

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
AUGUST 22, 2019
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Thomas Lake
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Cyle Vogt

Other

Robert Postal, Commissioner
Lucas Parkes, The EADS Group
Lucas Lenze, The Lewistown Sentinel

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Tiffany Brought, Planning Clerk

Call to Order

Kay Semler, Chair, called the meeting to order at 3:29 p.m.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since all members are not present.

Approval of Meeting Minutes

Jim Spendiff made a motion to approve the minutes from the July meeting. The motion was seconded by Dan Dunmire. All members voted aye.

Subdivision and Land Development Review Committee Report

Thirteen plans were submitted to the committee for review, twelve under Municipal Ordinance and one under County Ordinance.

Jim Lettiere reviewed Geisinger Lewistown Interventional Radiology. This project is a medical land development which proposes to demolish the existing courtyard in order to construct a Radiology area that will tie-in to the existing building on all 4 sides. Stormwater management will be achieved by connecting to the existing system. The increase in stormwater is negligible. The hospital was last reviewed as a land development plan in 2000 and recently the emergency entrance parking lot was reviewed as a land development plan in July 2019.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting. A representative from the Larson Design Group was present at the meeting.

The second plan that Jim Lettiere reviewed was Stroup's Garage. Steve Stroup is planning to construct a garage for his business. The proposed project will include the construction of a 3,128 square foot garage and associated site improvements.

Lucas Parkes from The EADS Group was present to address any questions on the Stroup Garage Plan. He stated that prior to Steve Stroup purchasing the lot next door he went through the zoning change to have the property changed from residential to general commercial. During the zoning hearing, Derry Township said they would work with Mr. Stroup on the setbacks on this property so he can add as many garage bays as possible. Bill Gomes asked for clarification on the parking area, because on the plan they are shown overlapping the landscaping area. Lucas said that the plan was not correct and that they will fix that. Lucas also confirmed that Steve Stroup does not sell cars at this time.

The third plan that Jim Lettiere reviewed was for Michael A. & Barbara Ann Wahler. This plan proposes to consolidate Lots A, B, and C into a single tract. Lots A and C are vacant. Lot B has an existing residence. This plan is also showing the relocation of Sugar Valley Rd., T-301. No new development is being proposed by this plan.

Neal Shawver asked what the logic is for the new road. Jim stated that the property owners are choosing to move the road, because it is too close to the house.

Bill Gomes asked if the plan should be held up for a month or give it conditional approval.

Kay then entertained a motion to accept the comments of the twelve plans under municipal ordinance with allowing Jim additional time to review the Geisinger Lewistown Hospital and Franklin J. & Shirley L. Davidheiser plans. A motion was made by Dan Dunmire and Neal Shawver seconded the motion. All members voted aye.

Kay entertained a motion to table the Michael A. & Barbara Ann Wahler plan in Wayne Township. A motion was made by Cyle Voght and seconded by Dan Dunmire. All members voted aye.

Armagh Township (Municipal Ordinance)

Name of Plan: Speicher, Noah C. & Elizabeth B.
File Number: 2019-08-008
Tax Map #: 15-05-0119A
Municipality: Armagh Township
Applicant Name: Speicher, Noah C. & Elizabeth B.
Land Owner Name: Speicher, John J. & Barbara S.
Plan Preparer: Wright Land Surveying

Plan Summary

This plan proposes to create Lot 2 for existing use. Lot 2 has a sawmill and lunch room served by a privy. Lot 2 has no indoor water under pressure. The residual tract, Lot 1, has an existing residence with no new development proposed. No new development is being proposed by this plan.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

The subdivision application form should be signed by the municipality.

Basic Plan Information

The County's GIS, Assessment and Recorder of Deeds office show the tax parcel 12,05-0114-000 being owned by Lydia E., Enos N. and Noah E. Hostetler, not Lydia E. Zook.

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. Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.5 and 6.302 a.5).

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 noted in plan note 3 and based in County GIS files no floodplains or wetlands are located on this parcel.

Topographic information

Suitability considerations should be made for this plan if any future development is proposed on the residual. Since 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 in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.7).

Soils

As noted in note 4 and according to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Right-of-Way Widths

What assurance will the Township have that the proposed 50' right-of way will be constructed?

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Cedar Grove Lane is substandard (Article 3 Table 1). A twelve foot cartway appears inadequate for two way vehicular traffic. No further development should be allowed without expanding the cartway width.

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Cedar Grove Lane is substandard (Article 3 Table 1). A twelve foot cartway appears inadequate for two way vehicular traffic. No further development should be allowed without expanding the cartway width.

PennDOT HOP / Municipal Driveway Permit

As noted in plan note 5, any alternations to access to State Route 1001 requires a Highway Occupancy Permit (HOP).

Private Street / Shared Driveway

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

*The Wright surveying representative indicated there is a shared driveway agreement on the plan and the deed book and page number are listed on the insert map.

