

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 24, 2020
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM A – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Dave Pennebaker
Michelle Bair
Tom Lake
Neal Shawver
Kay Semler
Jason Cunningham
Cyle Vogt

Staff

Mark Colussy, Director
Paula Hoffman, Planning Clerk

Call to Order

Tom Lake, Chair, called the meeting to order at 3:35 p.m. via a hybrid in-person and teleconference meeting.

Record of Public Attendance

Paula Hoffman recorded public attendance, because the meeting was held both in-person and via teleconference.

Approval of Meeting Minutes

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

Subdivision and Land Development Review Committee Report

Ten plans were submitted to the committee for review. Eight from Bill Wright, one from EADS Group, and one from Bill Sarge. Nine plans are minor subdivision plans including one a lot addition and one is a land development in Menno Township. Out of the ten plans, eight of the plans are Municipal Ordinance and two are county ordinance plans. Municipal plans include one plan in Decatur Township, two plans in Derry Township, three plans in Menno Township, one plan in Oliver Township and one plan in Union Township.

County Subdivision Plans

The two plans under County Ordinance are both in Wayne Township, April D. and Brian R. Clemens and Tara J. and Kevin S. Morrison. Both plans prepared by Bill Wright. No major concerns with either plan.

Municipal Subdivision Plan

One plan under municipal ordinance appears to be a sum what of a simple plan but it has 2 things of significance. The Allen C. and Dianne L. Auman in Derry Township is proposing to divide into 3 lots, the 2 new lots and the existing lot, for development of new homes. Two things to note on this plan is the location of the public sewer and water lines and the location of the driveway. Lot 2 driveway entrance is not shown. If driveway is off the existing drive then the lane will need to be named and the address changed for the existing abutting property owner for the 911 system. There is a concern with the width and use of the driveway. They will need to follow all zoning ordinances for the municipality which is highlighted on the plan.

Other plan discussed was to go over is the Benuel J. and Lena M. Yoder land development plan in Menno Township. Benuel J. Yoder is planning to construct a 52' x 36' Donut Shop. The proposed project will include the construction of a 1,872 SF bakery and associated site improvements. Concern with width of road to access donut shop and parking spaces available at shop. Road agreements will need to be made.

Tom entertained a motion to accept the 8 plans under the Municipal Ordinance. A motion was made by Kay Semler. Motion was made by Neal Shawver and Cyle Vogt seconded the motion. All members voted aye.

Tom made the motion to accept the 2 plans under County Ordinance. A motion was made by Dan Dunmire and Neal Shawver seconded the motion. All members voted aye.

Public Comment

No public comments.

Other Business

County Relief Grants are submitted and staff is involved in reviewing applications. Municipal and Broadband submissions are due Thursday, September 24 by 3 p.m. We did receive one broadband submission this morning and one municipal submission expecting two more. This grant has been taking up most of staff time in the planning department.

CDBG Applications will be worked on over the next two weeks by Chastity, Doug and Tiffany. The second of the two surveys that we submitted for Derry Township are complete and unfortunately it came back over income survey. Chastity will be in the process of working with Derry Township on some housing rehabilitation.

Waiting to hear back on the CBDG Funds and DCNR C2P2 Grant applications for the trail.

Unfortunately, Mark heard back yesterday from the Walk Works Applications that we did not receive the grant. However, when Jennie Granger was here, she did indicate she may have funding available. Mark to explore this avenue for funding next.

We did have interest from an individual to join the Planning Commission so Commissioners will need to act on filling the vacancy. Feel free to reach out to Mark for application for additional members of the Planning Commission. In the past we have had a waiting list of individuals' wanting to join to fill in on the Commission.

Mark is soliciting for one person to sit on the Review Committee. This would only be one additional meeting per month. Excited for the opportunity to have fresh and unique opinions.

