

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**JUNE 22, 2017**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Michelle Bair  
Jason Cunningham  
Dan Dunmire  
Tom Lake  
Neal Shawver  
Kay Semler  
Jim Spendiff  
Cyle Vogt

Other

Julianne Cahill, The Sentinel  
Stephen Dunkle, Commissioner  
Kevin Kodish, Commissioner  
Tom Zurat, PennDOT

Staff

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

**Call to Order**

Kay Semler, Chair, called the meeting to order at 3:31 p.m.

**Record of Public Attendance**

Kay reminded everyone to sign the attendance sheet.

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 May's meeting. The motion was seconded by Neal Shawver. All members voted aye.

**Annual Transportation Update**

Kay Semler introduced Tom Zurat, Assistant District Executive for Design of PennDOT District 2-0. Mr. Zurat replaced Karen Michael when she was promoted. Mr. Zurat will now be providing the annual transportation update. Mr. Zurat said that Mifflin County is situated in District 2-0, which contains 3,500 miles of roadway and 2,500 state owned bridges. Mifflin County contains 271.5 miles of roadway and 184 state owned bridges. Eighteen of those bridges are structurally deficient with 4.89% of the bridges structurally deficient by deck area. The state average of bridges structurally deficient by deck area is 8.9%.

Mr. Zurat went on to review the current construction projects, including the Seven Mountains Safety project. This project installed a changeable electronic message board, which is currently being tested. Approximately 3-4 cameras were installed on the Seven Mountains in Armagh Township, which will allow the entire hill to be viewed, especially during snow storms and at times of accidents, to review the condition of the road as well as traffic.

Bridge replacement projects include SR 2001 – A02 over a tributary of Jacks Creek in Derry Township costing \$700,000 and SR 22 – A12 at Messer Run in Oliver Township at a cost of \$1.5 million. Three bridge preservation projects are occurring, including SR 2008 in Decatur Township, SR 3002 at East Charles Street and SR 3017 in Wayne Township at a cost of \$4.3 million. The bridge at East Charles Street was scheduled to be a deck replacement, but is being reviewed for a replacement since they discovered a need for a longer turning lane at the nearby intersection. This discovery was made in part from the scoping meeting that included the County.

Mr. Zurat reviewed maintenance projects for 2017, including microsurfacing of 522 from Lewistown to Snyder County, which was recently completed, and Kish Pike Road. Microsurfacing adds a thin overlay to the road surface in order to put oil back into the roadway to extend the life of the road. Resurfacing of SR 333 from SR 103 to Juniata County, SR 1005 from Yeagertown toward Reedsville and SR 2005 from Electric Avenue to Walnut Street is also scheduled. Bill Gomes asked if this extends to Valley Street, which Mr. Zurat will have to check and get back to him. The paving contract was awarded to Hawbaker at just under \$4 million and began in April 2017. The microsurfacing costs just over \$2 million and started in May.

Mr. Zurat then reviewed current design projects. The first project reviewed was the Potters Mills Gap project along SR 322 just beyond the Mifflin County line. The first phase of this project was the bridge. The second phase will include the interchange at this bridge and the third phase will connect and realign the top of the mountain to run a four-lane from where it ends now to closer to the bus garage in Centre County where it will merge to two lanes with an interchange. It will be a scaled down version of the Lewistown Narrows with the east side being a little higher than the left and old SR 322 running below it. Phase 3 is to be bid January 25, 2018 with construction to begin in April. This is a three-year project.

Improvements at the Burnham Interchange are estimated to cost \$5 – 10 million and will be let in April of 2018. Improvements will be made to the westbound ramps to lengthen both lanes and push the ramps west 1,000 feet. Paving will also occur from the Lewistown bypass to the “S” bridges. Mr. Zurat noted that Derry Township was just awarded an ARLE grant in the amount of \$391,000, which is significant. PennDOT originally thought the red light would have been installed prior to the ramp improvements, but this probably won’t happen in that time frame. He also discovered that guiderail standards are changing and double faced guiderail is not acceptable after 2017. A concrete barrier will probably be placed to separate the east and west bound lanes. Repairs will also be made to some of the areas of landslides further west of the Burnham interchange. A question was raised as to whether the speed limit would ever be increased to 65, but Mr. Zurat stated that there is no intention to raise the speed limit. He went on to explain that even the narrows section of SR 322 was not designed as a 65 mile per hour road. Residents went to Harrisburg, however, and PennDOT was forced to increase the speed limit in the narrows and from Reedsville to the base of the Seven Mountains. There are sight issues, as well as other safety issues in the remaining section of road and it is not PennDOT’s intention to increase the speed limit in this area.

