

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
AUGUST 25, 2016
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:32 P.M.

ATTENDANCE

Members

Dan Dunmire
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Tom Lake
Kent Spicher
Michele Bair

Other

Lauren Kershner, The Sentinel
Lucas Parkes, The EADS Group
Kevin Kodish, Mifflin County Commissioner
Lisa Nancollas, Mifflin County Commissioner
Robert Heims, WWSA
Stanley Reck, WWSA
Wendell A. Miller, WWSA
Douglas Kepner, Borough Juniata Terrace
Judy Fitzgerald, Big Brothers Big Sisters
Scott Welham, Lewistown Borough

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager
Doug Marks, Housing Rehab
Specialist/Construction Manager

Call to Order

Dan Dunmire, Chair, called the meeting to order at 3:35 p.m.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet for both CDBG and the Planning Commission.

Temporary Adjournment

The regular Mifflin County Planning Commission was temporarily adjourned at 3:35 p.m. in order to conduct the FFY 2016 CDBG Public Hearing.

FFY 2016 CDBG Public Hearing

Dan turned the meeting over to Jim Lettiere, CD Administrator/Assistant Director for the public hearing. There were six presentations made including the following: Wayne Township - Stormwater and roadway reconstruction located on High Street in the Lucy Furnace neighborhood, Wayne Township Stormwater and roadway reconstruction located on Oak Lane in the Lucy Furnace neighborhood, Borough of Juniata Terrace- Road reconstruction on Hudson Avenue, Borough of Juniata Terrace - Road reconstruction on Wagner Avenue, West Wayne Sewer Authority – Total reconstruction of existing sewer line including emergency generator and six lateral connections, and Big Brothers Big Sisters of the Juniata Valley – Assistance with administrative costs for the Big Brothers Big Sisters mentoring program.

The public hearing adjourned at 4:35 p.m.

Reconvene Regular Meeting of the Planning Commission

The regular meeting of the Planning Commission reconvened at 4:36 p.m.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes from July's meeting. The motion was seconded by Tom Lake. All members voted aye.

Subdivision and Land Development Review Committee Report

Seven plans were submitted to the committee for review, all under Municipal Ordinance. They included Brenda L. Weaver (*Armagh Township*); Susan K. Scheffel (*Armagh Township*); Jonas and Susan Peight (*Brown Township*); Barbara M. Yoder (*Brown Township*); Josiah and Annie Peachey (*Menno Township*); Ostrowski Sewage Facilities Planning (*Union Township*) and Menno and Annie Yoder (*Union Township*).

One plan was reviewed in further detail, which was Ostrowski Sewage Facilities Planning in Union Township. This plan proposes a new bathhouse facility. The Subdivision Review Committee is not clear what the purpose of the proposed bathhouse facility is in relation to the rest of the development. There seemed to be general confusion regarding the plan and intent. There was also a question whether a special exception is needed for a religious facility on the property. There was also question as to why an on-lot septic system was needed when public sewer is available.

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

Armagh Township (Municipal Ordinance)

Name of Plan: Weaver, Brenda L.
File Number: 2016-08-006
Tax Map #: 12-25-0201G
Municipality: Armagh Township
Applicant Name: Weaver, Brenda L.
Land Owner Name: Weaver, Brenda L.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot 2, of 0.888 acres, for single-family residential use. Lot 1, the 0.971 acre remainder, contains an existing dwelling.

Administrative

The plan has been signed by a Stephen Weaver.

Soils

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

Right-of Way Widths

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

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

A municipal driveway permit is required, and a copy should be provided to the Armagh Township Planning Commission.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

Since this proposal will not tap into the public sewer system on a lot of 2 equivalent dwelling units or more, please clarify if a DEP Component 3, or Exemption from Sewage Planning (Mailer), would be required.

Sewage Service

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

Water Service

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

Features

Are all man made features on the plan?

Armagh Township (Municipal Ordinance)

Name of Plan: Scheffel, Susan K.

File Number: 2016-08-007

Tax Map #: 12-25-0201H

Municipality: Armagh Township

Applicant Name: Scheffel, Susan K.

Land Owner Name: Scheffel, Susan K.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to create Lot A, of 1.196 acres, for single-family residential use and to add Lot B of 0.476 acres, to other land of Clarence L. and Susan K. Scheffel, Mifflin County Tax Parcel 12, 25-201B.