Dan Dunmire provided an update on the Countywide Action Plan (CAP) for Phase 3 of the State's Watershed Implementation Plan (WIP) for the Chesapeake Bay Cleanup, which are to be in place by 2025. County to form a team. Mifflin County just received marching order to develop our plan and have submitted by September of 2021.

Adjournment

Tom Lake adjourned the meeting at 4:44 p.m.

Union Township (*Municipal Ordinance*)

Name of Plan: John B & Heather R Eby
Municipality: Union Township (Municipal Ordinance)
File Number: 2020-09-001
Tax Map #: 20,11-0102
Applicant Name: Eby, John B. & Heather R.
Land Owner Name: Eby, John B. & Heather R.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 2 of 2.000 acres, and Lot 3, of 1.00 acres, for existing single-family residential use. The remainder, Lot 1 of 90.95 acres, will remain in agricultural use.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Union Township Subdivision and Land Development Ordinance Section 402.1.a)

At a minimum, Lots 2 & 3 would need to distance and bearings to existing property monument on Lot 1.

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 is delineated on the plan. Future development in this area is discouraged. According to County GIS information, a designated wetland is located on the residual property, and wetland information should be delineated on the plan. Future development in this area should be discouraged. Note 2 on the plan should clarify there are no wetlands on proposed Lots 2 & 3.

Soils

According to the County GIS files, some portion of the residual property appears to have hydric soils (AoB, AoC). Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. According to the County GIS files, some portion of this property appears to have prime farmland soils. (HaB) 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. The septic systems are existing and do not propose impacting soils.

Setback Lines

The setback lines are shown on the plan as prescribed in the Union Township Zoning Ordinance (Sections 704, 705, and 706), being 25' Front/10' Side/20% of lot depth Rear.

Right-of-Way Widths

Access to Lots 2 & 3 is shown to be via a proposed 50' Right-of-Way along Eby Lane, which appears to meet the SALDO requirements (Section 501.2).

Cartway Widths

The cartway width of Eby Lane should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Sections 501.2 and 402.1.c).

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 is noted on the plan stating (Note 5): "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

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

DEP Sewage Planning Module

The first page of the copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has to be provided. The second page should also be included to verify review of the SEO.

Sewage Service

Soil percolation test pit data is included on the plan allowing for a back-up septic system site for Lots 2 and 3.

Zoning

The property lays within the R-A District of the Union Township Zoning Ordinance. The land use proposed, single family residential, appears to be in compliance with the permitted use within this district (Section 701.2).

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Union Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

Wayne Township (County Ordinance)

Name of Plan: Clemens, Brian R. & April D.

Municipality: Wayne Township (County Ordinance)

File Number: 2020-09-002

Tax Map #: 21-11-0100

Applicant Name: Clemens, Brian R. & April D.

Land Owner Name: Clemens, Brian R. & April D

Plan Preparer: Wright Land Surveying

Plan Summary:

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

Clean & Green / Agriculture

The parcel is enrolled in the Clean and Green program, as mentioned in Note 7 on the plan. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

As noted on the plan according to County GIS information, a portion of the residual property lies within the 100year floodplain. Future development in this area is discouraged.

Topographic information

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these areas should be discouraged. *According to the surveyor, the proposed Lot is on a much less steep portion of the property and will be accessed by an existing lane, therefore stormwater measures typically needed with a new driveway instillation will not be needed. It should still be verified that stormwater is not running off onto the public roadway (Dale Road - T-866).

Soils

According to the County GIS files and as mentioned in Note 8 on the plan, some portion of the residual property appears to have hydric soils (BrB). At hydric soils can indicate the presence of wetlands.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the 10 foot cartway width of the access driveway is substandard (Section 4.205.4.c), if it is to be used by Lots 1 & 2. All shared driveways are to have a minimum width of 16 feet.

Private Street / Shared Driveway

The plan provides a maintenance statement on the plan outlining responsibilities going forward. Such maintenance agreement language should be part of the deeds as lots are sold/transferred.