Does the deed allow for additional parties to use Cedar Grove Lane?

*The Wright surveying representative stated no.

Deed Restrictions and Easements

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

*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.

Water Service

The plan should note if Lot 2 and the residual are served with a well or and off site water source, in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.9 and 10).

*The Wright surveying representative stated a spring serves Lot 1 the residual and lot 2 has a hand pump water hydrant.

There is a spring on lot 1. Please confirm that this is the source of water for this lot. Also how do you operate a

lunch room without access to water as shown on lot 2?

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9).

*The Wright surveying representative stated all are shown.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10).

*The Wright surveying representative stated all are shown.

Other Comments:

By providing for a proposed new right-of-way extending Cedar Grove Lane, are there plans for additional development?

*The Wright surveying representative stated no.

The frontage for lot 2 appears to be off this proposed right-of-way.

*The Wright surveying representative affirmed this.

Armagh Township (Municipal Ordinance)

Name of Plan: Pecht, Roland T. & Martha E.

File Number: 2019-08-009

Tax Map #: 12-11-0102A

Municipality: Armagh Township

Applicant Name: Pecht, Roland T. & Martha E.

Land Owner Name: Pecht, Roland T. & Martha E.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create lots 2 & 3 for existing agricultural use. The residual tract, Lot 1 is vacant farmland. No new development is being proposed by this plan.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

The subdivision application form should be signed by the municipality.

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 depicted on this plan and based on County GIS files, Lot 3 is partly situated in the 100 year floodplain and contains wetlands. It is also acknowledged based on note 5. Lots 1 and 2 are not located in the floodplain or a designated wetland.

Topographic information

If there are proposed development plans for the residual, 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

As noted in note B and according to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Right-of-Way Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way width of Barefoot Road is substandard (Article 3 Table 1).

Cartway Widths

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Barefoot Road is substandard (Article 3 Table 1).

PennDOT HOP / Municipal Driveway Permit

As noted in note 4. No new access is being proposed by this subdivision and any future new road access will require a Township driveway permit.

Deed Restrictions and Easements

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

*The Wright surveying representative indicated there are none.

DEP Sewage Planning Module

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

Sewage Service

Is lot 2 served with an on lot septic system or privy? If so, its location should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.10).

*The Wright surveying representative indicated lot 2 is not served by either only the farm building.

Water Service

Are lots 1 (the residual), Lot 2, or Lot 3 served by an onsite well or off site water? If so, this information should be shown in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.9. and 10.).

*The Wright surveying representative stated no.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10).

*The Wright surveying representative stated yes.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9).

*The Wright surveying representative stated yes.

Land Development

As acknowledged in note 9, any future development will require appropriate planning submitted to the relevant agencies.

Derry Township (Municipal Ordinance)

Name of Plan: Geisinger Lewistown Hospital Interventional Radiology

File Number: 2019-08-011

Tax Map #: 16-19-0100

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Geisinger Clinic

Land Owner Name: Geisinger Clinic

Plan Preparer: Larson Design Group

Plan Summary

The Geisinger Lewistown Interventional Radiology project is a medical land development which proposes to demolish the existing courtyard in order to construct a Radiology area that will tie-in to the existing building on all 4 sides. Stormwater management will be achieved by connecting to the existing system. The increase in stormwater is negligible.

The hospital was last reviewed as a land development plan in 2000 and recently the emergency entrance parking lot was reviewed as a land development plan in July 2019.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(15)).

**The revised plans show the abutters on Sheet GO.02 of the plan, including tax map numbers.

Deed Book and Page Number information for the hospital should be provided on the plan, in accordance with Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-17.B.(4).

**The revised plans list the instrument number on Sheet GO.02.

Although there is a statement of intent the narrative should indicate the total square footage of the conversion of the existing courtyard into the Interventional Radiology offices.

**The revised plans indicate the total square footage of the courtyard enclosure.

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 Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-15.B.(1), Section 186-16.B.(6) and Section 186-17.B.(6).

**GIS property boundaries are shown on Sheet GO.02 of the plan because survey data is not available. The deed is included in the Narrative Appendix which contains the property description.

Floodplain / Wetlands

It is acknowledged project information note 7, states the project is located outside the 100 year floodplain. The plan should note whether or not the site lies within a designated wetland in accordance with Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(9).

**A note was added in the "General Land Development Notes" on Sheet C3.01 stating that the project is not within a designated wetland.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(7).

**Existing topographical contours are shown on the Existing Conditions Plan on Sheet C1.01. There are no contours to be shown on the proposed site plan because the entire proposed site is a structure that tie-into the building on all four sides.

Setback Lines

The setback lines should be shown on the plan or at a minimum the setback distances as listed in the Derry Township Zoning Ordinance, (Chapter 215 Section 215-19.F(1), (2), and (3) should be indicated on the plan on sheet C 3.01.

