

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 28, 2015
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Tyler Gum
Kent Spicher
Neal Shawver
Jim Spendiff
Dave Pennebaker
Michele Bair
Kay Semler

Staff

Bill Gomes, Director
Jim Lettiere, CD Administrator / Assistant Director
Nicole Singer, Grant / Office Manager

Others

Katy DiVirgilius, The Sentinel
Ron Farlan, DEP
Kevin Kodish, MC Commissioner
Sierra Mickey, WWTP
Lucas Parkes, The EADS Group
Otis Riden, MC Commissioner
Jeffery Snook, Attorney
Dan Taptich, Taptich Engineering
John White, Lewistown Borough Manager

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:30.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

Jim Spendiff made a motion to accept the minutes from April's meeting. The motion was seconded by Kay Semler. All members voted aye.

CDBG Update

Jim Lettiere presented a CDBG update to the Planning Commission. There was a handout provided with detailed information. Jim informed the Planning Commission that the total fund in the 2010 HOME Program need to be expended by the end of September 2016 and are on track to use the funds as awarded.

He spoke of the project in Derry Township for the extension of water lines for residential properties along portions of SR 522 North and the Hillside Terrace Mobile Home Park. All materials and contracts requiring labor have been bid. The entire project is under contract and construction started in early May. The 1st phase of the work, which includes the main water line installation and connection to the Hillside Terrace Trailer Park, is anticipated to be completed by June 30, 2015. The entire project is anticipated to be completed by late 2015.

Jim informed the Planning Commission that staff is still waiting to hear back from PA DCED for the 2014 CDBG funds. Furthermore, they are in negotiations with Lewistown and Granville to take over the funding for their programs. Under new state protocol, CDBG funding must be run through the county if there are less than 10,000 people in population of a township or municipality.

Act 167 – presented by Ron Furlan

Ron Furlan, planning and permit division manager with the Pennsylvania Department of Environmental Protection, attended the meeting to explain the legislation behind storm water management.

Act 167 was passed in 1978 to, according to the legislation, encourage planning and management of storm water runoff in each watershed, authorize a comprehensive program of storm water management designated to preserve and restore the flood carrying capacity of commonwealth streams and encourage local administration and management of storm water consistent with sound water and land use practices.

"This was truly progressive in its time," said Furlan. A grant program was appropriated by the legislature for the purpose of implementing these plans. However, Act 167 says that if funding for plans ceases, it is the municipalities' obligation to continue following the law. Mifflin County was one of the last counties to get Act 167 funding because in 2009 the state legislature stopped providing funding for the program. The Mifflin County Stormwater Management Plan was adopted in 2010 and according to Act 167 municipalities are given a six month window to adopt the model stormwater ordinance provided in the county plan. Since 2009 due to cutbacks in staffing, DEP has not been able to do much enforcement and has instead focused on the Municipal Separate Stormwater System (MS4) counties that are linked to US EPA regulations. Fortunately, Mifflin County has no MS4 communities which take away local initiatives, which is why adoption of the county stormwater model ordinance is preferred.

He mentioned that a few municipalities in Mifflin County are not currently in compliance with Act 167. "Two counties (who have not complied) are being threatened with having all state funds cut off. You don't want to get to that stage because it just makes ugly relationships," Furlan said. If the municipalities don't comply with Act 167, action will be taken. It may take time due to staffing issues, but last year the northwest region of Pennsylvania was surveyed and all municipalities were in compliance or action was taken. Mifflin County has a model stormwater ordinance that municipalities can adopt and has put them ahead of the game. It is only a matter of time for enforcement.

Even with a stormwater plan in place, municipalities must follow through and act on the plan because citizens also have the right to sue to enforce Act 167. If a citizen or environmental group feels that they're negatively impacted (by storm water), they can go after a municipality for not following the act.

