

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JUNE 27, 2019
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

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

Other

Kevin Kodish, Commissioner
Robert Postal, Commissioner
Tom Zurat, PennDOT
Lucas Lenze, Sentinal

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, CDBG/ Fiscal Manager
Ted Detwiler, Planning Clerk

Call to Order

Kay Semler, Chair, called the meeting to order at 3:33 p.m.

Approval of Meeting Minutes

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

Annual PennDOT Update

Tom Zurat, Assistant District Executive-Design with PennDOT District 2, presented PennDOT's project status for Mifflin County. There are currently 271.5 miles of state roadways, 184 state owned bridges, 11 SD (structurally deficient) bridges are in Mifflin County. Six of the eleven structurally deficient bridges are in the process to be programmed for work. Tom also stated that the Transportation Improvement Plan (TIP) was updated two years ago. Over the past five years Mifflin County has had four bridge replacement/rehab projects, six bridge preservations projects, four highway projects, three enhancement projects, three box culverts, three sidewalk enhancements projects and two safety projects.

Mr. Zurat next reviewed carryover contract work currently under construction including the Burnham Interchange and the Kish Creek Bridge in Burnham. The Burnham Interchange project extends the accelerate and decelerate westbound lanes. The Kish Creek Bridge in Burnham had a temporary bridge installed this spring. The work on replacing the bridge is in process. A separate project near the Burnham Interchange at the intersection of Ferguson Valley Road and Freedom Ave involving a proposed traffic light is out to bid.

Another ongoing project of interest to Mifflin County residences is the Potters Mills Gap Project. This section of SR322 will be known as SR 2015 and will include four lanes that will be completed at the end of 2020 extending to the bus garage. Kay Semler asked about extending the four lanes towards State College. Mr. Zurat stated that on June 27th Centre County submitted a proposal to the Transportation Improvement Plan (TIP) for \$20 Million dollar design plan to continue the four lane State College area connector. The Governor is on board and anticipate no delay in moving forward with the next phase.

Mr. Zurat then moved to upcoming surface improvement projects utilizing a seal coat associated with tar and chip. The impacted areas are in Siglerville, Belleville and Allensville.

The Monument Square Phase V Enhancement Project is now under construction and includes one block of South Main Street and one block east along Water Street connecting with Mann Edge Apartments. Associated with the project is the old building on the corner of Water Street and Main Street needs to be torn down to continue the sidewalk. This project came in under budget and the contractor hopes to do additional work after the building is removed. Another project adjoining this project is the Kish Creek Bridge replacement at the corner of South Main Street and Water Street.

Also ongoing are six safety improvement projects along US22/522 involving the placement of high friction surface pavement. This same type of coating was used near the twin bridges since it improves skid resistance and reduces accidents. Additionally there will be signal improvements in Lewistown along Third and Market Streets and a bridge replacement of Jacks Creek Bridge in Derry Township.

Upcoming roadway projects for 2020 and beyond include the US 22 Business route connecting Lewistown Borough and Granville Township. This project will start at Hoss's extending to the SR 103 Railroad Tracks. The project will include milling and paving with upgrades to the drainage, crosswalks and sidewalks. During the presentation there was some discussion of a potential pedestrian flasher near Water Street to connect Victory Park and the Kish River Walk. This is still under review by PennDOT.

Also, in the next 3-4 years, plans call for the full reconstruction of Valley Street from Dorcas to Walnut Streets. This plan would remove all brick underneath the pavement past Walnut Street. The project will include curbs, sidewalks and intersection improvements. During this process, the borough would like to upgrade their utilities such as water and sewer lines before the pavement restoration. PennDOT will coordinate with the borough to accomplish these objectives. The design work has started, knowing that environmental, historical and right of way improvement factors will have to be addressed. Traffic control during the project will be a concern. Any disturbed areas created by this project will be replaced. Mr. Zurat stated that drainage and sidewalks are responsibility of the borough.

During Tom Zurat's presentation, he discussed a project in Centre County involving a high speed connection between I-80 and I-99. This project goes out for bids in 2022. This will have signal detection where traffic extends to a certain point.

Mr. Zurat further discussed the State College connection project and the 2004 study of the area. The Governor dedicated \$670 Million to complete this project over 10 years. The Potters Mills Gap project will be done first because all other connection options tie into this section.

Kay Semler asked about the Reedsville project. The Right of Way plan is in the middle of design and has added about 8 months to 1 year to the project. Mr. Zurat believes most people will not have a problem with easement requirements and doing improvements.

Kay next asked who addresses the issue of designating a no brake retarder area. Tom said the request needs to be through the Traffic Unit Manager Eric Brown. He did say the signage is a township responsibility. Kay also asked about the erosion work on Route 322 East between the twin bridges and Burnham.

Mr. Zurat went on to explain how the improved traffic system in and out of the area and the Route 322 bypass had increased the freight truck traffic going to State College. As an alternative to PA Turnpike, Route 322 now serves as a less expensive route to I-80. For example, comparing turnpike cost from Harrisburg, PA

to Youngstown, OH would have been \$20 in 2004 and now would be \$250. Route 322 will continue to grow with freight traffic going to I-80 west.