**The setback requirements are now shown on the plan on Sheet G0.01 and depicted on Sheet G0.02.

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Third and Fourth Streets should be shown on the plan. (Article IV Section 186-16.B.(11).

**The approximate right-of-way widths are now shown on the plan on Sheet G0.02 of the plan. The right of way width of Fourth Street is substandard in accordance with the Derry Township Subdivision and Land Development Ordinance (Article V. ss186-22. B. (1)). The right-of-way width of Third Street is not legibly shown on the plan.

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Third and Fourth Streets should be shown on the plan. (Article IV Section 186-16.B.(11).

**The approximate cartway widths are now shown on the plan on Sheet G0.02 of the plan. The cartway width of Fourth Street is substandard in accordance with the Derry Township Subdivision and Land Development Ordinance (Article V. ss186-22. B. (1)).The cartway width of Third Street is not legibly shown on the plan.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.(12).

**There are no deed restrictions and easements associated with the property and therefore there are none shown on the plan.

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.

** The project will utilize public sewer and will provide a Component 3 or Exemption when received.

Water Service

A letter from the municipal water authority of the Borough of Lewistown acknowledging availability of public water should be submitted to the Derry Planning Commission in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-17.B.(24).

**We will coordinate with the municipal authority to receive a letter as stated above.

The plan should state the site is currently served by public water and public sewer.

**The plan now states under "General Land Development Notes" on Sheet G0.01 that the project is currently served by public water and public sewer.

Signature Blocks on Plan

The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is required, one can be obtained from the Mifflin County Planning and Development Department.

**The Mifflin County Review Certificate was added to the plan.

A signature block should be on the plan acknowledging the approval of the Derry Township Supervisors.

**A signature block was added to the cover sheet for the Derry Township Supervisors.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-15 B.(9).

**An additional existing steam tunnel and roof drain collection was added to Sheet C1.01 of the plan so that all man made features are now shown on the plan.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-15 B.(10).

**All natural features are shown on the plan.

Zoning

The plan should mention the need for a variance from the Township's Zoning Ordinance, since it will increase the maximum lot coverage. Has such a variance been approved by the Zoning Hearing Board? If so, it should be noted on the plan. Otherwise any approval by the Township should be contingent on a variance being approved.

**The variance has not been approved by the Zoning Hearing Board yet.

Land Development

Parking provisions should be indicated on the plan.

**There are no proposed changes to parking.

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

**No a building permit application has not been submitted yet.To your knowledge has a building permit been issued for this project?

**No.

E & S / Stormwater

The plan requests a waiver from the Township's stormwater provisions, but does the plan meet the Kish Creek Ordinance that was adopted by Derry Township?

**It is our understanding that the Kish Creek Ordinance is incorporated into the codified Township of Derry Code.

It is our intention to ask for an exemption of Stormwater Management for this project. Using the Kish Creek/Township of Derry Code exemption criteria, the proposed impervious area is less than 20% of the total parcel area and less than 5,000 square feet and therefore exempt from stormwater controls.

The stormwater waiver request should be reviewed by the Township Engineer.

**We have forwarded the permit submission to Karl Shellenberger the Township Engineer to review. We have not received comments at this time. The County received a letter dated August 8, 2019 from Karl Shellenberger which provides comments. All Engineering comments should be satisfactorily addressed.

It is acknowledged the addition results in less than 5,000 square feet of earth disturbance and does not require an Erosion and Sediment Control Plan. Also it is acknowledged an NPDES Permit will not be required.

Other Comments:

A site map clearly showing the existing courtyard in relation to the hospital would be helpful. There should be an overall property plan showing the proposed enclosure of the courtyard in relation to the rest of the hospital.

*The Larson Design Group representative provided an aerial map depicting the courtyard in relation to the existing areas of the hospital. She also indicated she would be able to provide written responses to the comments by August 22, 2019.

**On overall plan sheet G0.02 was added to the plan set as well as a hospital location map in the narrative appendix.

Derry Township (Municipal Ordinance)

Name of Plan: Stroup, Steven L. & Lisa A.

File Number: 2019-08-012

Tax Map #: 16-24-0506; 16-24-0505

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Stroup, Steven L. & Lisa A.

Land Owner Name: Stroup, Steven L. & Lisa A.
Plan Preparer: The EADS Group, Inc.- Lucas Parkes

Plan Summary

Steve Stroup is planning to construct a garage for his business. The proposed project will include the construction of a 3,128 square foot garage and associated site improvements.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents comments generated at the August 22, 2019 Mifflin County Planning Commission meeting.

Administrative

The narrative needs to be updated to include the lot addition subdivision portion of this project.

Subdivision Information

The application indicates this project consists of a lot line adjustment and a land development proposal. The narrative should include a statement that tax parcel 16,24-0505 will be added to the tax parcel 16,24-0506 and include the acreage.