Mr. Furlan stated the Act calls for a re-review of the model ordinance every five years and Bill Gomes concurred and hoped some municipalities that had not adopted the model ordinance would reconsider if they could make modifications to the model ordinance.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed six (6) applications on May 21, 2015, five under municipal ordinance and one under county ordinance. The five under municipal ordinance included Louis Parson (*Decatur*), Barry Hoffman E. et.al (*Derry*), Thomas Heller (*Derry*), Fred Adams (*Derry*) and John Smoker (*Union*). The one under county ordinance was in Wayne Township, Timothy and Sherri Atherton. Jim reviewed two plans.

The first plan he reviewed was Barry Hoffman in Derry Township. This plan showed lot 1 is to be added to the adjoining lot owned by Marshal Hafer and shall not be conveyed or developed independently. Jim stated there were a number of deficiencies. There were several items that were required that were missing from this plan.

The second plan Jim reviewed was also in Derry Township filed by Fred Adams. This plan was reviewed before on January 22, 2015 and has been resubmitted with minor changes. In addition to a few comments about the plan, the biggest change since the submission in January is the renumbering of the lots and acres. Lot 2 has changed from 2.2781 acres to 2.2601, lot 4 is now lot 3, lot 6 is now lot 5, lot 7 is not lot 6 and lot 5 is not lot 4. A comment was made by Neal on whether the McCardles would need a right-a-way if the lot was added the way the plan proposed. Jim replied that it doesn't look like it is part of the owner's property.

Dan entertained a motion to accept the review comments for the five plans under municipal ordinance. A motion was made by Tyler Gum and seconded by Jim Spendiff and unanimously passed.

Dan entertained a motion for conditional approval for the one plan under county ordinance. A motion was made by Tyler Gum and seconded by David Pennebaker and unanimously passed.

Subdivision and Land Development Municipal Reports

Derry Township

Name of Plan: Barry E. Hoffman et.al.
File Number: 2015-05-001
Tax Map #: 16-13-0124
Municipality: DerryTownship (Municipal Ordinance)
Applicant Name: Ralph M. Griffin
Land Owner Name: Barry E. Hoffman et.al.
Plan Preparer: Ralph M. Griffin

Plan Summary:

Lot 1 shall be added to the adjoining lot owned by Marshal Hafer and shall not be conveyed or developed independently there of.

Basic Plan Information

The minimum plan size for recordation in the Recorder of Deeds Office is 24"x36". The current plan size is only 17.75"x24".

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. Derry Township Subdivision and Land Development Ordinance, (Part 4, Sections 403.2.S. and Section 402.2.0.)

The scale should be four hundred (400) feet to the inch. Derry Township Subdivision and Land Development Ordinance (Part 4 Section 402.2.P.)

The project narrative is not clear. Since the lot addition is to be added to lands that contain a single-family detached home and several out buildings, this must be clearly explained and depicted on the plan.

Subdivision Information

What is the difference between the net right-of-way and the gross acres for Lot 1?

Property boundary information should be shown for the entire property, including the Hafer parcel tax map 16,13-0121 and the residual property i.e., proposed Lot 2. 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 402.2.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.

Floodplain / Wetlands

According to County GIS information, the property lies within the 100-year floodplain, and the flood plain should be delineated on the plan. Derry Township Subdivision and Land Development Ordinance (Section 402.2.I.)
Future development in this area should be discouraged.

Topographic information

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, the right-of-way width of Crossover Drive should be shown on the plan. (Part 4 Section 403.2.G. and Part 4 Section 402.2.K.)

Cartway Widths

The cartway width of Crossover Drive should be shown on the plan. Derry Township Subdivision and Land Development Ordinance, (Part 4 Section 403.2.G. and Part 4 Section 402.2.K.)

PennDOT HOP / Municipal Driveway Permit

A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Private Street / Shared Driveway

Does this plan involve any stream crossings of Jack's Creek or other floodway encroachments? The applicant should contact the Mifflin County Conservation District for more information.

*The Mifflin County Conservation District representative stated consultation with the District is not necessary for a lot addition subdivision.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Part 4 Section 402.2.L. and Section 403.2.L. of the Derry Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

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

Sewage Service

Where is the location of the sanitary sewer line to the Hafer property?

