

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JANUARY 23, 2020
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Michele Bair
Jason Cunningham
Dan Dunmire
Thomas Lake
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Kent Spicher
Cyle Vogt

Other

Robert Postal, Commissioner
Mark Sunderland, Commissioner
Mark Colussy,
Lucas Lenze, The Sentinel
Ron Booher, PLS

Staff

Bill Gomes, Director
Tiffany Brought, Clerk

Call to Order

Kay Semler, Chair, called the meeting to order at 3:30 p.m.

Kay then turned over the meeting to Bill Gomes for reorganization and election of officers.

Reorganization – Election of Officers

As provided for in the Mifflin County Planning Commission Bylaws, Bill Gomes opened the floor for nominations of 2020 officers, beginning with the Commission Chair. Dan Dunmire made the motion for Tom Lake to serve as Chair, which was seconded by Kent Spicher and unanimously approved. Jim Spendiff then made the motion for Cyle Vogt to serve as Vice Chair, which was seconded by Neal Shawver, with all voting in favor. A final motion was made by Kent Spicher for Neal Shawver to continue in the role of secretary and seconded by Cyle Vogt with all voting in favor. Following the election of officers, the meeting was turned back over to the Planning Commission Chair.

Approval of Meeting Minutes

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

Subdivision and Land Development Review Committee Report

Six plans were submitted to the committee for review, two under Municipal Ordinance and four under County Ordinance. The plans under Municipal Ordinance included Selfridge, Chester G. (*Brown Township*) and 42 Mesquite Subdivision (*Granville Township*). The plans under County Ordinance included Valley Rural Electric Cooperative (Wayne Township), Wagner, Miller, Youtzy (Bratton Township), Harshbarger, Karen R. (Bratton Township) and Wayne Township Substation (Wayne Township).

Bill Gomes reviewed the Wagner, Miller, Youtzy plan in Bratton Township in further detail. The purpose of this plan is to subdivide a parcel from T.M. # 13-03-0120A-000, to form proposed Lot #4. No new

construction or improvements are going to be made at this time hence, a non-building waiver is proposed as Lot #4 will be for agricultural use. After subdivision parcel T.M. # 13-03-0120A-,000 less Licking Creek Road ROW will result in Lot # 1 = 201.3059 acres and Lot #4 = 20.0000 acres.

Bill also reviewed the 42 Mesquite Subdivision in Granville Township in further detail. The purpose of this plan is create three lots from Tax Parcels 17-12-100Q and Parcel 17-12-100M. The existing parcel lines are to be removed and the new lots to be created are as shown on plan. The total acreage of the plan is n13.84 acres, Lot #1 shall contain 3.96 acres and is vacant. Lot #2 shall contain 5.48 acres and has existing building located on it and parking lots. Lot #3 shall contain 4.40 acres and is currently vacant, it will use a proposed 50' private right-of-way for access along westerly line of Lot #2. The lots have access to public water and sewer.

Tom Lake entertained a motion to conditionally approve the three plans under county ordinance and allowing additional time to review the Wagner, Miller, Youtzy plan. A motion was made by Dan Dunmire and seconded by Kent Spicher. All members voted aye.

Tom then entertained a motion to accept the comments of the two plans under municipal ordinance. A motion was made by Dan Dunmire and Jim Spendiff seconded the motion. All members voted aye.

Tom Lake made the motion to table the Wayne Township Substation plan, due to insufficient information submitted. Neal Shawver seconded the motion. All members voted aye.

Bratton Township (County Ordinance)

Name of Plan: Wagner, Miller, Youtzy..
File Number: 2020-01-001
Tax Map #: 13-03-0120A
Municipality: Bratton Township
Applicant Name: Wagner, Jenell; Miller, Carrie and Youtzy, Stephan
Land Owner Name: Wagner, Jenell; Miller, Carrie and Youtzy, Stephan.
Plan Preparer: Juniata Valley Land Surveying, Ron F. Booher, PLS

Plan Summary:

The purpose of this plan is to subdivide a parcel from T.M # 13-03-0120A-,000 to form proposed Lot #4. No new construction or improvements are going to be made at this time hence, a non-building waiver is proposed as Lot #4 will be for agricultural use. After subdivision parcel T.M. 13-03-120A-,000 less Licking Creek Road ROW will result in Lot #1 = 201.3059 acres and Lot # 4 = 20.0000 acres.