He also explained that car manufacturers are in the process of building autonomous cars. Vehicle testing to be known as Penn Start will be designating I-99 & I-80 as testing grounds.

Subdivision and Land Development Review Committee Report

Eleven plans were submitted to the committee for review, ten plans were under Municipal Ordinance and one plan was under the County Ordinance. The plans under Municipal Ordinance included Jacob Y. & Rebecca Hostetler (Decatur Township), David F. Barket (Decatur Township), Birch Hill Community Center (Derry Township), Centre Union Church Parking Lot Addition (Derry Township), Joshua Earhart (Granville Township), Ryan L. Ford (Granville Township), Roy G. & Agnes A. Groff (Oliver Township), MKB Company (Union Township), Robert L. & Diane Kauffman (Union Township), and Horizon LLC & JCL Logging (Union Township). The plan under the County Ordinance was Douglas Rittenhouse (Wayne Township).

Jim Lettiere stated there were two plans, Horizon LLC & JCL Logging in Union Township and the Centre Union Church Parking Lot Addition in Derry Township where updated plans had been submitted by the respective engineer for the projects. Jim Lettiere requested more time to review and update the comments that had been submitted to the Planning Commission. He then reviewed in further detail the Douglas Rittenhouse plan in Wayne Township. The project involves a change in the property line between the land of Douglas Rittenhouse and Angela Beckenbaugh and the land of Kenneth Walters. The proposal calls for .53 acres being transferred from Rittenhouse to Walters and .49 acres to be transferred from Walters to Rittenhouse. No new lots are being created and no new development is proposed. Mr. Rittenhouse, working with his surveyor, has corrected most of the items prior to the meeting, but submitted an updated plan today. Jim Lettiere requested time to update the comments and that the plan be conditionally approved.

Kay then entertained a motion to accept the comments and revisions of the ten plans under municipal ordinance while allowing Jim Lettiere additional time to update the comments on the Horizon LLC and JCL Logging, Inc. and Centre Union Church Parking Lot Addition plans. She also requested that the Rittenhouse plan be conditionally approved based on Jim Lettiere's updated comments. A motion was made by Jim Spendiff and Dave Pennebaker seconded the motion. All members voted aye. Jason Cunningham abstained from voting on the Centre Union Parking Lot Addition Plan.

Decatur Township (*Municipal Ordinance*)

Name of Plan: Hostetler, Jacob Y. & Rebecca S.
File Number: 2019-06-008
Tax Map #: 15-11-0115
Municipality: Decatur Township
Applicant Name: Hostetler, Jacob Y. & Rebecca S.
Land Owner Name: Hostetler, Jacob Y. & Rebecca S.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to add a second single-family residence to be served by on-lot sewage disposal and private well.

*One asterisk represents comments generated during the June 20, 2019 Subdivision and Land Development Review Committee meeting.

Clean & Green / Agriculture

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

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 setback lines should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Section 603.2.A. (10)).

PennDOT HOP/Municipal Driveway Permit

The plan identifies a proposed driveway and the need for a PennDOT Highway Occupancy permit. Has the HOP been applied for? If approved, the permit number should be listed.

*The Wright Surveying representative indicated he will check into this and if one was issued he will place the permit number on the plan.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Section 603.2.A.(6) and 603.B.(7)).

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602.2.A.(9)).

*The Wright Surveying representative stated 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 Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602.2.A.(10)).

*The Wright Surveying representative stated all are shown.

Land Development

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

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

*The Wright Surveying representative stated a permit will not be issued until after all approvals are in place.

Other Comments

At some point, are there plans to subdivide this property?

*The Wright Surveying representative stated not to this knowledge.

Decatur Township (*Municipal Ordinance*)

Name of Plan: Barket, David F.
File Number: 2019-06-009
Tax Map #: 15-11-0110
Municipality: Decatur Township
Applicant Name: Barket, David F.
Land Owner Name: Barket, David F.
Plan Preparer: Wright Land Surveying

Plan Summary:

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

*One asterisk represents comments generated during the June 20, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

The plan was submitted as a subdivision, however, it appears it is a subdivision and land development plan, since there will be two residential structures on the same lot. The application should reflect it is also a land development 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 in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 Sections 603.2 A. (5), (7), (9), and (12)).

Clean & Green / Agriculture

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

Floodplain / Wetlands

Note 6 mentions mapped wetlands, but other than a pond, wetlands are not evident on the plan.

Soils

According to note 2, there are some hydric soils associated with the tract.

Right-of-Way Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance (Part 6 (Section 603.2A(6).), the right-of-way width of Hilltop Acres Drive should be shown on the plan.

*The Wright Surveying representative indicated there is no right-of-way and it will not be used as a shared driveway.

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Loht Road is substandard (Section 302, Table 1).

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance (Part 3 (Section 302, Table 1)., the cartway width of Loht Road and Hilltop Acres Drive is substandard Hilltop Acres Drive cartway is only 10 feet wide and not adequate for two-way traffic. Additional subdivision of this property should be discouraged if this is the primary access, unless the road is widened.

*The Wright Surveying representative indicated Hilltop Acres Drive was a looped road, however this will be changed and the Drive will be used on both ends to access one home on each end and there will not be two way traffic.