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 plan application, there are no known deed restrictions or easements associated with the property beyond the proposed 50 feet right-of-way.

DEP Sewage Planning Module

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

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the County Planning Commission, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Planning Commission null and void and the approval process will have to be re-initiated.

Name of Plan: Morrison, Tara J. Kevin S.

Municipality: Wayne Township (County Ordinance)

File Number: 2020-09-003

Tax Map #: 21-12-0103

Applicant Name: Morrison, Tara J. & Kevin S.

Land Owner Name: Morrison, Tara J. & Kevin S.

Plan Preparer: Wright Land Surveying

Plan Summary:

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

Clean & Green / Agriculture

The parcel is enrolled in the Clean and Green program, as mentioned in Note 5 on the plan. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

The plan notes that the site does not lie within a 100 year floodplain or designated wetland. (Note 4).

Soils

As shown and noted on the plan, and according to the County GIS files, some portion of this property appears to have hydric soils (BrB). Hydric soils can indicate the presence of wetlands. The proposal does not appear to affect any hydric soils.

Setback Lines

The setback lines are shown on the plan as prescribed in the Mifflin County Subdivision and Land Development Ordinance (Section 7.302. A10).

PennDOT HOP / Municipal Driveway Permit

There is a notation on the plan (Note 7) 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

The plan provides a maintenance statement on the plan outlining responsibilities going forward. Such maintenance agreement language should be part of the deeds as lots are sold/transferred.

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 plan application, there are no known deed restrictions or easements associated with the property. *According to the surveyor, there is an electric easement on the property.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided. Back-up sewage testing was conducted on the lot.

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the County Planning Commission, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Planning Commission null and void and the approval process will have to be re-initiated.

Menno Township (*Municipal Ordinance*)

Name of Plan: Zook, John L. & Allyson
Municipality: Menno Township (Municipal Ordinance)
File Number: 2020-09-004
Tax Map #: 18-10-0102
Applicant Name: Zook, John L. & Allyson J.
Land Owner Name: Zook, John L. & Allyson J.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition A to be added onto Lot 4 and become an integral part thereof. Lot 4 was approved for agricultural use per the Subdivision Plan for Harvey L. & Nancy Yoder recorded in Instrument # 2019-1654. The residual tract, Lot 1, has an existing residence with no new development proposed.

Administrative

The subdivision application form should be signed by the municipality.

Clean & Green / Agriculture

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

Floodplain / Wetlands

The plan notes that the site does not lie within a 100 year floodplain or designated wetland. (Note 6)

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils.(EdB, MnB) 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.(Pe, BrA, No) Hydric soils can indicate the presence of wetlands. The hydric soils information is mentioned in Note 2 on the plan.

Setback Lines

The setback lines are shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Table 2).

PennDOT HOP / Municipal Driveway Permit

The plan does show a possible future driveway location off of West Back Mountain Road (T-451). The applicant may want to verify with Township Roadmaster that there is adequate site distance. Plan Note 4 states the need for a Township Driveway Permit.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

Considering the submission is being done with a non-building waiver, Plan Note 9 is relevant since future development will need sewage planning conducted. A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.

Lot Addition There is a lot addition statement 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."

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Menno Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

Name of Plan: Detweiler, Jesse A.Jr. & Lydia A.
Municipality: Menno Township (Municipal Ordinance)
File Number: 2020-09-005
Tax Map #: 18-01-0101
Applicant Name: Detweiler, Jesse A.Jr. & Lydia A.
Land Owner Name: Detweiler, Jesse A.Jr. & Lydia A.
Plan Preparer: Wright Land Surveying

Plan Summary:

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

Administrative

The subdivision application form should be signed by the municipality.

Subdivision Information

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

Clean & Green / Agriculture

The parcel is enrolled in the Clean and Green program, as mentioned in Note 5 on the plan. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

The plan notes (Note 4) that the site does not lie within a 100 year floodplain or designated wetland.