*One asterisk represents comments generated at the January 16, 2020 Subdivision and Land Development Review Committee meeting.

**Two asterisks represents comments generated at the January 23, 2020 Mifflin County Planning Commission meeting and revised plans received January 22, 2020.

Administrative

The property was proposed for subdivision involving the creation of two lots in January and again in September of 2018. The January 2018 subdivision consisted of a 2 lot subdivision that created lot 1, consisting of 222.2617 acres while lot 2 consists of 211.7320 acres.

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

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in

accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Sections 7.302.A.23. and 25.).

**Plan note 2 indicates no portion of lot 1 and 4 is in the 100 year floodplain or designated wetland.

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.

**The hydric soils are labeled on the plan.

Right-of-Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width for Licking Creek Road and private lane are substandard in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F.).

Other than the line lengths for the private right-of-way the road is not clearly shown on the plan.

Cartway Widths

Based on Instrument Number 2018-000742 it appears the lane extending off Licking Creek Road to the cabin is 10 feet and does not meet the road provisions of the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204.F.1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F.), the cartway width for Licking Creek Road and the private right-of-way are substandard.

Private Street / Shared Driveway

Since the private right-of-way crosses Lot 1 to serve Lot 4, all private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

**The plan contains a private road agreement statement.

Deed Restrictions and Easements

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

**The land surveyor indicated there are none.

The plan does show an electric utility right-of-way crossing Lot 1.

DEP Sewage Planning Module

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

Sewage Service

There is a cabin on Lot #4, but no on lot water or sewer services associated with it or lot 1. The cabin has an address of 806 Licking Creek Road.

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 land surveyor 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 land surveyor indicated all are shown.

Land Development

As mentioned in the January 25, 2018 plan review, since a non-building request has been made and no on lot water or sewer is available, a statement should be placed on the plan that no further development will occur without the filing of a land development plan including sewage testing.

**Plan note 5. adequately covers this comment.

Other Comments:

The applicant has filed for right-of-way and cartway waivers, the use of 5" stone on the road and not being on public road. The justification for the waivers are 1. The existing Lane will remain private and provide legal rightof-way to Grantor and Grantees. 2. A base of stone and crushed shale already exists and costs of 2,600' is a

burden. 3. 20 acre lot subdivision is off the existing public road.

*The Subdivision and Land Development Review Committee had no opposition to the waiver requests.

The private right-of-way is only 10 feet wide, which is substandard for two way traffic. There is the potential for additional subdivision of this property. There needs to be some assurance that no further development will occur on this property without improvements to the private right-of-way in terms of the cartway and construction standards.

Granville Township (Municipal Ordinance)

Name of Plan: 42 Mesquite Subdivision

File Number: 2020-01-002

Tax Map #: 17-12-100Q; 17-12-100M

Municipality: Granville Township

Applicant Name: 42 Mesquite, LP

Land Owner Name: 42 Mesquite, LP

Plan Preparer: Northern Surveyors.

Plan Summary:

The purpose of this plan is to create three lots from Tax Parcels 17-12-100Q and Parcel 17-12-100M. The existing parcel lines are to be removed and the new lots to be created are as shown on plan. The total acreage of the plan is 13.84 acres. Lot #1 shall contain 3.96 acres and is vacant. Lot #2 shall contain 5.48 acres and has an existing building located on it and parking lots. Lot #3 shall contain 4.40 acres and is currently vacant, it will use a proposed 50' private right of way for access along the westerly line of Lot #2. The lots have access to public sewer and water.

*One asterisk represents comments generated from a letter dated January 16, 2020 from James Shutyfrom Northern Surveyors. Revised plans have not been submitted.

Administrative

An appropriate amount of plans should be submitted for review. The Mifflin County Planning Commission requires at least three (3) plans be submitted for review.

*An additional copy of the plan has been sent as requested.

Floodplain / Wetlands

The plan should indicate if the parcels are situated in the 100 year floodplain or designated wetland in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 A.9 and 12).