PennDOT HOP / Municipal Driveway Permit

As noted in note 4, a municipal driveway permit is required, and a copy should be provided to the Decatur Township Planning Commission.

Private Street / Shared Driveway

Note 7 about an access easement for use by lot 2 is not clear since the mobile home will use this private drive. 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 Decatur Township Subdivision and Land Development Ordinance. (Part 6 Sections 603.2 A. (6) and 603.2 B.(7))

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Features

There are buildings on lot 1. Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602.2 A.(10)).

*The Wright Surveying representative indicated he will show the buildings on the plan.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance, (Part 6 Section 602.2 A.(9)).

Land Development

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

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

*The Wright Surveying representative stated the permit will not be issued until after all approvals are in place.

Derry Township (*Municipal Ordinance*) Name of Plan: Birch Hill Community Center
File Number: 2019-06-002
Tax Map #: 16-03-0117A
Municipality: Derry Township
Applicant Name: Pannizzo, John
Land Owner Name: Pannizzo, John
Plan Preparer: Thomas H. Metz Engineering, Inc.

Plan Summary:

The project will involve the demolition of a deteriorated portion of the existing building (840 s.f.) in installation of framed deck over such area. The additional demolition of an existing drive-thru canopy (400 s.f.) and the internal improvements in the existing building will provide facilities to the new pavilion. The project will also involve the construction of a 4,400 s.f. +/- picnic pavilion onto the site.

Administrative

This project was previously reviewed by the Mifflin County Planning Commission on May 17, 2018. It involved the demolition of portions of the existing building and the construction of a 2,400 square foot community hall addition attached to the existing 2,400 square foot original structure, with the construction of a 1,340 square foot outdoor deck. This project was not completed.

This property was previously subdivided in November 2017 and was rezoned from heavy industrial zone to general commercial (GC) about a year ago.

Subdivision Information

It is acknowledged, as stated in zoning and land development note 2, all boundary information has been taken from the subdivision plan for Standard Steel, LLC prepared by William Wright performed November 6, 2017, revised December 6, 2017 and recorded as instrument number 2017-5327.

Floodplain / Wetlands

Based on County GIS files and zoning and land development note 4, there are no mapped wetlands and the parcel is not situated in the 100-year floodplain.

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.

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of North Pine Street is substandard (Article V, ss186-22.B.(1)).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of North Pine Street is substandard (Article V, ss186-22.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. (Article IV, ss186-16.(12) and ss186-17.B.(12))

DEP Sewage Planning Module

The review from May 2018 indicated from the engineer that the Township Sewage Enforcement Officer indicated that no Component 2 planning module was required. Please validate if this applies for this project.

Sewage Service

The review from May 2018 indicated a new septic system will be installed along the northern property line. The plan shows new perk locations.

Signature Blocks on Plan

The engineer's certification references Fermanagh, not Derry Township. This should be corrected.

All of the signature blocks have the incorrect year. The blocks should note 2019 instead of 2018.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV, ss186-16.(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 Derry Township Subdivision and Land Development Ordinance, (Article IV, ss186-16.(9)).

Land Development

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

To your knowledge has a building permit been issued for this project? Both directional flow arrows on North Pine Street are facing the wrong direction.

The applicant should consult with the Fire Official to determine if new hydrants will be required. The proposed parking appears to exceed the required number of parking spaces in accordance with the Derry Township Zoning Ordinance (Article III, ss215-38(h)).

E & S / Stormwater

Storm water drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Derry Township Engineer.

Other Comments:

1. If this facility is defined as a commercial recreation facility, the provisions of Article III, ss 215-63 may apply. Does this project meet these provisions?

2. During a site visit conducted with the Derry Township Zoning Officer and John Pannizzo on Wednesday, June 12, 2019, the applicant explained he desired to move the location of the proposed pavilion approximately 6-8 feet in a southerly direction. The reason he wishes to relocate the pavilion is because of the existing slope and topography of the proposed location. Constructing the pavilion in its proposed location would necessitate additional fill to compensate for the uneven topography. It was encouraged to have the engineer revise the plans to depict this relocation; however, the applicant was opposed to this suggestion. It was agreed that the applicant's engineer can hand write the relocated boundary of the proposed pavilion on the plan and provide his initials on the plan. The Township Zoning Officer was in agreement. This arrangement should be approved by the Township's Solicitor.

3. On Monday June 17, 2019 the Derry Township Supervisors conditionally approved the application pending the removal of the +/- symbols after the numbers contained within zoning and land development note 3.

4. The applicant indicated he intends to keep the location of the pavilion in its current location as depicted on the plans dated February 28th 2019. He added he will not be reorienting the pavilion 6 to 8 feet as discussed during the June 12, 2019 site visit.

Derry Township (*Municipal Ordinance*)

Name of Plan: Centre Union Church Parking Lot Addition
File Number: 2019-06-003
Tax Map #: 16-01-0114C
Municipality: Derry Township
Applicant Name: Centre Union Church Parking Lot Addition
Land Owner Name: Centre Union Church Parking Lot Addition
Plan Preparer: EADS Group, Inc.