Soils

According to the County GIS files, some portion of the residual property appears to have prime farmland soils (BaB). 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 (AoC). Hydric soils can indicate the presence of wetlands. The hydric soils information is mentioned in Note 2 on the plan. If wetness is found on the site, the developer of the lot could contact the Conservation District for information about wetlands.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Table 2).

Right-of-Way Widths

Based upon the (Menno Township) Township Subdivision and Land Development Ordinance, the right-of-way width of Crissman Road (30') is substandard (Table 1). However, due to the distance between the property line and the house on the residual lot, there is not enough width to provide a full right-of-way width, therefore a waiver is suggested to be considered to be requested from the Township, as long as it documents the reason.

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of Crissman Road (16') is substandard (Table 1).

PennDOT HOP / Municipal Driveway Permit

There is a notation on the plan (Note 6) 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. *It is suggested that PennDOT be contacted to verify if a new HOP is required.

Private Street / Shared Driveway

There is a driveway agreement 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

According to the surveyor, there are no known deed restrictions or easements associated with the property.
DEP Sewage Planning Module The plan has a residual tract waiver noted on the plan. A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission.

Water Service

The plan does not appear to show water availability for Lot 1. *According to the surveyor, the source may be an off-site spring but he will verify this information and provide a note on the revised plan.

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Menno Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

Name of Plan: Yoder, Benue J.

Municipality: Menno Township (Municipal Ordinance)

File Number: 2020-09-010

Tax Map #: 18-12-0117-000

Applicant Name: Yoder, Benue J. & Lena M.

Land Owner Name: Yoder, Benue J. & Lena M.

Plan Preparer: EADS Architects, Inc.

Plan Summary:

Benue Yoder is planning to construct a 52' x 36' Donut Shop. The proposed project will include the construction of a 1,872 SF bakery and associated site improvements.

Administrative

The landowner's signature needs to be on the subdivision application form and not just the agent.

Basic Plan Information

The engineer responsible for the plan should sign the plan with a statement of accuracy. The plan lists "717" as the number for the Yoder's. This should be updated.

Floodplain / Wetlands

The plan notes that the site does lie within a 100 year floodplain or designated wetland (Note K and L).

Soils

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

Setback Lines

The setback lines shown on the plan appear to be as prescribed in the Menno Township Subdivision and Land Development Ordinance (Table 2) for properties served only with public water and on-lot sewage.

Right-of-Way Widths

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

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of both Cider Press Road and the proposed private drive is substandard (Table 1). It is highly suggested that the maximum width that can be obtained between the fence lines be upgraded to better accommodate two-way traffic.

Private Street / Shared Driveway

If a private street is proposed, the following note shall be included on the plan: "The owners of lots ____ agree and understand that "Cider Press Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book ____ Page ____ of the Mifflin County Recorder of Deeds Office."

Deed Restrictions and Easements

According to Note M on the plan, 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 Mifflin County Planning Commission.

Water Service

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

Land Development

Parking provisions should be indicated on the plan (See section 3.216.e of the SALDO). A landscape and/or screening plan should be included with the submission to outline the trees and shrubs to be planted on the site, supplemented with a planting schedule (see section 3.216.e of the SALDO). The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

E & S / Stormwater

Stormwater drainage provisions are included with the plan submission. The stormwater plan sheets and attached Post-Construction Stormwater Management Plan should be reviewed by the Menno Township Engineer.

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Menno Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the supervisors null and void and the approval process will have to be re-initiated.

Other Comments:

It is suggested that a 25 mph or less speed limit sign be installed along Cider Press Road for safety measures. This may want to be reviewed by the Township Engineer.

Derry Township (*Municipal Ordinance*)

Name of Plan: Creamer, Margaret S. Estate
Municipality: Derry Township (Municipal Ordinance)
File Number: 2020-09-006
Tax Map #: 16-09-0104
Applicant Name: Creamer, Margaret S. Estate
Land Owner Name: Creamer, Margaret S. Estate
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing silvacultural use. The residual tract, Lot 1, has an existing residence with no new development proposed.

