

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
OCTOBER 25, 2018
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

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

Other

Don Kiel, SEDA-COG Natural Gas Cooperative
Kevin Kodish, Commissioner
Robert Postal, Commissioner
Ronald Booher, PLS
Alyssa Burd, The Sentinel
Ray, Phebe, Alyssa, Jenika Peight
Florence Adams
Donald Adams

Staff

Bill Gomes, Director
James Lettiere, CD Administrator/Assistant
Director
Chastity Fultz, Office/Grants Manager

Call to Order

Kay Semler, Chair, called the meeting to order at 3:33 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

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

Natural Gas Cooperative Update

Don Kiel of the SEDA-COG Natural Gas Cooperative provided an update on the Natural Gas Cooperative that was formed in June of 2016 and now includes Centre, Clinton, Juniata, Mifflin, Northumberland and Perry Counties. There are three possible ways to develop projects: the cooperative can work to fund, build and own the infrastructure, the cooperative can fund, build, own the infrastructure and then sell it to a natural gas distribution company, or the cooperative can work with a natural gas distribution company to fund the project, but the natural gas company owns and operates it. This last example is how the Centre Hall project was developed.

The USDA has recently sponsored a project through their Rural Business Development Grant at Metzler Forest Products in Reedsville. Other funding options have come through the Appalachian Regional Commission and the Governor’s Last Mile Extension Program also known as “PIPE”.

Virtual pipelines fit areas where no existing gas line is nearby and are best used for specific kinds of industries or neighborhoods. A delivery pad is constructed and trailers containing gas are parked at the pad. Agricultural uses are an example and include poultry farms and large dairy farms. Empire Kosher in Juniata County operates with a virtual pipeline. The cooperative is currently looking at a potential pilot project with

Empire Kosher to develop a route-based virtual pipeline to include approximately ten farms. Mr. Kiel is hoping to complete this by July of 2019. A study will be included with this project to demonstrate how to start similar projects.

Metzler's intends to replace their propane tanks with liquid natural gas storage tanks for one of their two kilns. Metzler's may serve as the trucking company to transport the liquid natural gas. This process will run for one year and the cooperative will own the storage tank.

The Capital Projects Committee of the Cooperative reaffirmed priority areas to include getting the Frontier-Metzler project up and running, keep the Centre Hall project moving as quickly as possible, getting ready for the Empire Kosher program as a larger USDA project, and staying open to other proposals.

Armagh Township is the next potential project area to review despite the potential Hawbaker project falling through. UGI provides service in Reedsville, but it is too costly to expand. Mr. Kiel is hoping to approach this area as a virtual pipeline project. He is tentatively planning to meet with township supervisors and to host a town hall meeting to gauge public interest. He has not talked to the larger employers in the area. UGI may be interested in purchasing any constructed system in the future. This project will be similar to the one for Metzler's, but would utilize a larger storage tank.

Kay noted that the UGI service ends at the Brown Township building and questioned how to expand service to Metzler's if they need additional capacity. Mr. Kiel explained that line extension is expensive and Metzler's does not want to pay for this. A virtual pipeline is faster and less expensive to build. A larger storage tank or more frequent deliveries can accommodate increased capacity needs. A line expansion would be difficult because pipes would have to be changed to accommodate increased capacity. Neal Shawver added that right-of-way (ROW) and easements may be harder to get for service expansion as well.

Dan Dunmire asked if it still costs \$1 million per mile for new pipeline. Mr. Kiel stated this has been the rule for some time, but expansion costs continue to rise and it closer to \$1.5 million per mile. Dan went on to question what is involved in changing from propane to natural gas and how difficult it was. Mr. Kiel stated that it requires changing out orifices. Dan also thought it was ironic that the counties that are producing the gas do not have access to it.

Mr. Kiel closed by stating that if the cooperative can partner with companies like Empire Kosher, expansion into multiple counties is very possible with a single project.

Subdivision and Land Development Review Committee Report

The Donald Adams plan in Bratton Township was tabled from the previous meeting. At the time, Jim Lettiere indicated that the comments contained must be adequately addressed and additional cartway width must be secured from the adjoining property owners. In the event the information is unavailable, the applicant may request a time extension. To Jim's knowledge, there is no likelihood of additional cartway width at the end of Planks Lane. Mr. Lettiere needs the Commission to take action today and recommends rejecting the plan if no additional cartway width can be obtained and since a written request for extension was not submitted.

Ron Booher stated that Mr. King has provided written approval to allow 8' of his ground for expansion of the cartway width. Mr. Adams is willing to widen the lane on his property to Planks property and the burial grounds. Neal Shawver wanted to know who serviced the cemetery. Donald Adams responded that the Pleasant View Association was developed in 1953 to maintain the cemetery and the Mennonite church maintains it.

Mr. Booher further explained that a section in Article IV describes a minimum 20' cartway requirement for all new streets and their argument is Planks Lane is not a new street. This was originally laid out in 1906 and

called Long's Lane. Ron also surveyed the property at the southwest corner and noted that one property, Lisa Sunderland, only has 68' of frontage along Route 103 with a 16' entryway for Planks Lane. Farmers have used this lane for years. Bill clarified the referenced article pertains for streets due to additional subdivision. Mr. Booher has added that no additional subdivision will be allowed on the property unless a 50' right-of-way is obtained. He also added that he feels the cartway requirement is a hardship because no one will give additional property needed for the 20' cartway expansion, even along Adams Lane.