Basic Plan Information

The abutter having tax parcel number 12, 25-0201A should be identified on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.16.).

*The Sarge Surveying and Engineering representative submitted revised plans dated August 18, 2016 that identifies this abutter.

Floodplain / Wetlands

As noted in Notes 2. and 3. the parcels are not located within the one-hundred (100) year floodplain nor are there any wetlands mapped in this area.

Soils

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

Right-of Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of Andrew Street and Weaver Way are substandard (Table 1).

Cartway Widths

The cartway width of Weaver Way should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.11.).

*The Sarge Surveying and Engineering representative submitted revised plans dated August 18, 2016 that shows the cartway width of Weaver Way.

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Weaver Way and Andrew Street are substandard (Table 1).

Private Street / Shared Driveway

Access to the existing house should be depicted on the plan showing the existing driveway location.

*The Sarge Surveying and Engineering representative submitted revised plans dated August 18, 2016 that shows the driveway location.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

Since this proposal will not tap into the public sewer system on a lot of 2 equivalent dwelling units or more, please clarify if a DEP Component 3, or Exemption from Sewage Planning (Mailer), would be required.

Sewage Service

A letter from the municipality acknowledging availability of public sewer should be submitted to the Armagh Township Supervisors.

Water Service

A letter from the municipal water authority acknowledging availability of public water should be submitted to the Armagh Township Board of Supervisors. What is the water and sewer service for the existing house? These should be shown (Section 3.213 of the Armagh Township Subdivision and Land Development Ordinance).

Features

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

Brown Township (Municipal Ordinance)

Name of Plan: Peight, Jonas J. & Susan J.
File Number: 2016-08-002
Tax Map #: 14-07-0104
Municipality: Brown Township
Applicant Name: Peight, Jonas J. & Susan J.
Land Owner Name: Peight, Jonas J. & Susan J.
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 water source. A sewage easement is being proposed for Lot 2. The residual tract, Lot 1, has an existing residence with no new development.

Administrative

This plan was last reviewed on July 28, 2016 and many of the comments from that plan are still outstanding. The Township Solicitor opined that the Brown Township Subdivision and Land Development Ordinance or Zoning Ordinance precludes two single-family homes on the same lot. The primary difference this time is that this plan shows two lots rather than a land development with 2 houses.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers in accordance with the Brown Township Subdivision and Land Development Ordinance, Article 7 Section 7.302. A.17. Abutters Moses and Susan Hostetler (T.M. 14-07-0100D and J. Elwood Johnson property (T.M. 14-07-0105A) are not shown.

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 Brown Township Subdivision and Land Development Ordinance Article 7 Sections 7.302. A.5. and A.9.

This parcel is under 20 acres and all of it should be displayed. The boundaries in the map appears to only have dimensions for a portion of the tract instead of the entire parcel. All the inset map labels are not clear and should be corrected.

*The Wright Surveying representative indicated he will place dimensions of the parcel on the insert map.

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.

Right-of Way Widths

Based on the Brown Township Road Standards (Section 41), the right-of-way width for Barrville Mountain Road is substandard.

Cartway Widths

Based on the Brown Township Road Standards (Section 41), the cartway width of Barrville Mountain Road is substandard.

PennDOT HOP / Municipal Driveway Permit

Has the proposed driveway opening along Barrville Mountain Road been reviewed by the Township Roadmaster?

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 7.302. A6 and 7.302. B7 of the Brown Township Subdivision and Land Development Ordinance.

* Based on the July 28, 2016 review, the Wright Surveying representative stated there are no deed restrictions.

DEP Sewage Planning Module

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

Sewage Service

The plan shows a sewage easement on Lot 1 to serve Lot 2.

Water Service

The water supply location should be noted on the plan as prescribed in the Brown Township Subdivision and Land Development Ordinance (Sections 4.200E and 7.302.A23). 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 plan only notes that there is an off site system.

* Based on the July 28, 2016 review, the Wright Surveying representative stated the water service is off site. It was suggested that a note be added to the plan about an easement for the water supply.

Features

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan. (Brown Township Subdivision and Land Development Ordinance, Section 7.302. A23)

According to the County GIS Files, Bailey Gap Road crosses the parcel and should be shown on the main plan and included information on the right-of-way and cartway widths. Also does Bear Bottom Lane cross Lot 1?