Lewistown Borough will see signal upgrades along Market and Third Streets at a cost of \$3 – 5 million. This project will be let in November of 2018. These upgrades will include 11 locations and 10 signals, including the flashing beacon that will be upgraded at Valley and Third Streets. It will stay flashing. PennDOT is also looking at curbs and pedestrian issues. Surveying and counts have been completed. A meeting will be held at the end of July to look at locations. Lights will overhang the intersections, signs will be updated and pedestrian push buttons will be installed.

Three bridge replacements are also being designed to include SR 2002 – A01 over Kish Creek in Burnham Borough near Standard Steel at a cost of \$2 – 5 million. A third lane will be added and run across the bridge. The hump in the bridge will be reduced as well. This bridge will be bid in March of 2018. The South Main Street Bridge will be replaced at a cost of \$2 – 5 million. Verizon fiber optic conduit runs across the bridge, which is holding up the process. A site visit will be held at the end of June. They will preserve the historic character of the bridge and link the streetscape project and nearby trail as well. This bridge will probably be

constructed in 2019. The Jacks Creek Bridge in Derry Township, SR 2004 – A01, will be let in June of 2019 and is expected to cost \$2 – 5 million.

The Mifflin County TAP (Transportation Alternatives Program) Project, also known as Monument Square Phase V, will cost \$608,800 and will include South Main Street from the Embassy to Water Street then north to Mann Edge Terrace II.

PennDOT has partnered with Walsh Construction for the Rapid Bridge Replacement Program as a public private partnership. District 2 has 64 bridges covered under this program and 5 are in Mifflin County. Two bridges over SR 655 in Union Township will be replaced starting June 21<sup>st</sup> and a bridge on SR 1002 over Honey Creek began earlier in June. Another bridge replacement project on SR 1002 over Honey Creek will start in 2018 while a bridge on SR 4013 over Strodes Run has been replaced and work completed.

Mr. Zurat then opened the floor for further questions. Cyle Vogt asked about a camera near Walnut Street on SR 322 that was not working. Mr. Zurat made a note to look into this and would notify Bill of his findings. Mr. Zurat notified Bill on June 23<sup>rd</sup> that he contacted the traffic people at PennDOT about this camera.

### **Subdivision and Land Development Review Committee Report**

Eleven plans were submitted to the committee for review, eight under Municipal Ordinance and four under County Ordinance. The plans under Municipal Ordinance included Charles R., Phyllis M. and Greta J. Hassinger (*Armagh Township*); Nathaniel Carlson (*Armagh Township*); William A. White (*Brown Township*); Duane Marsh (*Derry Township*); Richard M. Aurand (*Derry Township*); Big Valley Thrift and Gift (*Union Township*) and Central Penn Enterprises (*Union Township*). The four plans under the County Ordinance included James Lawson (*Bratton Township*); Mose S. Atherton (*Wayne Township*); Maurice Stidfole (*Wayne Township*); and Timothy I. Madden (*Wayne Township*). Jim Lettiere reviewed three of the plans in further detail.

The first plan Jim reviewed was the James Lawson plan in Bratton Township. This project involves the subdivision of one lot from the lands of James and Lurine Lawson. This plan was fully discussed at the Subdivision Review meeting where it was recommended to either table the plans or deny them until more information can be obtained from the engineer. The plan is not well thought through and there are too many issues to conditionally approve the plan. Dan Dunmire motioned to table the plan until a response is received from the engineer. Jim Spendiff seconded the motion. All members voted aye.

The second plan reviewed was the Big Valley Thrift and Gift in Union Township. This project proposes to subdivide a lot from the existing Sharp Shopper grocery outlet parcel. The plan summary needs to be clarified because it states the proposed lot would have frontage along Route 655, but would utilize the existing signalized access point to the shopping center for site access. There is no existing signal at this point. Jim will also check the comment that the signature of the land owner has been provided. Another clarification was the fourth comment under Other Comments. It states the industrial zoning district regulations should be listed on the plan, but it should say commercial instead of industrial. The last comment on the plan should be c to say “Dan Dunmire questioned whether the existing NPDES permit for Sharp Shopper has been closed out and if it isn’t, it should be.” Dan asked that this be clarified in the comments.

