 is to be a lot addition to Parcel 20, 09-0101-B and will not be sold as a separate parcel. Lot 1 has a privy and a gray water absorption bed. Lot 1 receives its water from Parcel 20, 0101B and is to have deeded access to continued water usage. A private drive will also provide access to lands of Parcel 20, 09-0101B as described in Deed Book 546 page1805.

Administrative

The recipient of the lot addition should also sign the application to insure he is accepting the lot addition. This property was last subdivided in March of 2005 that created 2 lots.

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

The total acreage of the lot 2 addition to the Joel and Emma Yoder property should be listed on the plan.

Soils

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

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.2.a.) the right-of-way width for the private lane and Raspberry Lane should be shown on the plan.

Cartway Widths

The private drive appears to serve Lot 1 (TM 20-09-0101) and the Joel and Emma Yoder property (TM 20-09-0101B) which is not clearly described in the narrative. The cartway width for the private lane and Raspberry Lane should be shown on the plan Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.2.a.).

PennDOT HOP / Municipal Driveway Permit

A notation about a PennDOT HOP should be on the plan 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.

Is there an existing HOP for the private drive shown on the plan and if so, it should be noted.

Private Street / Shared Driveway

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."

Note #6 only states the private land is to be maintained by the adjoining property owners and they should be noted on the plan or at least the parcel no.

Street Names

If multiple parties are to use a private drive, the roadway will need to be named. Street names are to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street naming.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 402.1b and 401.1 of the Union Township Subdivision and Land Development Ordinance.

Is there any recorded easement for the shared water supply and private drive.

DEP Sewage Planning Module

A copy of a DEP "Request for Planning Waiver" was provided, but there is no waiver declaration on the plan.

Sewage Service

Lot 1 and the Joel and Emma Yoder properties both have privies.

Water Service

The plan shows a well on the Joel and Emma Yoder property (TM 20-09-0101B) with a water line connecting to the house on lot 1. However, Note #3 states lot 1 is served by a spring fed water supply. If so, evidence of an easement should be provided.

*The Booher land surveying representative stated the water source is from the mountain and is fed by a pipe. There is shared access to the well.

Lot Addition

A lot addition plan should include an inset map. An inset map is a general location map of sufficient size and detail for the Commission to readily determine geographically where the subdivision, or lot addition, is proposed. 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

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.e.)

Wayne Township (County Ordinance)

Name of Plan: Maurice H. Stidfole
File Number: 2015-08-010
Tax Map #: 21-12-0105
Municipality: Wayne Township
Applicant Name: Maurice H. Stidfole
Land Owner Name: Maurice H. Stidfole
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of one (1) lot from the lands of Maurice H. and Linda D. Stidfole. (TM 21-12-0105). Lot #1, containing 50.8839 acres, is intended to be a stand alone lot. There are no improvements proposed to Lot #1. The residue currently houses multiple agricultural outbuildings. There are no improvements proposed to the residue at this time.

Administrative

The subdivision application form should be signed by the municipality.

Subdivision Information

The narrative states in part that the residual houses multiple agricultural out buildings, however, the 2010 aerial only shows an existing home currently owned by Robert and Laurinda Shafer. The project narrative is incorrect in terms of access for lot#1 being via Fryers Hill Road. This needs to be corrected.

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

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. Mifflin County Subdivision and Land Development Ordinance (Sections 7.302.A.23. and 25.)

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.

PennDOT HOP / Municipal Driveway Permit

Where are the access locations for both lot #1 and the residual? Are there plans for new access points onto US Highway 522 South? If new access is proposed the applicant should consult with PennDOT for further guidance regarding access to a US Highway. 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. If new access is proposed for Lot #1 and the residual a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)) and in the Mifflin County Subdivision and Land Development Ordinance (Section 4.208 C). A copy of the permit should be provided to the Mifflin County Planning Commission.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Features

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.) 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.)

Other Comments:

1. Note 4 states in part that all future development proposing access via the existing roadway network will be subject to the roadway requirement of Mifflin County Subdivision and Land Development Ordinance. Since this is a Federal Highway those provisions established by the FHWA through PennDOT must be followed.

2. Both the residue and lot#1 are being presented as non-building lots. There is no evidence of on lot sewage testing on potential well sites. If either lot is to be developed beyond general agricultural uses, including residential or commercial use either site then septic testing will be required as well as a land development plan. This should be noted on the plan about future development of the site.

Public Comment

There was no public comment.

Other Business or Comments

Jim noted that we are having problems getting all of the signatures on the applications for property owners relative to lot additions/subdivisions of parent and recipient lots. Although we have requested both signatures, some surveyors questioned whether it was required. Jim requested to revise the application to include both signatures on the application. This information was provided to Linus Fenicle, the Planning Commission Solicitor, and he was ok with the changes.

Dan entertained a motion to amend the application to add the recipient signature. A motion was made by Dave Pennebaker and seconded by Kay Semler. All members voted aye.

Bill Gomes presented information regarding a Mifflin County Housing Summit. The 2014 comprehensive plan documented various housing needs. Initially, senior housing was the focus. Upon further review, other housing needs may need attention as well, including low income housing, work force housing and housing for professionals. The Planning and Development Department would like to host a housing summit to prioritize topics for researching the long-term housing needs for Mifflin County. Bill will move this forward and has money in the current budget and would need to budget phase 2. Tyler Gum made a motion to proceed with Jim Spendiff seconding the motion. All members voted aye.

Bill noted that the dog park will open on September 19 with a grand opening from 9-12. He noted the dog park has been completed except for allowing the grass to fill in. Initially the dog park will be open on weekends until the grass is mature. Bill has drafted an article for the newspaper that explains the history of the dog park and is waiting for a list of activities for opening day from the Friends of Kish Dog Park.

Bill provided an update on the Bratton Township boat launch. He has been working on this project since 2011. All design has been completed and two grants awarded money between 2013 and 2014. Issues have surfaced during the last few months, which required modifications due to the area allowed by the property owner for parking as well as wetland concerns. In June, the wetlands issue became a bigger concern with obtaining a DEP permit. On July 16, a permit application was submitted with the modified design. A letter from DEP was received in the past week regarding deficiencies. One issue regarding fill cannot be easily addressed. The site is shallow and DEP has not been very helpful by not authorizing a site visit.

Initially, a DEP representative spoke several months ago to the County Consultant (EADS) declining an offer for a site visit since this was a small project. That DEP staff person left and now DEP states they want a higher level permit with waivers. Similarities with a Granville Township boat launch were discussed and that they had used a similar lower level permit. This project is season sensitive and work must be performed in late summer through early fall due to lower river levels. Delays are creating a ripple effect as extensions will be needed on the grants involved and a 25-year lease was initially signed and two years will now have been lost. Bill has asked DCNR to intercede to get DEP to work with us. The National Park Service even feels a site visit needs to be performed by DEP. Things are now at a standstill.

The issue was raised as to requesting help from state representatives. Bill noted that he talked with EADS about this and was informed that if politics become involved, DEP may put the application at the bottom of the pile. Senator Corman is aware of this project. A higher level permit will cost more in permit fees, which may be waived for a government agency. The project has been modified with additional parking if a new permit is required. An update will be shared with the Commission next month.

Bill mentioned that in October, there will be a natural gas study update.

Adjournment

The meeting adjourned at 5:12 p.m. upon a motion by Tyler Gum that was seconded by Tom Lake.