Plan Summary:

Centre Union Church is currently planning to construct a new asphalt parking lot on their property located at 200 Greenwood Avenue in Derry Township, Mifflin County, PA. The parking lot will consist of a total of 76 parking spaces, of which, 68 spaces will be standard parking spaces and 8 will be ADA parking spaces. The three existing driveway entrances and exits off of Greenwood Avenue will be utilized for the proposed parking lot.

Storm water management for the new improvements will be achieved with the construction of a stone infiltration trench and a rain garden. The stone infiltration trench will consist of PennDOT 2B stone wrapped in geotextile. The stone trench will be fed by a proposed storm drainage system for the parking lot. The stone trench will act to detain the additional runoff from the parking lot and promote infiltration. The rain garden will collect overland flow from the parking lot. The rain garden will act to detain the additional runoff from the parking lot and promote infiltration.

The limit of disturbance is 0.94 acres, therefore an NPDES permit is not required. Erosion and sedimentation plans have been submitted to the Mifflin County Conservation District for approval, prior to any earthmoving activities. A copy of the approval letter will be forwarded to the township of Derry upon receipt.

*One asterisk represents comments generated during the June 20, 2019 Subdivision and Land Development Review Committee meeting. The EADS Group representative indicated she will have written responses to the County Planning Office prior to the June 27, Mifflin County Planning Commission meeting.

**Two asterisks represents comments based on revised plans and written comments dated June 26, 2019.

Subdivision Information

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

**The land development plans have been sealed by a professional engineer.

There appears to be no property boundary information on the plans. Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset

map in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article IV, ss 186-15.B.(1), ss 186-16.(6) and ss 186-17.B.(6)).

**Property boundary information from the deed has been added to the plans on sheet C-100.

Floodplain / Wetlands

As noted in the site data 4) on drawing number C-0.01, the property is not located in the 100-year floodplain.

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Greenwood Avenue should be shown on the plan (Article IV, ss186-16.B.(11) and ss 186-17.B.(7)).

**The right-of-way of Greenwood Avenue has been added to plan sheet C-1.01.

Cartway Widths

The cartway width of Greenwood Avenue should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV, ss186-16.B.(11) and ss186-17.B.(7)).

**The cartway width of Greenwood Avenue has been added to plan sheet C-1.01. The cartway width of Greenwood Avenue is substandard in accordance with the Derry Township Subdivision and Land Development Ordinance (Article III.ss 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 (Article IV, ss186-16.B.(12)).

**Acknowledged. No deed restrictions or easements are associated with the property.

Sewage Service

The location of public sewer or an existing septic system is not depicted on the plan and should be in accordance with the Derry Township Subdivision and Land Development Ordinance (Article IV, ss186-16.B.(10))

**The approximate location of the public sewer lateral has been added to plan sheet C-1.01.

Signature Blocks on Plan

The Derry Township Planning Commission Review Certificate language should be checked for accuracy.

**The Derry Township Planning Commission review certificate has been revised accordingly on sheet C-0.01.

The Mifflin County Review Certificate is not accurate. A copy of the required language will be forwarded to the engineer of record.

**The Mifflin County Review Certificate has been revised accordingly on sheet C-0.01

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, (ss186-16B.(19)).

**Acknowledged. All existing man made features are shown on the plans. 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, (ss186-16B.(10)).

**Acknowledged. All existing site features are shown on the plans.

Zoning

The parcel has two zoning designations. The majority is zoned medium density residential while a portion is zoned light industrial.

**The light industrial zoning district has been added to the Site Data on Plan sheet C-0.01.

Land Development

Based on the Derry Township Zoning Ordinance ss 215.38(2)(h), the parking requirement for a church is a minimum of one space for every 200 square feet, but not fewer than one space per each three seats. It is not clear what the total church square footage is or how many seats are in the church.

**The church is approximately 12, 600 square feet, which requires 63 parking spaces.

**The church seats 250 people, which requires 83 spaces. The existing parking lot at the rear of the church provides 33 parking spaces. The proposed parking lot provides 71 parking spaces for a total of 104 parking spaces for the church. Parking calculations have been provided on plan sheet C-1.03.

E & S / Stormwater

It is acknowledged that the total land disturbance is 0.94 acres and will not require an NPDES permit.

The County is in receipt of approval of the Erosion and Sedimentation Control Plan from the Mifflin County Conservation District.

Other Comments:

The Township Engineer's review and comment letter has been provided and if any conditions are required, they must be met.

*A member of the Subdivision and Land Development Review Committee asked about the depth of each parking stall and the interior drive aisle width, and noted that each are one foot deficient based on the Engineer's letter. The EADS Group representative indicated she most likely will change the plan to reflect the additional foot for each versus requesting a dimensional variance.

**The revised plans show the aisle width being 25' and the parking stall dimensions are 9' by 19'.

Granville Township (Municipal Ordinance)

Name of Plan: Earhart, Joshua

File Number: 2019-06-001

Tax Map #: 17-29-0119; 17-13-0120

Municipality: Granville Township

Applicant Name: Earhart, Joshua

Land Owner Name: Earhart, Joshua

Plan Preparer: Juniata Valley Land Surveying, Ron F. Booher, PLS

Plan Summary:

The purpose of this plan is a lot addition from t.m. 17,29-0119 of 2.5491 acres to lot of t.m. 17,29-0120 (tracts 1 & 2). Lot t.m. 17,29-0119 has a total acreage of 4.8432 acres. The residue of t.m. 17,29-0119 is 2.2941 acres.