*The Wright Surveying representative stated the Bear Bottom Lane does not cross Lot 1.

Other Comments:

1. The lot width for Lot 1 is only partially shown where the sewer easement area is shown. The minimum lot width for lots in the R-1 zone is 150 feet with on lot services. Based on a rough measurement Lot 1 may be 160 feet in total width, but needs to be shown to confirm it meets the Brown Township Zoning Ordinance.

*The Wright Surveying representative stated he will place this dimension on the plan.

Brown Township (Municipal Ordinance)

Name of Plan: Yoder, Barbara M.

File Number: 2016-08-004

Tax Map #: 14-06-0105

Municipality: Brown Township

Applicant Name: Yoder, Barbara M.

Land Owner Name: Yoder, Barbara M.

Plan Preparer: Wright Land Surveying

Plan Summary:

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

Administrative

This property was last subdivided in August of 2008. At that time, total boundary questions were raised with a proposed 10 acre Lot 1 and 51 acre residue. At this time, we have a 10 acre Lot 1 with almost 35 acres of residue.

Subdivision Information

Property boundary information should be shown for the entire property, including the residual property (Lot 1) in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.5. and A.7.). If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map.

Lot numbers are not correct on the plan. Lot #2 is not labeled on the main plan and Lot #1 is listed twice on the inset plan and Lot #2 should be listed. This needs to be corrected.

Clean & Green / Agriculture

Note #6 states 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. 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 on the Brown Township Road Standards (Section 41), the right-of-way width of Coffee Run Road is substandard.

The right-of-way width of Farm House Lane should be labeled on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 11.)

Cartway Widths

Based on the Brown Township Road Standards (Section 41), the cartway width of Coffee Run Road is substandard. The cartway width of the proposed fifty (50) foot right-of-way and Farm House Lane should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.202 A. 11.)

PennDOT HOP / Municipal Driveway Permit

Although reviews of the driveway location is recommended, the Township does not require a driveway permit as stated in Note #4.

Private Street / Shared Driveway

There is a proposed 50 foot right-of-way crossing Lot 1 to serve Lot 2. Will this be a shared driveway between Lots 1 and 2? If so, a shared driveway agreement should be in place.

*The Wright Surveying representative indicated there are no plans to share the driveway but there is nothing to stop the owner of lot 1 from using the driveway. He added he will place the shared driveway agreement on the plan.

Street Names

Depending on the arrangements between Lot 1 and Lot 2, if multiple parties are to use a private drive, the roadway will need to be named. Street names are to be coordinated with the County GIS (Mapping) Department. There is a fee associated with the street naming.

Deed Restrictions and Easements

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

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Water & Sewage Service

On-lot water and sewer information should be shown on the plan for Lot 1 (residue) in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.23.)

Features

There are buildings on Lot 1. 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 Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302. A.23.)

Other Comments:

1. Lot 2 does not have lot frontage along a public or private road. This is also questionable where the lot width is measured from.
2. This property would be a candidate for a flag lot as provided for in (Article 4 Section 4.205 G.) of the Brown Township Subdivision and Land Development Ordinance. Is the creation of this lot intended to preserve important productive farmland as provided for in (Article 4 Section 4.205 G.)? This would then give Lot 2 direct access to a public street as opposed to access from a private right-of-way.

*The Wright Surveying representative stated yes the purpose is to still allow farming on this lot.
3. Farm House Lane should be shown on the plan.

Menno Township (Municipal Ordinance)

Name of Plan: Peachey, Josiah H. & Annie
File Number: 2016-08-003
Tax Map #: 18-06-0117
Municipality: Menno Township
Applicant Name: Peachey, Josiah H. & Annie
Land Owner Name: Peachey, Josiah H. & Annie
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 1 & 3. Lots 2 & 3 each have an existing single-family residence served by onlot sewage disposal and private water source. Soils testing for backup sewage disposal was done on Lots 2 & 3. Lot 3 has an existing seepage bed on Lot 1 and a sewage easement proposed. The residual tract, Lot 1, has an existing residence with no new development proposed.

Clean & Green / Agriculture

The property is in an Agricultural Security Area and should be noted on the plan. Note #5 states 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

The plan indicates there are hydric soils associated with this property. According to the County GIS files, some portion of this property appears to have prime farmland soils.

Setback Lines

There are pre-existing buildings on Lot 3 that intrude into the front and side yard setbacks.