*The property is located in Zone X (areas of minimal flooding) this information will be added to the plan.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 A.7).

*The topographical contours will be added to the plan.

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.

*The soil information will be added to the plan. National wetland inventory maps do not indicate the presence of any wetlands on the property.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a. 10.).

*The setback lines are shown and labeled on the plan.

Right-of-Way Widths

A private 50 foot right-of-way is proposed to serve lots 2 and 3, however, lot 2 appears to have direct access to Loop Road. Are there construction plans for the right-of-way? If so the plans need to be reviewed by the Township Engineer.

*Lot 2 does have direct access to Loop Road, the private right of way is being used for access to lot 3 and would be an additional way of access to Lot 2 as well. Before the proposed realignment, Lot 3's southeastern corner was located on the westerly right of way of Loop Road, which still made it inaccessible without encroaching onto

lot 2. Based upon the Granville Township Subdivision and Land Development Ordinance (Appendix A Table 1), the right-of-way width of Loop Road, (Township Road 478) is substandard. Until this realignment of lot 3 it appears that lot 3 has direct access to the public road system.

Deed Restrictions and Easements

It is acknowledged that there is a recorded right-of-way agreement for an underground storm sewer line across all three lots. Are there any other easement agreements in place?

*This appears to be the only recorded easement located on the property.

DEP Sewage Planning Module

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

*This item will be provided and added to the plan.

Sewage Service

Public sewer appears to be available for lot 1 but the plan does not show if public sewer is available for lots 2 and 3. This needs to be clear for any future development.

*The public sewer is available for Lot 1 and 2. The building on Lot 2 is already connected to the public sewer. I am not sure if the existing sanitary sewer extends and further north along Development Drive, that could possibly provide public service to Lot 3.

Features

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

*All significant natural and man made features have been shown on the plan to the best of my knowledge.

Are all significant man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.02 10.).

*All significant natural and man made features have been shown on the plan to the best of my knowledge.

Zoning

Zoning information should be stated on the plan.

*The zoning information is located in the lower right hand corner of the plan.

*One asterisk represents comments generated at the January 17, 2019 Subdivision and Land Development Review Committee meeting.

Bratton Township (County Ordinance)

Name of Plan: Harshbarger, Karen R.

File Number: 2020-01-004

Tax Map #: 13-05-0124A

Municipality: Bratton Township

Applicant Name: Harshbarger, Karen R.

Land Owner Name: Harshbarger, Karen R.

Plan Preparer: Wright Land Surveying.

Plan Summary:

This plan proposes to create Lots 2 & 3 each for a single-family residence to be served by on-lot sewage disposal and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

*One asterisk represents comments generated at the January 16, 2020 Subdivision and Land Development Review Committee meeting.

Administrative

The property was previously subdivided in December of 2015 for the creation of lot 2 for agricultural use and a lot addition.

Basic Plan Information

Frank Saylor, tax parcel 13-05-0102A, is an abutter and should be listed.

Clean & Green / Agriculture

As noted in note #6, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Floodplain / Wetlands

According to County GIS information a portion of the residual lies within a designated wetland, and wetland information should be delineated on the plan. Future development in this area should be discouraged.

Soils

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

As noted on the plan 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.

Right-of-Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 F.), the right-of-way width for Ridge Road (Township Road 333 is substandard.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 (Section 4.204 F.), the cartway width for Ridge Road, and Maple Grove and Hackey Lanes are substandard .

PennDOT HOP / Municipal Driveway Permit

As noted in note #4, a municipal driveway permit is required, and a copy should be provided to the Bratton Township Supervisors.

Deed Restrictions and Easements

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

*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 Mifflin County Planning Commission.

*The Wright Surveying representative stated he will provide this form.

Sewage Service

There is no existing on lot water and sewer service delineated on the map for Lot #1 and should be on plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

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 Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.26)

*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 Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.302.A.20.)

*The Wright Surveying representative stated all are shown.

Other Comments:

Lot #2 is shown on the inset map, but not labeled with acreage on the main plot plan. This information should be listed and may need to be portrayed with an arrow due to the other information on the plan.