Water Service

The water supply location for the Hafer property should be noted on the plan as prescribed in the Derry Township Subdivision and Land Development Ordinance (Section 403.2.X.). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

Signature Blocks on Plan

The Mifflin County Planning Commission's Review Certificate language is not correct. A copy of the Certificate can be furnished to the Surveyor.

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." The acreage of Tax Parcel 16,13-0124 should be on the plan as well as the total acreage after the lot addition.

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.I.)

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.)

Zoning

Zoning information should be stated on the plan.

Other Comments:

1. There should be a Lot Combination Symbol (Z) showing the connection from the parent lot to the recipient lot.
2. Since the Lot Addition (Lot 1) is to be added to Tax Parcel 16,13-0121, access via Crossover Drive should be depicted on the plan. The existing drive from Crossover Drive should also be depicted on the plan.

Wayne Township

Name of Plan: Timothy F. & Sherri L. Atherton
File Number: 2015-05-002
Tax Map #: 21-22-0315E and 21-22-300A
Municipality: Wayne Township (County Ordinance)
Applicant Name: Victor Dimoff
Land Owner Name: Timothy F. & Sherri L. Atherton
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A for non-building purposes only. The residual tract, Lot 1, has an existing residence with no new development proposed. All lots are served by public water and sewer.

Basic Plan Information

The abutters along the unopened alley should be listed, Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.17.).

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

Soils

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

Setback Lines

The existing homes on the parent and recipient parcels are within the setbacks. Therefore, the homes are existing non-conforming structures.

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Section 4.204.F. 1.), the right-of-way widths for Walls Road and Club Drive are substandard.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Section 4.204 F.1.), the cartway widths for Walls Road and Club Drive are 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

A Non-Building Declaration should be on the plan.

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

Union Township

Name of Plan: John F. Smoker
File Number: 2015-05-003
Tax Map #: 20-07-0119
Municipality: Union Township (Municipal Ordinance)
Applicant Name: John F. Smoker
Land Owner Name: John F. Smoker
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for non-building purposes for now. Lot 2 is currently farmland and any change will require an approved land development plan. Lot Addition A is to the lands of Benjamin Z. Peachey for non-building purposes. Lot 1, the residual tract, is not proposed for any new development.

Lot Addition A consisting of 1.666 acres is to be added onto land owned by Benjamin Z. Peachey. Lot Addition

A is a lot addition and shall become an integral part of the property to make a total of 4.327 acres. Lot

Addition A is not a building lot and cannot be maintained or developed as a separate individual lot.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. Union Township Subdivision and Land Development Ordinance (Article IV Section 402.2.h.)

Clean & Green / Agriculture

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

Floodplain / Wetlands

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

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

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

Right-of Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2.), the right-of-way width is substandard for Front Mountain Road and S. Kishacoquillas Street).

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance (Article V Section 501.2.), the cartway width is substandard for Front Mountain Road and South Kishacoquillas St.).

Restrictions and Easements

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

DEP Sewage Planning Module

Where is the on-lot sewer system for Lot 1?

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

Water Service

The water supply location for Lot 1 and Lot A should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.d.). 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 Wright Surveying representative stated he will research the source and location of the water.

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.d.)

Other Comments:

1. Note #6 mentions water is an off-site supply yet Lot 2 is supposed to be an non-building lot. Is this correct?

*The Wright Surveying representative stated that is correct.

2. Please confirm there are no buildings on Lot 2.

*The Wright Surveying representative stated there are no buildings on Lot 2.

3. The existing driveway is named BM Drive and should be labeled as such.

Derry Township

Name of Plan: Thomas J. Heller

File Number: 2015-05-004

Tax Map #: 16-02-0616

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Thomas J. Heller
Land Owner Name: Thomas J. Heller
Plan Preparer: Sarge Engineering

Plan Summary:

The purpose of this plan is to change the use of Lot 16-A-1 from agricultural to single-family residential. This lot was approved in 2007 and the plan is recorded in Map Book 24 page 96.

Right-of Way Widths

The cartway width of the existing fifty (50) foot right-of-way is substandard, Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2.).