Right-of Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way widths of West Back Mountain Road and Long Lane are substandard (Table 1). The right-of-way width of Cherry Lane should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.11).

Cartway Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway widths of West Back Mountain Road and Long Lane are substandard (Table 1). The cartway width of Cherry Lane should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.11.).

PennDOT HOP / Municipal Driveway Permit

The existing driveway for Lot 1 is either directly linked to West Back Mountain Road or offset from it. Please clarify.

*The Wright Surveying representative stated it is directly linked to West Back Mountain Road.

Deed Restrictions and Easements

The plan only notes there is a sewage easement on Lot 1 to serve Lot 3. Deed restrictions and easements associated with the property, if any, should be provided in accordance with Sections 6.302. a6 and 6.302. b7 of the Menno Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Water Service

The plan only states there is a private water source for Lot 2 and 3 but is not shown. The water supply location should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Sections 3.213 and 6.202. a10). 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. Is Lot 1 served by a private water source or well?

*The Wright Surveying representative indicated Lot 1 is served by a private well.

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

Union Township (Municipal Ordinance)

Name of Plan: Sewage Facilities Planning-C. Mark Ostrowski

File Number: 2016-08-001

Tax Map #: 20-13-501C

Municipality: Union Township

Applicant Name: Sewage Facilities Planning-C. Mark Ostrowski

Land Owner Name: Sewage Facilities Planning-C. Mark Ostrowski

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This plan is intended to accomplish the Sewage Facilities Planning for lands of C. Mark and Joann L. Ostrowski (TM 20-13-501C). Presently, the 4.0548 acres parcel is being considered to house a new bathhouse facility. This proposed facility will be served with a public water source and an on lot sewage disposal system. Access to TM 20-13-501C is via S.R. 655.

*A representative from the Subdivision and Land Development Review Committee asked what a bathhouse facility means.

Basic Plan Information

General Notes 6. and 7. refer to Brown Township instead of Union Township. Although the project narrative indicates the project is intended to accomplish the sewage facilities planning for lands of (Mark and JoAnn L. Ostrowski, the existing building directly east of the proposed bathhouse facility is currently used as a worship center for the Lev Y' Shua Messianic Congregation, and the "Belle Acres Complex" consists of multiple commercial businesses including the "Taste of the Town" Coffee Shop. The project narrative should be corrected to include the above information listed on the plan.

Basic Plan Information

The abutters having tax parcel numbers 20, 13-0501B and 20, 13-0501BA should be shown on the plan, including tax map numbers in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 403.1d.).

Subdivision Information

The acreage shown on the plan for the subject parcel does not match the deeded acreage in the County's Assessment data base.

Floodplain / Wetlands

As noted in General Note 4, no portion of the site lies within the one hundred year floodplain.

Soils

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

Setback Lines

The subject parcel has two zoning designations. The majority of the parcel is zoned Commercial, while the worship center is zoned Residential Suburban. The front and rear setbacks listed in general note 5 are incorrect, in accordance with the Union Township Zoning Ordinance (Article VI Sections 605, 606 and 607).

Right-of Way Widths

Access to and from the worship center is from SR 655. This should be depicted on the plan showing directional flow of traffic to and from the worship center.

What is the right-of-way width of the gravel area which is currently used as access to the site? This should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 1.c.).

Cartway Widths

What is the cartway width of the gravel area which is currently used as access to the site? This should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 1.c.).

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 (Article IV Section 402. 1.b. of the Union Township Subdivision and Land Development Ordinance.

DEP Sewage Planning Module

Public sewer serves several adjacent residential homes on the south side of SR 655. Why is this project proposing an on-lot sewage disposal system? Is it cost prohibitive to connect to the municipal sewer system?

Sewage Service

A test pit is shown on the plan for the bathhouse. Is there an existing septic system on site?

Zoning

Did this owner receive approval by special exception to operate as a religious use? Is this an existing nonconforming use? If not, Union Township may require the filing of a special exception since a religious use is allowed by special exception in accordance with (Article VI) Residential Suburban District of the Union Township Zoning Ordinance.

Land Development

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

Provisions for Street Lighting may be required and should be included with the plan submission. The applicant should contact Union Township for more information.

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

Parking provisions should be indicated on the plan.

E & S / Stormwater

If this project proposes to disturb 5,000 square feet to one (1) acre of land, then an Erosion and Sedimentation Control Plan will be required.