Brown Township (Municipal Ordinance)

Name of Plan: Selfridge, Chester G.

File Number: 2020-01-005

Tax Map #: 14-01-0107

Municipality: Brown Township

Applicant Name: Selfridge, Chester G.

Land Owner Name: Selfridge, Chester G.

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.

*One asterisk represents comments generated at the February 16, 2020 Subdivision and Land Development Review Committee meeting.

Basic Plan Information

The abutter tax parcel 14,16-0130-000 presently owned by Ronald and Deanna Aurand should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302 A.17.).

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 7.202 A.5 and 7.202 A.7).

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 #5 and #6 and based on the County GIS files, a portion of the residual is mapped within the 100 year Floodplain and no wetlands are located on site.

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 the residual and development in these areas should be discouraged.

Soils

According to the County GIS files, some portion of Lot #2 and the residual 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. Based on note #7 and according to the County GIS files, the residual 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

Based on the scale of 1" = 50', it does not appear the proposed house meets the 40' rear yard setback in accordance with the Brown Township Zoning Ordinance, (Article IV Section 406 B). It appear to be 25 feet.

*The Wright Surveying representative stated he interpreted the lot as having a front yard that abuts the proposed 50 foot right-of-way, while the proposed house will abut one of the side yards and it will be compliant with the side yard setback as proposed.

Right-of-Way Widths

Based upon the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.202 A.11), the right-of-way width of State Route 1005, Tea Creek Road should be shown on the plan.

Cartway Widths

The cartway width of State Route 1005, Tea Creek Road 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

As noted in note #8, a PennDOT High Occupancy Permit statement is on the plan.

Private Street / Shared Driveway

Is the existing Farm Lane 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."

Street Names

Since Lot #2 will not have frontage on a public or private street the Farm Lane will need to be named through the County GIS Mapping Department.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Brown Township Subdivision and Land Development Ordinance. (Article 7 Section 7.202 A.18).

*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 Mifflin County Planning Commission.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Sections 7.202 A.9 and 7.302 A.29).

*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 Brown Township Subdivision and Land Development Ordinance, (Article 7 Sections 7.202 A.10 and 7.302 A.23).

*The Wright Surveying representative stated all are shown.

Zoning

As noted in note #4, the property is zoned agricultural (A).

Other Comments:

Based on the insert map it appears Lot #2 infringes onto tax parcel 14,01-0117. Is this correct? If so, will this subsequently create a lot addition from the Herst party to the ultimate owner of Lot #2? Moreover, the insert map appears to create a lot directly north of tax parcel 14,01-0129. This may be the result of the survey boundary line in relation to the GIS Mapping Department's estimated boundary lines.

*The Wright Surveying representative stated the red lines are the survey boundary lines while the black lines are the GIS files boundary lines. It appears the unnamed alley crosses other properties before reaching the Selfdridge property. Does the right-of way agreement listed allow for the expanded use of the right-of-way?

*The Wright Surveying representative indicated it does and the deed book and page number is referenced on the plan.

In accordance with the Brown Township Subdivision and Land Development ordinance (Article 4 Section 4.205 B), all lots shall front on a public street, except that such frontage may be located on a private street where such private street is permitted as set forth in the ordinance. Lot #2 will not front either a private or public street. A determination from the Township Zoning Officer should be made to ascertain if a waiver will be required.

The Farm Lane from Tollgate Hill Road to Lot #2, may need to meet the Township's road standards in accordance with the Road Ordinance. This determination should be made by the Township's Road Master. The 12' cartway is insufficient for a two way vehicular traffic.

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

*The Wright Surveying representative stated the proposed right-of-way is a paper street and he will consult with the Township to determine the required cartway width.

Wayne Township (County Ordinance)

Name of Plan: Valley Rural Electric Cooperative, Inc..

File Number: 2020-01-006

Tax Map #: 21-06-0110; 21-06-0137

Municipality: Wayne Township

Applicant Name: Valley Rural Electric Cooperative, Inc.

Land Owner Name: Aurand, Douglas C. & Sharon A.

Plan Preparer: Africa Engineering Associates, Inc.