The purpose of this plan is to combine the lot addition from t.m. 17,29-0119 to parcel t.m. 17,13-0120 (tracts 1 & 2) and parcel t.m. 17,29-0122. The total acreage of t.m. 17,13-0120 is 10.0086 acres. All lots and lot addition will be combined on one deed.

Basic Plan Information

It appears there is a total of three lots, not two as noted in general note 2. The plan shows Tract 2 and Lot A being added to tax parcel 17,13-0120-000.

The abutter, tax parcel 17,29-0118 listed on the plan, shows it is owned by Joseph G. Jr. and Rebecca A. McNally. The County's Assessment and GIS files show it is owned by Earl D. and Rebecca A. Ritzman. This parcel is missing the number "1" between the numbers 1 and 8.

The parent and recipient signatures appear the same. Did the owner of tax parcel 17,-29-0122 Stephen L. Griffith sign the application?

Subdivision Information

The project narrative indicates the plan is a lot addition of tax parcel 17,29-0120 (Tracts 1 and 2); however, the acreage figures show only a lot addition of Tract 2, not both tracts. The narrative should clearly state it only involves Tract 2 while Tract 1 is the residual. The narrative should be rewritten since the first and second paragraph conflict with each other.

Floodplain/Wetlands

As noted in general notes 5 and 6 and based on County GIS files, no portions of any lands involved with this plan are situated in the 100-year floodplain or designated wetland.

Right-of-Way Widths

Is there a right-of-way width for Coopers Way? If so, its width should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6, Section 6.202.a.11).

Cartway Widths

Is there a cartway width with Coopers Way? If so, the cartway width should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202.a.11).

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.

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 6.202.a.18).

DEP Sewage Planning Module

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

Signature Blocks on Plan

Above the acknowledgement of owner's statement of intent, it states County of Juniata. It appears it should state County of Mifflin instead.

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 Granville Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202.a.9). 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 Granville Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202.a.10).

It appears there is a sanitary sewer line along a portion of the frontage for tax parcel 17,13-0120. Are lots 1 and 2 served by public sewer? If not and there are on lot septic systems for these lots they should be shown on the plan.

Zoning

It should be noted that tax parcel 17,29-0122, the Stephen Griffith parcel, is zoned Commercial.

Granville Township (Municipal Ordinance)

Name of Plan: Ford, Ryan L.
File Number: 2019-06-005
Tax Map #: 17-22-0315
Municipality: GranvilleTownship
Applicant Name: Ford, Ryan L.
Land Owner Name: Ford, Ryan L.
Plan Preparer: Wright Land Surveying

Plan Summary:

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

*One asterisk represents comments generated at the June 20, 2019 Subdivision and Land Development Review Committee meeting.

Basic Plan Information

In accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.16. and Section 6.302 a. 17.), the abutters paralleling the floodplain boundaries are not labeled on the inset map, including t.m. 19-23-0300; 19-23-0115; 19-23-0115B; 19-23-115C; 19-23-0115A; 19-23-0120; 19-230122; 19-23-0124; and 19-23-0130.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (lot 1). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Granville Township Subdivision and Land Development Ordinance Sections (Article 6 Section 6.302 a.5,, a.7., a9 and a.12).

Clean & Green / Agriculture

As noted in Note 10, 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, only the residual property lies within a designated wetland, and wetland information should be delineated on the plan. Although note 8 mentions wetlands, they are not identified on the plan other than a ponded area. Future development in this area 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. Although note 9 mentions hydric soils, it is not shown. The hydric soils information should be shown on the plan.

Right-of-Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

As noted in note 5, a municipal driveway permit is required, and a copy should be provided to the Granville Township Planning Commission.

*The Wright Surveying representative stated the driveway permit has been issued and the driveway has been installed.

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 Sections 6.302.a.6. and 6.302. b.7.).

DEP Sewage Planning Module

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

Water and Sewage Service

On lot water and sewage service for lot 1 should be shown on the inset plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 3 Sections 3.213.a. and 6.202.a.10).

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 Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a9). 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 Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a10).

Oliver Township (*Municipal Ordinance*)

Name of Plan: Groff, Roy G. & Agnes A.
File Number: 2019-06-010
Tax Map #: 19-05-0112; 19-05-0106
Municipality: Oliver Township
Applicant Name: Groff, Roy G. & Agnes A.
Land Owner Name: Groff, Roy G. & Agnes A.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed as a part of this plan.

*One asterisk represents comments generated at the June 20, 2019 Subdivision and Land Development Review Committee meeting.

Basic Plan Information

The abutter for lot 1, t.m. 19-05-0112A, is not shown on the inset map in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article IV Section 402.A.3.h).

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (lot 1) in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article IV Section 402.A.2.b.). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map.

Floodplain / Wetlands

Note 4 mentions the floodplain and is shown on the inset map.

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. Note 3 mentions hydric 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.

Soils information should be shown on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402.A.5.b.).

Right-of-Way Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Ferguson Valley Road is substandard (Article V Section 505, Table V-1).

Cartway Widths

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Ferguson Valley Road is substandard (Article V Section 505, Table V-1).