Jim does not think a hardship has been proven and added that approving the subdivision would set a poor precedent. He still recommends either approving a time extension or denial of the plan.

Bill asked if additional work has been done at the mobile home site since the cease and desist order was issued. Mr. Booher was not aware of any work. Neal Shawver visited the site today to get a better sense of the project so he could be confident in making a decision. He noticed equipment at the house. Mr. Adams stated he was putting fill in the field and this fill was placed onsite from previous projects. Bratton Trucking is putting fill in the area now.

In regards to a question on the possible use of Adams Lane, Mr. Adams added that he used to own to the center of Adams Lane before giving his daughter and son ground. There are nine families on Adams Lane and there is already excessive traffic on that lane. If it rains, he will not be able to get up the lane without four wheel drive. He did not ask about a 4' easement on Adams Lane, but does not think he will be able to get it. Neal stated that a 12' cartway width is unheard of anymore.

Mr. Adams spoke to Bill Wright and Jim Lettiere about the 12' cartway width and was pleased that Ron Booher found an additional 4' at route 103. A tractor trailer uses this lane every other day to get milk from Plank's farm. He is also an independent truck driver and uses Planks Lane. When you come to the end of Planks Lane, you can easily see back to the 20' width of the lane and towards the state highway. There are also telephone poles on the left side of the lane making it more difficult to expand the cartway. Hedges on the right side would have to be removed. There is approximately 30' of roadway from the hedges to the highway. Ron Booher added that there is a clear sight distance based on PennDOT highway standards.

Kay Semler wanted to know if the property owner is willing to ask for an extension. Ron Booher stated Mr. Adams feels he has exhausted all of his options. No one is willing to grant him more ground except Mr. King. One of the property owners at the end of lane would have to cut trees down and the fill needed to level the lane would extend into her buildings.

Bill Gomes mentioned that they had a similar issue several years ago with a plan submitted before and the plan had to be denied because of the circumstances. If this plan is allowed to go through, the other surveyors will watch this and could request exemptions using the 12' cartway width example.

Mr. Adams further explained that he has accepted a \$10,000 deposit for his property and that he has built a wooden porch on the front of the trailer because he needed a place to go for the winter.

Kay again asked if anyone wanted an extension. Mr. Adams responded that he did not. Kay then entertained a motion to deny the subdivision plan for Mr. Adams. A motion was made by Cyle Vogt and seconded by Neal Shawver. All members voted aye.

Bill Gomes reviewed the single plan (Atherton, Andrew K. & Booher, Cari E.; *Wayne Township*) submitted to the committee for review under County Ordinance. This plan proposes to consolidate Lots A & B into a single tract.

Kay entertained a motion for conditional approval of the plan. A motion was made by Jim Spendiff and seconded by Jason Cunningham. All members voted aye.

Wayne Township (County Ordinance)

Name of Plan: Atherton, Andrew K. & Booher, Cari E.
File Number: 2018-10-001
Tax Map #: 21-20-0470; 21-20-0471
Municipality: Wayne Township
Applicant Name: Atherton, Andrew K. & Booher, Cari E.
Land Owner Name: Atherton, Andrew K. & Booher, Cari E.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to consolidate Lots A & B into a single tract. These lots are currently served by public sewer and water.

*One asterisk represents comments discussed between staff and the Wright Surveying representative on October 18, 2018.

Basic Plan Information

Since the plan is only showing an unopened alley, the abutting property owners, Kenneth and Joyce Taylor (t.m. 21-20-0442) and Rechelle Peight (21-20-0445) should be shown on the inset map.

Cartway Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway widths of Church Street and Walnut Avenue are substandard (Section 4.204 F).

PennDOT HOP / Municipal Driveway Permit

As noted in Note 5, a municipal driveway permit is required, and a copy should be provided to the Mifflin County Planning Commission. Since a driveway will be developed on this lot, the plan should note what type of development is proposed.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with 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

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

*No sewage module is required for a single-family home which will be served by public sewer.

Sewage Service

A letter from the municipality authority acknowledging availability of public sewer should be submitted to the Mifflin County Planning Commission.

Water Service

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

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

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

*The Wright Surveying representative indicated all are shown.

Public Comment

None

Other Business or Comments

Juniata River Trail: The trail is almost complete. Gravel was placed this morning next to the main parking area. Benches are in place and everything is seeded. The solar lights still need to be installed. The bases arrived in the wrong color and are being exchanged. The light fixtures are still on order. A joint grand opening ceremony with DCED Secretary Davin and DCNR Secretary Dunn or a deputy secretary is being planned for the end of November.

Mainline Canal: A draft plan of the Mainline Canal Trail is scheduled to be completed by November 15th with a final plan by the latter part of December. The Mainline Canal Committee wants to have a meeting with the planning commission to review the plan in the near future. Bill is concerned that there has not been much input from Mifflin County other than Dave Knox and Dan Dunmire.

Next Month

Two representatives from Harrisburg Area Community College (HACC) will share information on the satellite Lewistown campus on November 29th.

Adjournment

Upon no further discussion, the meeting adjourned at 4:53 p.m. upon a motion by Dan Dunmire, which was seconded by Kent Spicher.