Plan Summary:

The purpose of this plan is to subdivide Lot #2 from the property of Douglas C. & Sharon A. Aurand to be conveyed and added to the existing property of Valley Rural Electric Cooperative, Inc. As a side-lot addition. There is no sewage generating facilities proposed on

new lot, therefore no sewage. Testing has been performed by Municipality's S.E.O. The residue of the Aurand property contains a single family dwelling utilizing on-lot sewage disposal system and private well, as well as various outbuildings and is primarily used for agricultural purposes. The existing Valley Rural Electric Cooperative, Inc. property is an electrical substation that is vacant aside from electrical equipment.

*One asterisk represents comments generated at the January 16, 2020 Subdivision and Land Development Review Committee meeting, a phone discussion with the Kirby Lockard, Land Surveyor revised plans dated January 17, 2020 and a waiver request to the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.205).

**Two asterisks represents action taken at the January 23, 2020 Mifflin County Planning Commission.

Administrative

The Recorder of Deeds Office requires a 24" x 36" sized plan for recording subdivision plans. The initial submission did not meet the Recorder of Deeds plan size. The revised plans submitted are 24" x 26". This tax parcel 21,06-0110-000 was reviewed by the Mifflin County Planning Commission on June 25, 2015 for 1 lot subdivision and a lot addition and on October 22, 2015.

Basic Plan Information

All abutters should be shown on the plan, as well as deed book and page numbers and tax parcel identification numbers in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.17.).

*All abutters are shown.

Subdivision Information

The plan only shows a portion of the parent parcel and not Lot #1 the residual. 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, (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9) or a waiver to this provision can be made in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 9 Section 9.200).

*The revised plans has an insert map demonstrating the boundary of the tract with metes and bounds, and the deed book and page number is referenced on the plan.

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 County GIS files and based on note #4, a portion of Lot #2 is situated in the 100 year floodplain. This is also mapped on the plan. Based on County GIS files and note #3, there are no wetlands on the parent lot and proposed lot #2. However, based on County GIS files in accordance with the Natural Wetlands Inventory Data, there is a small wetland area on the residual.

Topographic information

If future development is proposed on portions of Lot #1 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

According to the County GIS files, portions of the parent and recipient lands 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 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 Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 1.) the right-of-way width of Ferguson Valley Road is substandard.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance (Article 4 Section 4.204 1.) the cart way width of Ferguson Valley Road is substandard.

PennDOT HOP / Municipal Driveway Permit

Since the property is divided by U.S. Highway 522 South, 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.

*The revised plan has an PennDOT HOP statements in note 6.

Private Street / Shared Driveway

Does the existing access right-of-way serve more than one property? If so, all private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

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

Deed Restrictions and Easements

If all deed restrictions and easements are not shown, all other 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.

DEP Sewage Planning Module

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

Sewage Service

Is there on lot sewage on the residual? If so, its location should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A.11.).

*The revised plans show the approximate locations of the well and septic for the residual.

Water Service

Does this existing substation require water service? If so, it's location 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 land surveyor indicated the station will not require water service either via a well on public water.

Lot Addition

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

"Lot # ____ consisting of ____ acres is to be added onto land owned by _____. Lot # ____ is a lot addition and shall become an integral part of the property owned by _____. Lot # ____ is not a building lot and cannot be maintained or developed as a separate individual lot." (See Mifflin County Subdivision Ordinance Section 7.302.A.22)

*The revised plan has a lot addition statement on the plan.

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. (See Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.24).

*The revised plans has an insert map.

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 Mifflin County Subdivision and Land Development (Article 7 Ordinance, Section 7.302.A.26.)

*The Surveyor indicated all are shown.

Other Comments:

The County's Subdivision and Land Development Ordinance does not have minimum lot area standards for nonresidential lots. Our office has an internal policy of using the minimum lot standards for single-family residential for all non-residential lots. The total acreage after the lot addition is 0.846 acres, which is less than the one acre requirement. Either additional land needs to be secured to equal at least one acre, or a waiver to this provision must be requested in accordance with (Article 9 Section 9.200) of the Mifflin County Subdivision and Land Development Ordinance.

*A waiver request to this provision has been submitted and the reason for waiver is that the project is adding land to existing substation property.