PennDOT HOP / Municipal Driveway Permit

Access to lot A is not shown and assume it comes through the church property (t.m. 19-05-0107). Please confirm and if not, a driveway permit will be required.

*The Wright Surveying representative indicated yes from the east side of the church.

Private Street / Shared Driveway

Will a shared driveway agreement need to be in place since you have to cross t.m. 19-05-0107 to reach lot A?

*The Wright Surveying representative indicated he can place this on the plan.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article IV Section 403.B.3.)

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water and Sewage Service

On lot water and sewer service should be listed on the plan for lot 1, lot A and t.m. 19-05-0107 in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article IV Section 402.A.4.f.5.) since it appears to be tied to lot A.

*The Wright Surveying representative indicated there is no water or sewer on these lots.

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 Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402.A.5. c., d. and e.).

*The Wright Surveying representative indicated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402.A.4.f.3., 5. and 7.).

*The Wright Surveying representative indicated all are shown.

Other Comments:

Based on the GIS files, it appears that t.m. 19-05-0107 should be listed as part of this development since you have to cross this parcel to reach lot A (t.m. 19-05-0106). Since the two parcels are owned by the same person, have they been merged?

*The County GIS aerial map boundary for tax parcel 19,05-0107 and 19,05-0106 was incorrect but has since been corrected to reflect the Wright surveying boundary of the parcel.

Union Township (*Municipal Ordinance*)

Name of Plan: MKB Company
File Number: 2019-06-004
Tax Map #: 20-07-0120E
Municipality: Union Township
Applicant Name: MKB Company
Land Owner Name: MKB Company
Plan Preparer: Penn Terra Engineering, Inc.

Plan Summary:

The project-MKB Company at Belleville consists of MKB Companies use of the former Case New Holland land tract of 16.252 acres and existing site and buildings. MKB Company took ownership of the property in late 2018. Since that time they have improved the access drive (A) from Central Pennsylvania Avenue (private) on the property to accommodate the materials and equipment use at the site, they have "cleaned-up the site" including (B) adding riprap rock slope to the garage entrance at the northwest corner of the main building, installed a waterline extension (lateral) (C), and set-up (D) to create a stone pad to accept the first of the many future planned 'Hoop-style' materials building.

The development site is tax parcel ID 20,07-0120E-000; 16.252 acres with property address at South Walnut Street, Lot 2, Belleville, Pennsylvania 17004. There currently exists two buildings on site - the 103,500 square feet former Case New Holland Manufacturing building (masonry and steel) and a site 'pole' building/canopy building being 3,632 square feet in area in the 'open' building. Most immediately, a 5,000 square feet 'hoop-style' building has been installed/constructed atop Jersey Barrier type block foundations. The 'hoop-style' building will be used for equipment and material storage. The site and building will be used for manufacturing and processing of materials that MKB Company produces/manufactures.

*One asterisk represents comments generated during the June 20, 2019 Subdivision and Land Development Review Committee meeting.

** Two asterisks represents a response letter dated June 20, 2019 from Chad Stafford P.E. and revised plans dated May 28, 2019.

Administrative

Although the landowner appears to have authorized Chad Stafford P.E. as their authorized agent for executing this plan, the land owners signature needs to be on the application.

Why are there two project narratives?

*The Penn Terra Engineering representative stated sheet 1 is the notes plan and sheet 2 is the site plan and he wanted to ensure the project was clearly shown.

Basic Plan Information

This application is being made after the fact since the improvements have already been made to the site.

The abutter identified as Brett A. Schaffer, tax parcel number 20,15-0403A, appears to be incorrect. The County's GIS and Assessment records show the owners as James F. and Ruth Knarr, tax parcel 20,15-0403-000.

**The response letter stated Knarr is lot 403 and Schaffer is lot 403A as shown on the site plan. The County acknowledges this statement which is accurate, however, the lot boundaries as depicted on the site plan vary compared to the GIS aerial lines.

Subdivision Information

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2.e states in part a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys, however, tract perimeter surveys shall be the function of the "Professional Land Surveyor". Prior to recordation a professional land surveyor's seal must be affixed to the plan. It is acknowledged in development project note 5 that the former lot 2 New Holland site prepared by Sweetland Engineering and Associates, Inc. was used for the lot boundary description.

*The Penn Terra Engineering representative indicated there is a Surveyor signature block on the front sheet which will be completed by a licensed land surveyor.

**This is a land development submission; thus the seal by a P.E.

Floodplain / Wetlands

According to development project notes 7 and 8 and the County's GIS files, the property is not situated in the 100-year floodplain, nor are there any wetlands present.

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.

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Central Penn Avenue should be shown on the plan (Article V, Section 501.2).

**The use, rights, and easements to all be identified in the Horizon LLC and JCL Logging, Inc. subdivision and then that data transferred to this plan. Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of South Walnut Street is substandard (Article V, Section 501.2).

**The use, rights, and easements to all be identified in the Horizon LLC and JCL Logging, Inc. subdivision and then that data transferred to this plan.

Cartway Widths

The cartway width of South Walnut Street and Central Penn Avenue should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article V, Section 501.2).