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

Floodplain / Wetlands

As noted in general project notes K and L and based on County GIS files, both parcels are not situated on the 100 year floodplain or designated wetlands.

Soils

There is no soil information on the plan.

Setback Lines

Drawing No. C-2 depicts the proposed garage addition within the rear and side yard setbacks. This arrangement would require a dimensional variance. This determination should be made by the Township Zoning Officer.

In accordance with the Derry Township Zoning Ordinance, (Chapter 215 Section 215-18. F. (3). The rear yard setback is 25 feet not 35 feet as shown on drawing No. C-2.

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of North Boiling Springs Avenue is substandard (Article IV Section 186-22.B.(1).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of North Boiling Springs Avenue is substandard (Article IV Section 186-22.B.(1).

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, based on general project note M., there are no known deed restrictions or easements associated with the property.

Sewage Service

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

Water Service

A letter from the Municipal Authority of the Borough of Lewistown acknowledging availability of public water should be submitted to the Derry township Planning Commission in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-17.B.(24).

Signature Blocks on Plan

A signature block should be on the plan acknowledging the review of for the Derry Township Planning Commission.

Lot Addition

A lot addition statement should be noted on the plan stating the following on the plan:

"Lot # ___ consisting of ___ acres is to be added onto land owned by _____. Lot # ___ is a lot addition and shall become an integral part of the property owned by _____. Lot # ___ is not a building lot and cannot be maintained or developed as a separate individual lot."

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(9).

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(10).

Zoning

This project will further exceed the maximum lot coverage provisions provided in the General Commercial section of the Derry Township Zoning Ordinance. The maximum lot coverage is supposed to be 70% and this plan increases the lot coverage from 76% to 78%. A non-conforming dimensional variance will be required prior to final approval.

Land Development

It is not clear if the correct parking standards have been used. In accordance with the Derry Township Zoning Ordinance, (Chapter 215 Section 215-38 (2) (h), automobile repair requires one parking space for each 400 square feet of gross floor area and one space for each employee on major shift.

What are the dimensions of the parking spaces? The parking spaces on the south side on of tax parcel 16,24-0505-00 appear intermingled with the buffer area.

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

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

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

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

Other Comments:

1. What is the total area of the earth disturbance ?
2. Does this facility sell vehicles on consignment or retail sales?
3. Is the off-site parking used for auction sales?
4. Will there be a dumpster for refuse disposal? If so, where will it be located?

**The EADS Group representative indicated he will be providing updated plans based on the County's comments.

Derry Township (Municipal Ordinance)

Name of Plan: East Side Storage

File Number: 2019-08-013

Tax Map #: 16-09-01051A

Municipality: Derry Township (Municipal Ordinance)

Applicant Name: Gingerich, Philip E. & Shannon L.

Land Owner Name: Gingerich, Philip E. & Shannon L.

Plan Preparer: The EADS Group, Inc.- Lucas Parkes

Plan Summary

Philip Gingerich is planning to construct two new storage buildings and associated stormwater management and site improvements.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

The owners of this parcel applied for a special exception to add two (2) self-storage buildings to the existing selfstorage buildings currently on site. A public hearing was held on July 2, 2019 and the Derry Township Zoning

Hearing Board approved the request. This information should be noted on the plan. This parcel is also part of a zoning amendment request to change the current zoning designation of low-density residential to general commercial. A public hearing is scheduled on Monday, August 19, 2019. The Derry Township Supervisors will consider the adoption of an ordinance to effectuate this zoning after the public hearing. 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 in accordance with Derry Township Subdivision and Land Development Ordinance, (Article IV. Section 186-15.B.(1), Section 186-16.B.(12) and Section 186-17.B.(6) and (8)).

Floodplain / Wetlands

Based on County GIS files and general project note K, the site is not situated in the 100 year floodplain. General project note L, indicates the site might contain wetlands, but the development will not impact any wetlands. County GIS files does not show any wetlands on the site.

Soils

There is no soil types listed on the plan. According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Right-of-Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, (Article IV Section 186-16.B.(11) the right-of-way widths if any exist for Fox Hollow Drive and U.S. Highway 522 should be shown on 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.

Private Street / Shared Driveway

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

Deed Restrictions and Easements

According to the surveyor as noted in general project note O. and P., there are no known deed restrictions or easements associated with the property.

Water Service

Will this facility be served by the public water source? If so this should be noted on the plan.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV. Section 186-16.B.(10)).

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Article IV. Section 186-16.B.(9)).

Land Development

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

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

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

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

The square footage for each existing building should be on plan sheet C-2.

It is not clear if this project meets the parking provisions in the Derry Township Zoning Ordinance, (Chapter 215 Section 215-38.(h)). The plan should clearly show the total number of storage units and compliance with one off-street parking space for every twenty-five units plus one space per 250 square feet of office space, plus two per any resident manager.