The last plan reviewed was the Timothy Madden plan in Wayne Township. This is the plan Jim Lettiere mentioned in the previous two meetings. Mr. Madden developed a lot without going through the proper subdivision process. A permit was obtained from the township and followed floodplain requirements, but the landowner never went through the proper subdivision process. Three waiver requests were submitted with the plan regarding contour lines and soils, depicting all manmade features and depicting lots serviced by on-lot water and septic. The reason for requesting the waiver to show on-lot water and septic was it was a costly endeavor to show the information. Jim stated he is not being asked to show other lots with water and

septic. The lot on the plan has public water and septic and should be easy to show. Jim recommended approving the waiver for contours and soils, but not the water and septic. Dan Dunmire made a motion to approve the two waiver requests for contour lines and soils, but require the location of the sewer and water to be put on the plan. Jim Spendiff seconded the motion. All members voted aye.

Jim received two updated plans, Duane Marsh and Richard Aurand plans, both in Derry Township, and would like additional time to further review them.

Dan Dunmire made a motion to approve the comments of the remaining plans in Wayne Township, as well as the James Lawson plan in Bratton Township under the county ordinance. Tom Lake seconded the motion. All members voted aye.

Dan Dunmire made a motion to accept the comments of the eight plans under municipal ordinance while allowing Jim to correct the Big Valley Thrift and Gift plan in Union Township and also allowing additional time to review the revised plans of Duane Marsh and Richard Aurand, both of Derry Township. Jason Cunningham seconded the motion. All members voted aye.

### **Armagh Township (*Municipal Ordinance*)**

Name of Plan: Hassinger, Charles R. and Phyllis M. and Greta J.  
File Number: 2017-06-007  
Tax Map #: 12-15-0104  
Municipality: Armagh Township  
Applicant Name: Hassinger, Charles R.  
Land Owner Name: Hassinger, Charles R.  
Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lots 8 and 9. Lot 8 is for a single-family residence to be served by on-lot sewage disposal and private well. Lot 9 is for existing woodland use with no new development proposed. The residual tract, Lot 1, is vacant ground with no new development proposed.

#### **Subdivision Information**

This property was previously subdivided in 1999, 2003, 2005 and 2011.

The insert map lists Lots 1, 2 and 3 and the subdivision plan lists Lots 8 and 9. The numbering sequence appears incorrect. This needs to be clearer.

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

\*The Wright surveying representative indicated he will be requesting a waiver to the metes and bounds for the residue.

The adjoining A - C inclusive are not labeled on the insert map and there are multiple adjoining who are not identified on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6, Section 6.302a.17).

#### **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, there are no floodplains or wetlands mapped on this parcel.

#### **Topographic information**

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

**Soils**

According to the County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

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

**Right-of Way Widths**

Based upon the Armagh Township Subdivision and Land Development Ordinance, the right-of-way widths of Siglerville Millheim Pike and Ridens Lane, should be shown on the plan. (Article 6, Section 6.202a.11.).

**Cartway Widths**

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway widths of Siglerville Millheim Pike, Havice Valley Road, Breons Lane and Ridens Lane are substandard (Article 3, Table 1).

**PennDOT HOP / Municipal Driveway Permit**

A municipal driveway permit is required as noted in Note 4, and a copy should be provided to the Armagh Township Supervisors.

**Private Street / Shared Driveway**

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

Some type of shared access should be noted for existing lots A and C. The plan appears to show Ridens Lane (a private road) as the access to Lot C but there appears to be an unnamed drive serving lot A. Please confirm the access for lot A and if this is a shared driveway.

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

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

**Sewage Service**

Does Lot 9 and lot 1 have a septic system in place? If so, it should be depicted on the plan. If not, a note should be added to the plan indicating Lot 9 and lot 1 is not served with public sewage service or on lot septic.

Also, there should be a note that future development will require a land development plan.

**Water Service**

Is there a water source for Lot 9 and lot 1? If so, it should be identified on the plan. If not, a note should be added to the plan stating Lot 9 is not served by public water or a private well.

**Features**

All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202.a.10.).

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.).

**Other Comments:**

1. The plan lists Charles and Phyllis Hassinger as well as Greta Hassinger as the owners. The application was signed by Charles Hassinger representing himself and his wife Phyllis. However, if Greta Hassinger is also an owner she too should have signed the application.

\*The Wright surveying representative indicated the access road to Lot A has no name.