**Cartway widths of Walnut Street and Central Penn Avenue have been added to the plan. The cartway widths of Walnut Street and Central Penn Avenue are substandard in accordance with the Union Township Subdivision and Land Development Ordinance (Article V Section 501 2.).

Private Street / Shared Driveway

Is Central Penn Avenue shared by more than one property? If so, all private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

**The use, rights, and easements to all be identified in the Horizon LLC, and JCL Logging Inc. subdivision and then that data transferred to this plan. The private right-of-way note will be likely on that plan.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance. (Article IV, Section 402.2.b).

*The Penn Terra representative stated there are none.

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. If no sewage planning is required, please confirm.

**The occupied site is already serviced by the Union Township Municipal Authority and a will serve letter will be provided.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article V, Section 402.1.e).

**All natural features are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.d).

**All man made features are shown.

Zoning

In accordance with the Union Township Zoning Ordinance (Article XI, Section 11.01.3, there are no coverage limits and development project note 1.d lists not greater than 30% of the lot area.

**Section 1101.3B. Actually indicates 90% impervious coverage at the site-the note has been adjusted.

Land Development

The parking provisions of the Union Township Zoning Ordinance (Article V, Section 501.3.A) requires one parking space for every two employees. The plan projects a minimum of 20 employees for the site. Therefore, 10 parking spaces should be designated and shown on the plan.

**Refer to sheet 2-designated parking. The County acknowledges this but striping for individual parking spaces are not shown.

Was a building permit issued for the work completed?

**A building permit was issued for the new Hoop Building.

E & S / Stormwater

Since the total area of disturbance was less than 15,750 square feet, was an Erosion and Sedimentation Control Plan approved by the Mifflin County Conservation District?

**No E and S was obtained. We did after the fact submit a cursory plan to the Mifflin County Conservation District.

Other Comments:

All future contemplated development should be coordinated with Union Township officials and will likely require land development approval.

**Refer to the last note added at Sheet 1. This note highlights the responsibility to obtain approval before beginning future construction work at the site.

Union Township (*Municipal Ordinance*)

Name of Plan: Kauffman, Robert L. & Diane L.

File Number: 2019-06-006

Tax Map #: 20-07-0130; 20-08-0103

Municipality: Union Township

Applicant Name: Kauffman, Robert L. & Diane L.

Land Owner Name: Kauffman, Robert L. & Diane L.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Additions A1 and A2 to be added onto Lot A and become integral parts thereof. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

*One asterisk represents comments generated at the June 20, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

This property was last subdivided in January of 2005. The subdivision application form should be signed by the municipality.

Subdivision Information

In accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.1.a.), 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.

Clean & Green / Agriculture

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

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

Floodplain / Wetlands

Note 5 states there are no floodplains or wetlands of the properties, yet GIS files show there is evidence of wetlands associated with the property.

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. Note 6 mentions hydric soil information, but it is not shown. The hydric soils information should be shown on the plan.

Setback Lines

It appears the existing barn is within the yard setbacks and can be considered an existing non-conforming structure.

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2), the right-of-way width of Front Mountain Road is substandard. Based upon the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.1.c.) the right-of-way width of Pebley Lane, East Pebley Lane and Diane Lane should be shown on the plan).

*The Wright Surveying representative indicated there are no right-of-ways for these Lanes.

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance (Article V, Section 501.2) the cartway width of Pebley Lane, East Pebley Lane and Diane Lane is substandard. The cartway width for Pebley Lane, East Pebley Lane and Diane Lane is only 12 feet, which is not adequate for two-way traffic. Additional development along these private lanes should be discouraged until they are improved to handle two-way traffic.

Private Street / Shared Driveway

All private drives (Pebley Lane, East Pebley Lane and Diane Lane) that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

*The Wright surveying representative stated he doubts they will be shared and will place a note on the plan in the event they are.

Deed Restrictions and Easements

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

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water and Sewage Service

On lot water and sewer service for lot 1 should be shown on the inset map according to Union Township Subdivision and Land Development Ordinance (Article IV Section 402.1.d.).

*The Wright surveying representative stated lot 1 is served by a mountain spring.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.e.).

*The Wright surveying representative stated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.d.).

*The Wright surveying representative stated all are shown.

Union Township (*Municipal Ordinance*)

Name of Plan: Horizon LLC & JCL Logging, Inc.

File Number: 2019-06-007

Tax Map #: 20-07-0120F; 20-07-0120B; 20-07-0120E

Municipality: Union township

Applicant Name: Mersch, Levi D

Land Owner Name: Mersch, Levi D

Plan Preparer:

Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 and Lot Additions A and B. Lot 2 is currently vacant farmland with no new development proposed. Lot Additions A and B are to be added onto Lots A and B, respectively, and become integral parts thereof. The residual tract, Lot 1, is currently vacant farmland. No new development is being proposed as a part of this plan.

*One asterisk represents comments generated at the June 20, 2019 Subdivision and Land Development Review Committee meeting. The Wright surveying representative indicated he will be submitting revised plans sometime next week, since his client requested changes that are not reflected on the current plans.

**The Wright Surveying representative submitted revised plans dated June 24, 2019 and two asterisks represents comments generated based on the revised plans.