Parking provisions should be indicated on the plan.

E & S / Stormwater

If the earth disturbance for the plan is greater than 5,000 square feet and less than one acre a Erosion and Sediment Control Plan is required.

Other Comments:

1. What is the total amount of earth disturbance?

Granville Township (Municipal Ordinance)

Name of Plan: Davidheiser, Franklin J. & Shirley L.

File Number: 2019-08-001

Tax Map #: 17-07-0102

Municipality: Granville Township (Municipal Ordinance)

Applicant Name: Davidheiser, Franklin J. & Shirley L.

Land Owner Name: Davidheiser, Franklin J. & Shirley L.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary

The purpose of this plan is to create Lot 2, of 2.000 acres for single-family residential use, from the property of Franklin J. and Shirley L. Davidheiser, Mifflin County Tax Parcel 17, 07-0102. The residual tract, Lot 1 of +83 acres, is used for agriculture with no existing dwellings.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Administrative

Property was last subdivided in March of 2017 on what appears to part of Lot 1, for a cell tower.

*The Sarge Surveying and Engineering representative stated this was a lease that was not put into place and the tower has not been constructed.

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. (Granville Township Subdivision and Land Development Ordinance Sections 6.302.a5, 7, 9 and 12).

Clean & Green / Agriculture

As noted in Note #4, 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 noted in #2, and based on County GIS files part of Lot 1 lies in a 100 year flood plain.

Soils

According to the County GIS files, some portion of the residual only appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

According to the County GIS files, some portion of the residual only 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 Granville Township Subdivision and Land Development Ordinance, the right-of-way width for Lockport Road should be shown on the plan (Article 6 Section 6.202.a.11.).

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Char Will Drive, Middle Road and private owned road are substandard (Appendix A/Table 1).

Cartway Widths

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway width for Middle Road and Char Will Drive is substandard (Appendix A/Table 1). The Char Will Road cartway is only 12 feet wide, which is not adequate for two way travel. Further development along this road should be restricted.

Is the proposed 20 foot right-of way off Char Will Drive a continuation of the private road? Will Lot 2 have access to Char Will Drive that connects to Middle Road?

*The Sarge Surveying and Engineering representative indicated it is a new private access/driveway easement that will connect to Char Will Drive.

The cartway width for Lockport Road and private road should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.11.).

Private Street / Shared Driveway

Although note # 6 mentions that the lots will have common responsibilities, it should list if this impacts only Lots 1 & 2 of the Sipe Property, TM 17-07-0102B.

Deed Restrictions and Easements

A copy of the deed access for Char Will Drive should be provided.

According to the surveyor based on note 3, there are no known deed restrictions or easements associated with the property.

Sewage Service

If there are any on-site water or sewer facilities serving Lot 1, they should be noted on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.10.).

*The Sarge Surveying and Engineering representative stated there are none.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a9).

*The Sarge Surveying and Engineering representative stated all are shown.

In 2017, as best we can determine, a cell tower and access easement were approved, impacting Lot 1. Unless the tower and access road were not installed, they should be shown on the plan.

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Section 6.202.a10).

*The Sarge Surveying and Engineering representative stated all are shown.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Howell, Jeffrey L.

File Number: 2019-08-002

Tax Map #: 01-09-0525

Municipality: Lewistown Borough (Municipal Ordinance)

Applicant Name: Howell, Jeffrey L.

Land Owner Name: Howell, Jeffrey L.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary

The purpose of this plan is to subdivide the land of Jeffrey L. Howell, Mifflin County Tax Parcel 01, 09-0525, into two lots that each contain an existing house, Lot 1 will contain 0.072 acres and Lot 2 will contain 0.084 acres.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

**Two asterisks represent comments based on revised plans dated August 20, 2019.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers in accordance with the Lewistown Borough Subdivision and Land Development Ordinance, (Part 7 Section 7.302.A.17.).

*The Sarge Surveying and Engineering representative indicated he will add these.

** All abutters are shown on the plan.

Setback Lines

There are existing buildings on both lots 1 and 2, that do not meet the side or rear setback requirements. Lot 1 has a pre-existing house that does not meet the side yard setback. Lot 2 has a garage that does not meet the rear setback. This subdivision does not impact the pre-existing non-conformities for these buildings. However, by this subdivision the house on Lot 2, now does not meet the side yard setback. A variance would be needed prior to final approval of this subdivision.

*The Sarge Surveying and Engineering representative stated he will field verify this distance to determine if a variance is necessary.

**The Sarge Surveying and Engineering representative indicated he field checked the house on Lot 2 and it is 4 feet from the new property line. Therefore no variance should be required.

Right-of-Way Widths

It is assumed that West 5th Street meets the Borough's right-of way and cartway width standards.

PennDOT HOP / Municipal Driveway Permit

The driveway from both lots should be on the plan in accordance with the Lewistown Borough Subdivision and Land Development Ordinance (Part 7 Section 7.202 A. 10.).