\*The Subdivision and Land Development Review Committee suggested a note should be on the plan that there is no recorded deeded right-of-way for access to Lots A-C.

## **Armagh Township (*Municipal Ordinance*)**

Name of Plan: Carlson, Nathaniel  
File Number: 2017-06-008  
Tax Map #: 12-28-0415  
Municipality: Armagh Township  
Applicant Name: Carlson, Nathaniel  
Land Owner Name: Carlson, Nathaniel  
Plan Preparer: Taptich Engineering and Surveying

### **Plan Summary:**

This plan proposes the creation of Lot 1 (0.4062 acres). Lot 1 includes the existing single family house which is served by public water and public sewer. Access to Lot 1 will be via the existing developed access off of Lingle Valley Road. The residue is developed with various outbuildings and a masonry camp. The camp is not served with water or sewer facilities. The proposal includes DEP sewage facilities planning to provide public sanitary sewer service to the residue. Access to the residue will be via existing developed drives and lanes.

### **Administrative**

The subdivision application form should be signed by the municipality.

### **Floodplain / Wetlands**

As noted in general notes 13 and 14, the parcel is not located in a mapped 100-year floodplain or designated wetland.

### **Topographic information**

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 6.202a.7.).

### **Setback Lines**

As noted in general Note 10, a waiver to the front yard setback of twenty-five (25) feet is being requested since the existing home is in the front yard setback. However, this could be considered an existing non-conforming structure and a waiver may not be required. Please confirm with Armagh Township.

Although the setback lines are shown for the existing house, they should be shown for the existing cabin on the residual on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Article 6, Section 6.302a.10.).

### **Right-of Way Widths**

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

### **Cartway Widths**

Based upon the Armagh Township Subdivision and Land Development Ordinance, the cartway width of Lingle Valley Road and Ragers Road are substandard (Article 3, Table 1).

### **Private Street / Shared Driveway**

If Ragers Road is 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 Armagh Township Subdivision and Land Development Ordinance, (Article 6. Section 6.202a.18.)

### **DEP Sewage Planning Module**

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

### **Sewage Service**

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

If public sewer service is proposed for the residue, what provisions are there for water for the residue?

**Features**

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 6.202a.9.).

All significant man made features should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.202.a.10.).

**Other Comments:**

Where is the location of the existing drive to the existing house on lot #1? This should be depicted on the plan.

**Bratton Township (County Ordinance)**

Name of Plan: Lawson, James

File Number: 2017-06-009

Tax Map #: 13-07-0100

Municipality: Bratton Township

Applicant Name: Lawson, James

Land Owner Name: Lawson, James

Plan Preparer: Taptich Engineering and Surveying

**Plan Summary:**

This project involves the subdivision of one (1) lot from the lands of James and Lurine Lawson. Lot 1 is presently vacant and is intended to be a stand-alone, non-building lot used for recreational purposes only. Access to Lot 1 will be along the southern property line, via a proposed private right-of-way of variable width from Horningford Road. Portions of the Residue are currently used for recreational campsites. There are no improvements proposed to the Residue or Lot 1 at this time. Both the Residue and Lot 1 are currently used for agricultural/recreational purposes.

**Administrative**

The subdivision application form should be signed by the municipality.

**Subdivision Information**

The proposed private right-of-way is approximately 938 feet long, which will serve as access to Lot #1 and the Thomas Knarr parcel 13, 07-0174A. The existing right-of-way appears to be fifteen (15) feet until about seventy-five (75) feet from the existing eleven (11) foot unnamed gravel lane.

What assurance does the township and the county have that the proposed right-of-way will be constructed?

**Floodplain / Wetlands**

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

Although note 10 indicates the entire parcel lies within the 100-year floodplain, it should be shown on the subdivision plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.302A.26.). The County GIS files show approximately seventy-five (75) percent of the parcel is located in the special flood hazard zone.

The County GIS files show a considerable amount of wetlands, mostly near the northern perimeter of the parcel closest to the river and this should be shown on the plan.

**Topographic information**

Topographical contours at vertical intervals should be displayed on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302. A23.).

**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.

There is no soils information on the plan.

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

**Right-of Way Widths**

The right-of-way widths of the existing right-of-way along the southern boundary of the parcel and Horningford

Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A6).

Horningford Road should be labeled on the plan.

#### **Cartway Widths**

The cartway widths of the existing southern right-of-way and Horningford Road should be shown on the plan (Mifflin County Subdivision and Land Development Ordinance, Article 7, Section 7.202.A.11).