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

Cartway Widths

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

Private Street / Shared Driveway

Since the existing fifty (50) foot right-of-way transverses the Jeffrey and Connie Tate Parcel, is there an easement agreement in place, or will the shared driveway agreement be executed between both parties and recorded?

*The Sarge Surveying and Engineering representative stated the easement language is contained in Map Book 24-96 and instrument #2013-0182.

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

According to the surveyor, as noted in Note 4, there are no known deed restrictions or easements associated with the property.

DEP Sewage Planning Module

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

*The Sarge Surveying and Engineering representative indicated that a Component 2 Module will be provided due to previous development.

Land Development

Are there any maintenance provisions for the fifty (50) foot right-of-way?

*The Sarge Surveying and Engineering representative stated the easement language is contained in Map Book 24-96 and instrument #2013-0182.

E & S / Stormwater

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

*The Sarge Surveying and Engineering representative provided revised plans dated May 1, 2015 that sufficiently addressed all the County's preliminary comments. Note 7. indicates there will be less than one (1) acre of earth disturbance.

Decatur Township

Name of Plan: Louis S. Parson
File Number: 2015-05-005
Tax Map #: 15-01-0104B/15-02-105K
Municipality: Decatur Township (Municipal Ordinance)
Applicant Name: Louis S. Parson
Land Owner Name: Louis S. Parson
Plan Preparer: Tuscarora Land Surveying

Plan Summary:

This plan proposes a lot addition from the lands of Louis Parson to the lands of Thomas Lepley.

Administrative

Since Lot Addition 2 will be added to the lands of Thomas and Denise Lepley, they should sign the application as property owners of the recipient lands.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map, Derry Township Subdivision and Land Development Ordinance (Part 6 § 22-602.2.A. (5) and Part 6 § 603.2.A. (5)).

Topographic information

Topographical contours at vertical intervals should be displayed on the plan Decatur Township Subdivision and Land Development Ordinance, (Part 6 ss 22-602. 2.A. (7)).

*The Tuscarora Land Surveyor representative stated he will add this information to the plan.

PennDOT HOP / Municipal Driveway Permit

A notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Deed Restrictions and Easements

According to the surveyor, as stated in Plan Note 1, 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

Where is the location of the public sewer or septic system for the Thomas L. and Denise Lepley parcel? Is there on lot water and sewer on the Parson property and if so it should be listed, Decatur Township Subdivision and Land Development Ordinance (Part 6 § 603.2.A (11)).

Water Service

The water supply location for the Thomas L. and Denise Lepley Parcel should be noted on the plan as prescribed in the Decatur Township Subdivision and Land Development Ordinance (Part 6 § 602.2.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 Tuscarora Land Surveyor representative stated he will add this information to 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." The acreage of the Thomas and Denise Lepley Parcel should be shown on the plan and the total combined acreage after the lot addition should be shown.

*The Tuscarora Land Surveyor representative stated he will add this information to the plan.

Features

All significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan Decatur Township Subdivision and Land Development Ordinance, (Part 6 ss22-602. 2. A. (9))

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. Decatur Township Subdivision and Land Development Ordinance, (Part 6 § 602.2.A. (10)).

Comments:

1. The County GIS records show Tax Parcel 15,01-0104B being owned by Michael B. Redmond. The County Assessment Office records show the parcel being owned by Louis and Helen Parson. The deed transfer occurred in March 2015 and the GIS Files have not been updated at this time. So, the currently owners are Louis and Helen Parson.

Derry Township

Name of Plan: Fred A. Adams
File Number: 2015-05-006
Tax Map #: 16-03-0102/0101/0102E/0102C
Municipality: Derry Township (Municipal Ordinance)
Applicant Name: Fred A. Adams
Land Owner Name: Fred A. Adams
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the subdivision of six (6) lots from the lands of Fred A. and Beverly K. Adams. Only one (1) of these lots is being created as a separate stand-alone parcel, intended to be developed for single family, residential use.

Lot #1, containing 8.5332 acres, is intended to be a non-building lot addition to the adjacent lands of Joseph P. and Shannon M. Hackenberg. This parcel is to become an integral part of the existing lands of Hackenberg (TM 16-03-0101) and shall not be developed or conveyed separately.