*The Sarge Surveying and Engineering representative indicated he will add the driveways to the revised plan.

**The revised plans show the driveway for lot 2 but it does not show the driveway for lot 1.

DEP Sewage Planning Module

A copy of the DEP "Request for Planning Waiver and Non-Building Declaration" form has been provided.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Lewistown Borough Subdivision and Land Development Ordinance (Part 7 Section 7.302.A.23.).

*The Sarge Engineering and Surveying representative stated all are shown.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Briner, Deanna D.

File Number: 2019-08-003

Tax Map #: 01-06-0412; 01-06-0413

Municipality: Lewistown Borough (Municipal Ordinance)

Applicant Name: Briner, Deanna D.

Land Owner Name: Briner, Deanna D.

Plan Preparer: Sarge Engineering and Surveying

Plan Summary

The purpose of this plan is to consolidate two adjoining lots owned by Deanna D. Briner. Lot A, Tax Parcel 01, 06-0412, will be joined with Lot B, Tax Parcel 01, 06-0413. Lot C, the new combined Parcel, will contain 0.152 acres.

*One asterisk represents comments made during the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Subdivision Information

It appears the combined acres for Lot C does not accurately reflect the square footage on the plan. If Lot C will be 0.152 it appears the square footage would be 6,621.12 and not 6,633.9.

*The Sarge Surveying and Engineering representative explained the acreage is based on rounding and is more accurate.

Setback Lines

As noted in note #6, the existing house is within the side yard setback and this proposal does not change this pre-existing non-conformity.

Right-of-Way Widths

It is assumed that the right-of way and cartway widths for West Sixth Street meets the Borough's road standards.

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 has been provided.

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Lewistown Borough Subdivision and Land Development Ordinance, (Part 7 Section 7.302.A.23.).

*The Sarge Surveying and Engineer representative indicated all are shown.

Lewistown Borough (Municipal Ordinance)

Name of Plan: Barr, Roger G..
File Number: 2019-08-007
Tax Map #: 05-04-0119; 05-04-0120
Municipality: Lewistown Borough (Municipal Ordinance)
Applicant Name: Barr, Roger G..
Land Owner Name: Barr, Roger G..
Plan Preparer: Wright Land Surveying

Plan Summary

This plan proposed to consolidate Lots A & B into a single lot. Lots A and B are vacant lots served by public sewer and public water. No new development is being proposed by this plan.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Lewistown Borough Subdivision and Land Development Ordinance, (Part 7 Section 7.302.A.26.).

*The Wright Surveying representative indicated if the Ordinance indicates at what intervals the topographical lines must be shown. The ordinance indicates they should be shown not more than five (5) feet. The representative indicated there is only a 3 foot elevation change on the property.

Soils

There is no soil information on the plan, but a request can be made to waive this requirement due to no new construction and public utilities.

Right-of-Way Widths

Since Shaw Avenue is an existing street, it is assumed the street right-of way and cartway widths meet the provisions of the Lewistown Borough Subdivision and Land Development Ordinance (Part 4 Section 402 I.).

PennDOT HOP / Municipal Driveway Permit

Where is the driveway for the two lots?

*The Wright Surveying representative stated there are no driveways.

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.

Menno Township (Municipal Ordinance)

Name of Plan: Yoder, Loren K. & Mary Ellen
File Number: 2019-08-004
Tax Map #: 18-09-0114W; 18-09-0119
Municipality: Menno Township (Municipal Ordinance)
Applicant Name: Yoder, Kore E.
Land Owner Name: Yoder, Loren K. & Mary Ellen
Plan Preparer: Taptich Engineering and Surveying

Plan Summary

This project involves the subdivision of the lands of Kore E. Yoder (DB 572, PG 082). Parcel A is presently vacant and is used for recreational purposes. This parcel is proposed as a non-building, lot addition to the adjacent lands of Kurt Stauffer (TM 18-07-0119B). No sewage facilities testing was performed. The residue lands are vacant mountain lands. No sewage facilities testing was performed on the residue or the proposed Lot #1.

Basic Plan Information

The abutter Joshua D. and Rebecca M. Yoder tax parcel 18,07-0125 should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.16). Adjoiner number 15 owned by Amos Peachey has the incorrect tax parcel number. It should be 18-09-0108W.

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 Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.5. and 6.302 a.5.).

Clean & Green / Agriculture

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

Floodplain / Wetlands

Based on general note 6. and County GIS files, no portion of the parent and recipient lands are in the 100 year floodplain. The plan should note if either the parent or recipient lands are situated in any designated wetlands in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.12.).

Topographic information

If there is future planned development, 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 the residual only appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The hydric soils information should be shown on the plan.