#### **Private Street / Shared Driveway**

If a private street is proposed, appropriate supporting information (i.e. the length(s), curve(s), tangent(s), angle(s), right of way width, cartway width, and if applicable, a road profile) should be provided on the plan. If a private street is proposed, the following note shall be included on the plan: "The owners of lots \_\_\_\_\_ agree and understand that " \_\_\_\_\_ Road" is a private road and as such are responsible for the maintenance, care, improvements, and snow removal at their own diligence and expense. Further, if at any time in the future, the property owners adjacent to this road desire to dedicate said road to Municipal ownership, then such owners shall be required at their own expense to improve said road to meet the public road and street specifications of the Municipality in case at such time. The maintenance and use of said private road shall be in accordance with the private road maintenance and use agreement recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ of the Mifflin County Recorder of Deeds Office." (See Mifflin County Subdivision and Land Development Ordinance, Section 4.204.B.1.c)

If a private street is proposed, the plan should be reviewed by the County and Township Engineers.

#### **Street Names**

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

#### **Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with 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 needs to be provided to the Mifflin County Planning Commission.

#### **Sewage Service**

The plan should indicate whether on lot septic or public sewer will serve lot #1 and the residue, in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302 A. 11.)

Also if there are no provisions for water and sewer then a notation on the plan should state that a land development plan will be required prior to any development.

#### **Water Service**

This plan should indicate whether public water or a well will serve Lot #1 on the residue.

#### **Features**

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)  
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)

#### **Other Comments:**

1. Was the intent of the 2010 Board of View decision to provide a point of access for Thomas Knarr or to allow for other development?
2. The right-of-way is inadequate to provide two-way traffic and normally would be fifty (50) feet with an eighteen (18) foot cartway.
3. The plan does not show how the private road system accesses the public road system.
4. There is a serious question why an additional lot should be allowed considering the existing conditions and possibility of additional lots being created along a substandard right-of-way.
5. If this project is to move forward a developers agreement will be required to insure the road is properly upgraded.
6. The plan mentions an undetermined number of seasonal campsites without showing access to the campsites, the number of campsites and how on lot water and sewer service is provided to the area.



## **Brown Township (*Municipal Ordinance*)**

Name of Plan: White, William A.  
File Number: 2017-06-005  
Tax Map #: 14-05-0110  
Municipality: Brown Township  
Applicant Name: White, William A.  
Land Owner Name: White, William A.  
Plan Preparer: Wright Land Surveying

### **Plan Summary:**

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

### **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 7.202A.5 and 7.302A.5.). It appears portions of the residual do not have dimensions 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.

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

### **Floodplain / Wetlands**

As noted in Plan Note 7, there are no mapped floodplains or wetlands on this parcel.

### **Topographic information**

Suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site for Lot 3 and development in these areas should be discouraged.

### **Soils**

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

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

### **Right-of Way Widths**

It appears the existing fifty (50) foot right-of-way from Lanhorn Lane to access Lot 3 is a paper drive or street.

What assurance does the township have that this will be constructed? Without assurance of construction of the driveway the lot could be considered land locked.

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width for Pine Tree Lane should be shown on the plan. (Article 7, Section 7.202A.11.).

\*The Wright surveying representative indicated there is no deeded right-of-way for Pine Tree Lane.

### **Cartway Widths**

The cartway width for the existing fifty (50) foot right-of-way should be labeled and it should be a minimum of twenty (20) feet in accordance with the Brown Township Road Ordinance (Part 4, Section 41.B.).

Based upon the Brown Township Road Ordinance, the cartway widths of Lanhorn, Heritage and Pine Tree Lanes are substandard (Part 4, Section 41.).

### **PennDOT HOP / Municipal Driveway Permit**

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route.

As noted in Note 4, a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Brown Township Planning Commission.

\*The Wright surveying representative indicated he is researching the existing HOP permit number to place on the plan.

**Private Street / Shared Driveway**

How will Lot 2 be accessed? Will it be from Pine Tree Lane or SR 4006? Please clarify existing lane from lot 1 and its relation to lot 2.

\*The Wright surveying representative stated from SR 4006.

If the existing fifty (50) foot right-of-way from Lanhorn Lane will be used by more than one party, a shared driveway agreement should be 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 a shared driveway agreement for Lanhorn Lane will be placed on the plan.