Clean & Green / Agriculture

The parcel is enrolled in the Clean and Green program, as mentioned in Note 5 on the plan. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

The plan notes that the site does not lie within a 100 year floodplain or designated wetland. (Note 4)

Topographic information

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

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils (E1B, HaB, MeB). 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 (30' F/160' & 180' combined S/30' R) are shown on the plan as prescribed in the Derry Township Subdivision and Land Zoning Ordinance (Section 215-14.E).

Right-of-Way & Cartway Widths

The plan notes that Lot 2 has access to Gentle Hills Lane, which is a 30 foot right-of-way and 12 foot cartway. If the future intent is to develop Lot 2, this will be inadequate.

PennDOT HOP / Municipal Driveway Permit

There is a notation on the plan (Note 6) 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

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

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

DEP Sewage Planning Module The applicant should be aware that if Lot 2 is proposed for future development, a Land Development plan will need to be prepared with appropriate sewage planning.

Zoning

The property lays within the Low Density Residential District of the Derry Township Zoning Ordinance. The land use proposed appears to be in compliance with the permitted use within this district (Section 215-14.B(1) and (7)).

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Derry Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

Name of Plan: Auman, Allen C. & Dianne L.

Municipality: Derry Township (Municipal Ordinance)

File Number: 2020-09-007

Tax Map #: 16-05-0106

Applicant Name: Auman, Allen C. & Dianne L.

Surveying Land Owner Name: Auman, Allen C. & Dianne L.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 2 & 3 each for a single-family residence to be served by public sewer and public water. The residual tract, Lot 1, has an existing residence with no new development proposed.

Floodplain / Wetlands

The plan notes that the site does not lie within a 100 year floodplain or designated wetland (Note 5).

Setback Lines

The setback lines (40' F/ 20' S/ 40' R) are shown on the plan as prescribed in the Derry Township Zoning Ordinance (Section 215-13.G(1)).

Cartway Widths

The plan is not clear as to how Lot 2 will be accessed. If it is via the existing private driveway accessing abutter (T.M.16-05-0106D), then the cartway may be too narrow.

Private Street / Shared Driveway

It appears that access to Lot 2 will be via an existing 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."

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. Since the abutter, Jonathan Watson (T.M. 16-05-0106D) is the sole user of the driveway, any road name will need to get approval from the landowner since it may affect their 9-1-1 address.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

If the project is to utilize public sewer, a DEP Component 3, or Exemption from Sewage Planning (Mailer), should be provided.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the County and Township Planning Commissions.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the County and Township Planning Commissions.

Zoning

The property lays partially within the Rural District and partially within the Rural (R) District of the Derry Township Zoning Ordinance. The land use proposed appears to be in compliance with the permitted use within this district (Section 215-13.B).

E & S / Stormwater

If this plan proposes 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.

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Derry Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the Supervisors null and void and the approval process will have to be re-initiated.

Other Comments:

The plan depicts the Derry Township and Lewistown Borough boundary line is just to the South and West of the subject property. Based on the County GIS mapping, the boundary line crosses the subject property. If the municipal boundary has not been surveyed and/or verified, it may be better to not show the line in an incorrect location. In this scenario, this may impact the proposal, as the Lewistown Borough Zoning Ordinance shows a portion of Lot 3 as part of the R-2 Zoning District. However, the setback requirements and lot sizes for the Derry Zoning Ordinance appears more strict, so it would be best to go with the more stringent requirements, as shown on the plan. However, the applicant must verify that prior to acquiring any building permit, the land use must be determined to be compliant with the Ordinance(s).