According to the County GIS files, some portion of the residual only appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Right-of-Way Widths

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Jacks Mountain Road and (State Route 4007) should be shown on the plan (Article 6 Section 6.202 a.11.).

The plan also states E Flat Road has no defined right-of-way.

General note 7. indicates no claims are made as to the status on viability of East Flat Road as an access. It should be noted in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 3 Section 3.204 d.) where a proposed subdivision abuts an existing street which has a narrow width improper alignment or either deficiency the supervisors may require for additional right-of way. This is a concern, because East Flat Road is shown as having a 9' travel way.

Cartway Widths

The cartway width of Jacks Mountain Road (State Route 4007) should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.11).

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway width of East Flat Road is substandard (Article 3 Table 1).

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

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Menno Township Subdivision and Land Development Ordinance. (Article 6 Section 6.202 a.13. and 8).

DEP Sewage Planning Module

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

Water Service

Is the Kurt and Dena Stauffer parcel served by a private well, an off site water source or public water? If so, the location should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 9. and 10).

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9).

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10).

Land Development

Since the residue has no sewer testing and there is no on lot water services, any future development that meets the definition of land development, will require the filing of a land development plan.

Union Township (Municipal Ordinance)

Name of Plan: Yoder, Menno M. & Lydia D.

File Number: 2019-08-005

Tax Map #: 14-09-0103B; 14-09-0100; 14-09-0100A

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Peachey, Ivan T.

Land Owner Name: Yoder, Menno M. & Lydia D.

Plan Preparer: Taptich Engineering and Surveying

Plan Summary

This project involves the creation of two (2) lots (Lot #1 0.02258 acres; Lot #2 0.1512 acres) from the lands of Menno and Lydia Yoder (TM 14-09-0103). The proposed lots will be non-building lot additions to adjacent land of Cameron and Camella Peachey (TM 14-09-0100A) and Ivan and Janet Peachey (TM 14-09-0100), respectively. Both proposed Lot #1 and Lot #2 are presently vacant and used for agricultural purposes.

Administrative

This lot addition subdivision is situated mostly in Union Township while the residual is located in Brown Township. The subdivision application form should be signed by Union Township. The plan is signed by Brown Township.

This property was last subdivided in August of 2018 that created TM 14-09-0100.

The landowner's signature needs to be on the subdivision application form. Ivan Peachey and Menno Yoder have signed plan applications, but not Cameron Peachey.

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers in accordance with the Union Township Subdivision and Land Development Ordinance, (article IV Section 403.1.d.). The David Yoder abutter parcel is not listed, TM 20-04-0103.

The plan does not have the parcel number for Cameron Peachey on the main detailed plan. It should be TM 14-09-0100A not 14-09-0100. (Ivan Peachey property)

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 Union Township Subdivision and Land Development Ordinance (Article IV Sections 402.1.a.). The Cameron Peachey survey was completed in 2018.

Clean & Green / Agriculture

As noted in note #4, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they

should contact the Mifflin County Assessment Office for more information.
The property is in an Agricultural Security Area and should be noted on the plan.

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402.1.e.)

Topographic information

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

Soils

There is no soil information on plan.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

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

Setback Lines

Part of this property, based on the 2019 review, lies in the Residential Agriculture zone. In other words, there are two zones in Union Township impacting this property, Residential Limited and Residential Agriculture and should be noted.

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

Right-of-Way Widths

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

Based upon the Union Township Subdivision and Land Development Ordinance (Article IV Section 402 1.C.), the right-of-way width of East Back Mountain Road should be shown on the plan.

Cartway Widths

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

The cartway width of East Back Mountain Road and Garver Road should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Section 402.1c).

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 rightof-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Deed Restrictions and Easements

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

DEP Sewage Planning Module

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

Sewage Service

On lot water and sewer service for Cameron Peachey, Ivan Peachey and Menno Yoder should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.d.).

Signature Blocks on Plan

Part of this property lies in Brown Township. The Mifflin County Review Certificate should be on the plan. If a copy of the certificate is needed, one can be obtained from the Mifflin County Planning and Development Department.

Features

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

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water

courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.1.e.).

Zoning

The zoning information for Union Township should include the Residential Agriculture and Residential Limited information.

Union Township (Municipal Ordinance)

Name of Plan: Kanagy, Steven L. & Katie L.

File Number: 2019-08-010

Tax Map #: 20-02-0120

Municipality: Union Township (Municipal Ordinance)

Applicant Name: Kanagy, Steven L. & Katie L.

Land Owner Name: Kanagy, Steven L. & Katie L..

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 two existing residences with no new development proposed.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

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 Union Township Subdivision and Land Development Ordinance (Article W Section 402.1.a)

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 noted in note 4 and based on the County's GIS files, no wetland or floodplains are located on Lot 2 or the residual.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands, although there are no wetlands. The hydric soils information are shown on the plan, in plan note 2.