**This plan proposes to create Lots 2 and 3 and Lot Addition A. Lot 2 is currently vacant farmland with no development proposed. Lot 3 is currently vacant. Lot Addition A is to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, is currently vacant farmland. No new development is being proposed as a part of this plan.

Basic Plan Information

The number "7" is missing under the notes section since the number "8" is repeated twice.

**The revised plans show this correction.

The abutters Steve J. and Fannie Mae Peight, tax parcels 20,07-0121-000 and 20,07-0121A, should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.1.d).

**The revised plans show these abutters and the correct tax parcel numbers.

Floodplain / Wetlands

As noted in Note 4 and according to the County GIS files, the parcels are not located in the 100-year floodplain and there are no wetlands on the parcels.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.g).

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

Right-of-Way Widths

Is there a right-of-way width of Central Penn Avenue? If so, it should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.12.b).

**The right-of-way width has been added to the plan. Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of South Walnut Street and Front Mountain Road is substandard (Article V, Section 501.2).

Cartway Widths

Is there a cartway width of Central Penn Avenue? If so, it should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 403.12.b).

The cartway width of Front Mountain Road is substandard in accordance with the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2.).

Private Street / Shared Driveway

Is Central Penn Avenue shared 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."

**The revised plans has a shared driveway agreement on the plan.

Deed Restrictions and Easements

According to the surveyor, deed restrictions and easements associated with the property are referenced in Note 6.

DEP Sewage Planning Module

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

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e).

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.d).

Zoning

The plan should indicate a small portion of the BV Property LLC, tax parcel 20,07-0120E, is zoned residential suburban.

Other Comments:

Although public water and public sewer lines are depicted on the plan, there should be a notation these properties are served by public water and public sewer.

Wayne Township (County Ordinance)

Name of Plan: Rittenhouse, Douglas

File Number: 2019-06-011

Tax Map #: 21-14-104; 21-14-161

Municipality: Wayne Township

Applicant Name: Rittenhouse, Douglas D. & Beckenbaugh, Angela K.

Land Owner Name: Rittenhouse, Douglas D. & Beckenbaugh, Angela K.

Plan Preparer: Steele, Richard A., P.L.S.

Plan Summary:

The purpose of this plan is to change the property line between the land of Douglas D. Rittenhouse and Angela K. Beckenbaugh and the land of Kenneth Walters. 0.53 acres will be transferred from Rittenhouse to Walters and 0.49 acres will be transferred from Walters to Rittenhouse. No new lots will be created. No new development is proposed.

*One asterisk represents comments generated during the June 20, 2019 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents revised plans submitted to our office Wednesday June 26, 2019.

Basic Plan Information

Within the general notes, it incorrectly states, "deed is recorded in the Bedford County Office of the Recorder of Deeds."

**The revised plans show this has been corrected.

The abutter tax parcel 21, 09-0135, based on County GIS and Assessment records, is owned by Raymond J. and Lee Ann Snyder and not Jason Snyder. The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three and four numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

**The revised plans have been corrected that shows the zero digit.

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

Based on the general notes and the County's GIS files, neither parcel is located in the 100-year floodplain and there are no wetlands on either parcel.

Soils

According to the County GIS files, some portion of the Kenneth and Kimberly Walters property, tax parcel 21, 140104-000, 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

In accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4, Section 4.205, Table 1), the setbacks for single-family structures without public sewer and public water are 40 feet for the front yard, 20 feet each side yard and 30 feet for the rear yard. The setbacks shown on the plan appear incorrectly.

**The revised plans show the correct setback distances.

Cartway Widths

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

**The revised plans shows the cartway width of Blackberry Lane.

Private Street / Shared Driveway

It appears Blackberry Lane serves multiple land owners. If so, 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, Article 4, Section 4.205.G.4.c)

DEP Sewage Planning Module

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

**Copies of the forms have been provided.
There should be a non-building waiver statement on the plan.

**The revised plans have the non-building statement on the plans.

Signature Blocks on Plan

The Mifflin County Review Certificate is incorrect. A copy of the exact language will be emailed to the surveyor for correction on the plan.

**The correct review certificate language has been added to the plan.
The Township signature block should be review instead of approval since the plan in governed under County Ordinance.

**The revised plans show this correction.
There should be a Mifflin County Recorder of Deeds signature Block. A copy of acceptable language and format can be e-mailed to the surveyor.

**The revised plans has the Recorder of Deeds signature block.

*There should be an owner's statement of intent that is part of the signature block. This statement must be notarized. A copy of the acceptable language has been e-mailed to Mr. Rittenhouse and the land Surveyor on June 21, 2019.

**The revised plans have the notarized owner's statement of intent.

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 Article 7, Section 7.302.A.22)

**The revised plans have the correct lot addition statement.

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)

**All natural features are shown. Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

**All man made features are shown.

Public Comment

None

Other Business or Comments

Bill announced that Chastity Fultz had recently taken Stacy Herman's position as CDBG Fiscal Manager. He also announced that two part time clerks had been hired. One of them were present today, Ted Detwiler. Another part time clerk starts on July 8, 2019.

Adjournment

Upon no further discussion, the meeting adjourned at 4:34 p.m. based on a motion made by Jason Cunningham and second by Neil Shawver to adjourn.