*The Planning and Development Department is recommending approval of the waiver request because its action

will not have any adverse impact of the health, safety, or welfare of the Township or residents.

**At their January 23, 2020 meeting the Mifflin County Planning Commission unanimously approved the waiver request to the minimum lot size.

Wayne Township (County Ordinance)

Name of Plan: Wayne Township Substation

File Number: 2020-01-007

Tax Map #: 21-06-0137

Municipality: Wayne Township

Applicant Name: Valley Rural Electric Cooperative, Inc.

Land Owner Name: Valley Rural Electric Cooperative, Inc.

Plan Preparer: EADS Group, Inc.

Plan Summary:

Valley Rural Electric Cooperative is proposing to construct a new electrical substation adjacent to the existing substation located in Wayne Township, Mifflin County, PA. The substation will consist of chainlink fencing, gravel surface, and electrical equipment. Access to the site will be from the existing access easement off of Ferguson Valley Road.

Stormwater management for the new improvements will be achieved with construction of an infiltration basin. The infiltration basin will collect runoff from the gravel substation and will infiltrate and detain the additional storm runoff from the site.

Administrative

The subdivision application form should be signed by the municipality.

The Mifflin County Planning Commission received a 1 lot subdivision and a lot addition on June 25, 2015 for this parcel.

Basic Plan Information

All abutters should be shown on the plan, as well as deed book and page numbers and tax parcel identification numbers. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.17)

Subdivision Information

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

The plan only shows a portion of the parent parcel and not Lot #1, the residual. 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 (Mifflin County Subdivision and Land Development Ordinance, Sections 7.302.A.5, A.7 and A.9) or a waiver to this provision can be made in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 9 Section 9.200).

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 County GIS files and based on note #4, a portion of Lot #2 is situated in the 100 year floodplain. This floodplain boundary is also mapped on the plan. Based on County GIS files and note #3, there are no wetlands on the parent lot and proposed Lot #2. However, based on County GIS files in accordance with the National Wetlands Inventory Data, there is a small wetland on residual.

Topographic information

If future development is proposed on portions of Lot #1. 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, portions of the parent and recipient lands 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 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

It appears on drawing No. C2.00 that the 20 feet wide access gate, chain link fence and possibly some electrical equipment are within the rear yard setback. A waiver request to allow its location as proposed must be made in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 9 Section 9.200).

Right-of-Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Ferguson Valley Road, Township Road 328 is substandard (Article 4 Section 4.204 F).

Cartway Widths

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

PennDOT HOP / Municipal Driveway Permit

Since the property is divided by 522 south, a notation about the requirement stating: Any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

Private Street / Shared Driveway

Does the existing access right-of-way serve more than one property? If so, all private drives that are used by more than one party shall have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan. The agreement should include the following: "The owners of lots ____, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.205.G.4.c)

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.

DEP Sewage Planning Module

Will this project require any sewage planning compliance?

Water Service

It does not appear that water service is part of this project. Please confirm or deny.

Signature Blocks on Plan

The signature block for the Mifflin County Planning Commission is incorrect. A copy of the correct signature block can be forwarded to you.

The Wayne Township Supervisors only reviews and does not approve the plan as noted on their signature block.

Features

It appears Beaver Dam Run traverses the parcel and should be shown on the plan. Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock outcropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26)

Are all man-made features shown? If not, all significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan.

(Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20)

Land Development

What is the height of the chain link fence? Is there barbed wire proposed along the top of the fence?

Will there be any on site lightning? If so, it should be depicted on the plan.

Other Comments:

1. If the substation requires routine maintenance, where would a repair vehicle park to work on site?
2. A traffic circulation diagram should be shown to demonstrate traffic flow along the existing access right-of way.
3. Will this project require permitting through Wayne Township? If so, does it include an electrical permit?

Public Comment

None

Other Business or Comments

Mark Sunderland introduced Mark Colussy to Planning Commission. Colussy will be the new Planning Director, starting February 11th.

Next Month

The next meeting will be held February 27th.

Adjournment

Upon no further discussion, Tom Lake, adjourned the meeting at 4:32 p.m.