Right-of-Way Widths

The plan proposes what appears to be 1,218.86' linear feet of right-of way which is to be fifty (50') feet wide, connecting to Roy I Road. This is approximately a little less than 1/4 mile. What assurance does the Township have that this will be constructed? Will the right-of way be constructed in accordance with the Township road standards? Has the Township engineer reviewed this proposal?

*The Wright Surveying representative indicated Roy I Road will be widened from 20 to 50 feet and there is a maintenance agreement in place for the existing portion of Roy I Road. He indicated the Township has conditionally approved the widening.

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of Roy I Road and West Back Mountain Road are substandard (Article V Section 5012).

Cartway Widths

What will the cartway width be after the construction of the fifty (50') feet right-of way? This should be noted on the plan.

*The Wright Surveying representative indicated currently the cart-way width is 12 feet and will be widened to 20 feet.

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway width of Roy I Road and West Back Mountain Road are substandard (Article V Section 5012).

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

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

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Union Township Subdivision and Land Development Ordinance. (Article IV Section 401 1. and 402.2.b).

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water Service

Is there an on site or off site water source for the residual? This information should be indicated on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.e).

*The Wright surveying representative indicated the water source is off site. This information should be noted on the plan.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402.e).

*The Wright surveying representative indicated all are shown.

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

*The Wright surveying representative indicated all are shown.

Other Comments:

If the applicant is creating a new residential lot from one private road (Roy I Road) to connect to another private right-of-way with the potential for additional subdivision development the right-of-way and cartway width should be widened from West Back Mountain Road to where the proposed new right-of-way begins. The 12 foot cartway on Roy I Road is not adequate for two way travel.

Wayne Township (County Ordinance)

Name of Plan: Wahler, Michael A. & Barbara Ann
File Number: 2019-08-006
Tax Map #: 21-15-0101
Municipality: Wayne Township (County Ordinance)
Applicant Name: Wahler, Michael A. & Barbara Ann
Land Owner Name: Wahler, Michael A. & Barbara Ann
Plan Preparer: Wright Land Surveying

Plan Summary

This plan proposes to consolidate Lots A, B, and C into a single tract. Lots A and C are vacant. Lot B has an existing residence. This plan is also showing the relocation of Sugar Valley Rd., T-301. No new development is being proposed by this plan.

*One asterisk represents comments generated at the August 15, 2019 Subdivision and Land Development Review Committee meeting.

Clean & Green / Agriculture

As noted in note #2, all three parcels are enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information. The property is in an Agricultural Security Area and should be noted on the plan.

Floodplain / Wetlands

According to County GIS information as determined by the U.S. Fish and Wildlife Service, National Wetlands Inventory, a portion of Lot A only lies within a designated wetland and wetland information should be delineated on the plan. Future development in this area should be discouraged.

Topographic information

There is no topographic information, but that is not required for a lot consolidation.

Soils

There is no soil information on the plan.

According to the County GIS files, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Setback Lines

Setback information is not on the plan

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

Right-of-Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Sugar Valley Road is substandard (Article 4 Section 4.204 .F).

If the old right-of way is abandoned and a new right-of way accepted by Wayne Township, it should be noted and shown on the plan. Has the new right-of way been dedicated and accepted by the Township?

*The Wright Surveying representative indicated the dedication of the new right-of-way is being worked out with the Township.

Cartway Widths

Since this is an updated cartway, should the cartway meet the road requirements? If not, a waiver should be provided.

*The Wright Surveying representative will verify the new cart way width of Sugar Valley Road. If the width is not a minimum of twenty (20) feet as provided in (Article 4 Section 4.202 F.1.) of the Mifflin County Subdivision and Land Development Ordinance a waiver request will be required.

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Sugar Valley Road is substandard (article 4 Section 4.204 F.).

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 Mifflin County Subdivision and Land Development Ordinance.

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Features

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.20.).

*The Wright Surveying representative indicated all are shown.

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.26.).

*The Wright Surveying representative indicated all are shown.

Other Comments:

Was an erosion and sediment control plan developed for the road work?
*The Wright Surveying representative was not sure.

Public Comment

None

Other Business or Comments

Jim Lettiere presented a modification to the SALDO Application Form. He revised it to include all categories that are listed on the fee schedule.

Tom Lake made motion to accept the change to the application. The motion was seconded by Dan Dunmire. All members voted aye.

Bill mentioned that Downtown Lewistown Inc. is applying for the Keystone Communities Grant Program. They were looking at a project that would enhance the connection between Victory Park and the Kish River Walk and link with the Monument Square Phase 5 Streetscape project.

Bill is looking into two potential projects for 2020. One is updating the Mifflin County Subdivision and Land Development Ordinance and the other is to update the Mifflin County Stormwater Management Model Ordinance. Both these will be presented at the Budget meeting.

Adjournment

Upon no further discussion, Kay Semler, adjourned the meeting at 4:25 p.m.