Decatur Township (*Municipal Ordinance*)

Name of Plan: Wray, Dennis W. et. Al.
Municipality: Decatur Township (Municipal Ordinance)
File Number: 2020-09-008
Tax Map #: 15-03-0101A, 15-03-0102B
Applicant Name: Wray, Dennis W.
Land Owner Name: Wray, Dennis W
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot Addition! To be added onto Lot A and become an integral part thereof. Lot A has an existing single-family residence served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

Clean & Green / Agriculture

The parcel (T.M. 15,03-0101A) is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

The plan notes the site does not lie within a 100 year floodplain or designated wetland. (Note 3)

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. Topographical contours at vertical intervals should be displayed on the plan (Decatur Township Subdivision and Land Development Ordinance, Section 602.2.A(7)).

Soils

According to the County GIS files, some portion of the residual property appears to have prime farmland soils. (No, MeB) 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 the residual property appears to have hydric soils.(No) Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Decatur Township Subdivision and Land Development Ordinance (Table 2).

Deed Restrictions and Easements

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

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form needs to be provided.
Sewage Service The plan does not show any back-up sewage testing, so it is assumed that the SEO has verified the existing system is properly functioning.

Signature Blocks on Plan

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

Lot Addition

There is a lot addition statement 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."

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Decatur Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the supervisors null and void and the approval process will have to be re-initiated.

Oliver Township (*Municipal Ordinance*)

Name of Plan: Kohler, Betty Lou & Russell L.
Municipality: Oliver Township (Municipal Ordinance)
File Number: 2020-09-009
Tax Map #: 19-15-0113
Applicant Name: Kohler, Betty Lou & Russell L.
Land Owner Name: Kohler, Betty Lou & Russell L.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2, Lot 3, and Lot Addition 1. This plan also proposes recreate Lot A. Lot 2 is for a proposed single-family residence to be served by on-lot sewage disposal and private well. Lot 2 has an existing seasonal use mobile home served by on-lot sewage disposal and private well. Lot 3 has an existing single family residence served by on-lot sewage disposal and private well. Lot A (Tract 2 & 3 from Inst# 2015-521) was a separate property (previously Tax Map #19-15-0110) that was combined with Tax Map #19-15-0113 (Tract 1 from Inst# 2015-521). Lot Addition 1 (from Tract 3 parcel 2 Inst#2015-521) is to be added onto Lot 1 (Tract 1 Inst# 2015-521) and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers. (Oliver Township Subdivision and Land Development Ordinance, Section 402.A.3.h) A North arrow should be on the plan. (Oliver Township Subdivision and Land Development Ordinance, Section 402.A.4.c)

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. (Oliver Township Subdivision and Land Development Ordinance Sections 402.A.2.b)

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

As shown on the plan and according to County GIS information, the property lies within a designated wetland. Future development in this area is discouraged. As shown on the plan and according to County GIS information, the property lies within the 100-year floodplain. Future development in this area is discouraged.

Topographic information

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

Soils

According to the County GIS files, some portion of this property appears to have hydric soils. (No, Pe, Pu) Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan. According to the County GIS files, some portion of this property appears to have prime farmland soils.(MoA, MrB, Ab, EdB) 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 Oliver Township Subdivision and Land Development Ordinance (Table V-4).

Right-of-Way Widths

The plan proposes access to Lot 3 to be via a new 50 foot right-of-way extension from the terminus of Three Locks Toad (7-348).

Cartway Widths

The cartway width of should be shown on the plan for the private drive extending from Three Locks Road in accordance with the Oliver Township Subdivision and Land Development Ordinance (Section 402.A.4.f.1).

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Lot Addition

A lot addition statement is 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."

Plan Recording and Execution

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Oliver Township Supervisors, the signed plan must be recorded in the office of the Mifflin county Recorder and Deeds within 90 days of the Township approval. Failure to record the plan within this time period will deem any previous approval by the supervisors null and void and the approval process will have to be re-initiated.

Other Comments:

The plan depicts what appears to be an electric easement, yet it is not labeled or included in the legend. It is suggested this be corrected to clearly depict the easement, along with any recording information if available.