Lot #2, containing 2.2601 acres, is intended to be a non-building lot addition to the adjacent lands of Jack L. and Dana E. Watson (TM 16-03-0102E) and shall not be developed or conveyed separately.

Lot #3, containing 3.2069 acres, is intended to be a non-building lot addition to the adjacent lands of Rick A. and Lynn M. Barger (TM 16-03-0102C) and shall not be developed or conveyed separately.

Lot #4, containing 0.2280 acres, is intended to be a non-building lot addition to the adjacent lands of Rick A. and Lynn M. Barger (TM 16-03-0102C). This parcel is to become an integral part of the existing lands of Barger (TM 16-03-0102C) and shall not be developed or conveyed separately.

Lot #5, containing 1.9083 acres, is intended to be a non-building stand alone lot. Access to Lot #6 will be via Old Park Road. Note that no sewage facilities planning was performed on this lot at this time.

Lot #6, containing 78.4666 acres, is intended to be a non-building stand alone lot. Access to Lot #7 is via the existing 40' Right-of-way off of Ewardtown Road. Note that no sewage facilities planning was performed on this lot at this time.

Basic Plan Information

This plan was last reviewed on January 22, 2015.

Topographic information

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

Soils

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

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of Old

Park Road and Ewardtown Road are substandard (Section 504.2).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Old Park Road and Ewardtown Road are substandard (Section 504.2).

PennDOT HOP / Municipal Driveway Permit

If lots 5 and 6 are developed, a driveway permit will be required.

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." This is particularly important for the 25 foot right-of-way serving Lot 2 and the residue.

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. The area in question is the 25 foot right-of-way serving Lot 2 and the residue.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 403.2.G and 403.7 of the Derry Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

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

Sewage Service

There is no information on water and sewer service that serves the recipient lots of the lot addition.

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, Section 402.2.J)

Other Comments:

- 1. The plan was last reviewed in January 2015 and changes were noted from that submittal:
Lot 2 has changed from 2.2781 acres to 2.2601 acres
Lot 4 is now Lot 3
Lot 6 is now Lot 5
Lot 7 is now Lot 6
Lot 5 is now Lot 4

Public Comment

None

Other Business

Bill addressed the Planning Commission about a waiver request from Lucas Parkes and The EADS Group concerning the boat launch. Lucas was present and spoke about a waiver to not have to submit a formal land development plan for the boat launch. Jim Spendiff asked why he was requesting the waiver. Lucas responded if they needed to submit a formal plan, the 60 – 90 day process would delay the construction process putting the project behind schedule. Bill Gomes and James Lettiere confirmed that the project did not really require a land development plan since there is no building being proposed.

A motion was made by Neal Shawver and seconded by Kay Semler not to require a land development plan. Motion passed with all members voting aye.

Lucas Parkes then addressed the Planning Commission to give them an update on bridge construction proposals in the county and submittals for the PennDOT 12 Year Transportation Plan. The 12 Year Plan recommendations include two bridges that should be replaced. One is on Barefoot Road and is a county bridge and the other goes into Lumber City, which is a municipal bridge replacement. He then briefly spoke on a few bridges that are recommended for maintenance. One is Jack's Creek Bridge near the Glick farm slightly past the Vo-Tech, West Chestnut on Chestnut Street extended near the end of Rec Park and one in Union Township off Spring Run Road. Lucas handed out a map that showed where bridges were within the county that should be replaced, need extensive maintenance, be part of a bundle maintenance project, or a retroactive reimbursement project.

Bill informed the planning commission that Karen Michael of PennDOT would be in attendance next meeting for her annual transportation update.

A reminder was given to those attending the PMEMI classes that they would be Monday nights at the former Danks building from 6 – 9:15 PM.

Dave Pennebaker asked if there was anything new on the wind farms and the extension of the permit.

Adjournment

The meeting adjourned at 5:10 p.m. upon a motion by Dave Pennebaker that was seconded by Tyler Gum.