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

Other Comments:

1. In accordance with the Union Township Zoning Ordinance Section 501. 2.A., churches or any other place of public or private assembly requires at least one (1) parking space for each four (4) seats provided for public or private assembly. The plans show no off-street parking spaces for the commercial uses or the religious use associated with this parcel.

2. What is the square footage of the bath house facility? This should be labeled on the plan.

3. If there is signage as part of this use, it must comply with the Union Township Subdivision and Land Development Ordinance Article IV Section 401. and Section 404.

4. Although the location map lists street names the street lines appear to be missing making it difficult to clearly identify the project location area.

Union Township (Municipal Ordinance)

Name of Plan: Yoder, Menno N. & Annie M.
File Number: 2016-08-005
Tax Map #: 20-06-122D/122E
Municipality: Union Township
Applicant Name: Yoder, Menno N. & Annie M.
Land Owner Name: Yoder, Menno N. & Annie M.
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. Lot A is being added onto the residue of Lot 1 and shall become an integral part thereof.

Administrative

This parcel was last reviewed in July of 2015. There are questions under other comments as to whether the adjoining Donald and Donna Garrett parcel (T.M. 20-07-0131) should be included. (See other comments)

*The Wright Surveying representative stated tax parcel 20,-07-0131 was purchased by Steven Yoder in June 2016.

Soils

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

Setback Lines

The existing house, barn and shop on Lot 1 are in the side yard setback.

Right-of Way Widths

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

Cartway Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width of South Dryhouse Road is substandard (Section 501.2).

What are the cartway widths of the private right-of-way?

PennDOT HOP / Municipal Driveway Permit

If a new driveway is proposed, a municipal driveway permit is required, and a copy should be provided to the Union Township Planning Commission.

Private Street / Shared Driveway

There is a shared driveway agreement between Lots 1 and 2. Are there any plans for a separate driveway for Lot 2?

*The Wright Surveying representative stated there are no plans for a separate driveway.

Street Names

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 4 Section 402.2.b.) of the Union Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

A copy of the DEP Component 2 Sewage Facilities Planning Module should be submitted to the Union Township Planning Commission.

*The Wright Surveying representative stated this will be signed Monday.

Water Service

The water supply location for Lot 1 should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article 4 Section 402.1.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 on note 6. of the plan that the water source is off-site and there is no easement.

Lot Addition

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

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, Section 402.1d)

Other Comments:

1. It appears there is a dramatic difference in this plan lay out from the previous plan in July 2015. Not only is a lot merger of the Menno Yoder parcels (T.M. 20-06-0122D and 20-06-0122E), there is additional land that is now incorporated to the south going some 216.45 feet that would appear to incorporate part of the Donald and Donna Garrett tract (T.M. 20-07-0131). This needs to be confirmed. If this is the case, then Steven Yoder would need to sign off on the application and agree to the lot addition. The plan narrative would also have to be modified to include a second lot addition and the "Z" symbol showing the connection. Please confirm.

*The Wright Surveying representative indicated there was a two (2) acres lot addition to Annie Yoder in June 2016.

2. Why is the lot line for Lot 2 with Lot 1 different from that shown in 2015? The plan shows 235.07 feet and the July 2015 plan is showing 234.74 feet.

Public Comment

None

Other Business or Comments

Bill Gomes was approached by Nancy Records from Communities That Care to see if the Planning Commission would like to hear about a recent survey she did that she has shared with the Commissioners. Bill asked for more information and will share this with the board who can decide if they would like to hear a presentation.

Rob Postal will be giving an economic development update at September's meeting.

Preliminary mapping information was received from Nittany Media and Comcast on internet availability and GIS is creating a map based on the information.

Bill met with Lewistown Borough who has agreed to provide a match requirement for the trail project. This money will come from CDBG 12, 13 and 14 monies, unless they decide on another source.

Dan Dunmire attended a recent Agland Preservation Board meeting where he discovered that there will be a \$5 million increase statewide in the 2016-2017 state budget for Agland Preservation. Mifflin County will receive approximately \$18,000 of this money. This will preserve one farm. Dan has received 11 applications. The increase in the budget is a result of the increase in the cigarette tax.

Adjournment

Upon no further discussion, the meeting adjourned at 4:54 p.m. upon a motion by Neal Shawver, which was seconded by Dave Pennebaker.