A shared driveway agreement is needed for lot 1 and the Teresa White property that appear to both use Heritage Lane.

\*The Wright surveying representative stated the shared driveway agreement was approved in 2015 by instrument #2015-5854.

**Deed Restrictions and Easements**

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

\*The Wright surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Features**

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, Section 7.302A.29).

All significant man made features should be shown on the plan in accordance with (Article 7 Section 7.302.A.7. ) of the Brown Township Subdivision and Land Development Ordinance.

\*The Wright surveying representative indicated all manmade and natural features are shown.

**Derry Township (*Municipal Ordinance*)**

Name of Plan: Marsh, Duane

File Number: 2017-06-002

Tax Map #: 16-33-0456

Municipality: Derry Township

Applicant Name: Marsh, Duane

Land Owner Name: Marsh, Duane

Plan Preparer: Tuscarora Land Surveying

**Plan Summary:**

This plan proposes the subdivision of one lot (Lot 2) from the lands of Duane Marsh. Lot 1-Residue is presently served by both public water and sewer. Lot 2 is also proposed for connection to public sewer and water.

**Subdivision Information**

1. This subdivision appears to create a flag lot in accordance with the Derry Township Zoning Ordinance (Article 1, Section 112). Flag lots are permitted by right in the (agricultural, rural and forest zones) and this parcel is zoned Low Density Residential. The minimum lot width for this parcel is 75 feet and the lot frontage along Back Maitland Road is only 25 feet. Given these circumstances, a variance may be required by the Zoning Hearing Board.

\*The Tuscarora Land Surveying representative indicated he will discuss this comment with Derry Township.

2. The plan does not demonstrate a proposed right-of-way or cartway width for a driveway or access easement to Lot 2 and it should, in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 5, Section 503.4.).

\*The Tuscarora Land Surveying representative indicated he will place the location of the existing driveway on the plan.

\*\*Revised plans dated June 23, 2017 shows the location of the driveway which accesses lot 2.

#### **Floodplain / Wetlands**

As noted in Plan Note 2, the site does not lie within a 100 year floodplain or designated wetland.

#### **Soils**

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

According to the County GIS files, some portion of this property appears to have hydric soils. The hydric soils information is shown on the plan.

#### **PennDOT HOP / Municipal Driveway Permit**

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route.

As noted in Note 4, a PennDOT Highway Occupancy Permit (HOP) is required as prescribed in the Municipalities Planning Code (Section 508 (6)). A copy of the permit should be provided to the Derry Township Planning Commission.

#### **Private Street / Shared Driveway**

Where is the existing driveway to access Lot 1, the residue? This should be depicted on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4, Section 403.2.G.).

\*\*Revised plans dated June 20, 2017 shows the location of the existing driveway to lot 1.

#### **Deed Restrictions and Easements**

According to the surveyor as noted in Plan Note 1, there are no known deed restrictions or easements associated with the property.

#### **DEP Sewage Planning Module**

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

#### **Sewage Service**

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

#### **Water Service**

A letter from the municipal water authority 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 (Part 4, Section 402.2Z.).

#### **Features**

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, (Part 4, Section 402.I.).

### **Derry Township (*Municipal Ordinance*)**

Name of Plan: Aurand, Richard M.

File Number: 2017-06-003

Tax Map #: 16-30-0315; 16-38-0306

Municipality: Derry Township

Applicant Name: Aurand, Richard M.

Land Owner Name: Aurand, Richard M.

Plan Preparer: Tuscarora Land Surveying

**Plan Summary:**

This plan proposes a lot addition (Lot Addition 1) from the lands of Richard M. Aurand to the lands of Nathan J. Bell.

**Administrative**

The Planning Department's records show some subdivision activity for tax parcel 16,38-0306 in 1998; however, the Department's records appear to be incomplete.

**Subdivision Information**

The total acreage of the lands of Nathan Bell before the lot addition should be shown on the plan, as well as the total acreage after lot addition 1.

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 (Part 4, Sections 402.2.F.L. and 403.2.F.) There are no metes and bounds for the recipient lands of Nathan Bell tax parcel 16, 38-0306.

**Floodplain / Wetlands**

As noted in Note 2, the property is not subject to the 100-year floodplain.

**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 Lot 1 and the lot addition lot and development in these areas should be discouraged.

**Setback Lines**

It appears the house on Lot 1 is within the side yard setback and is an existing nonconforming structure.

**Right-of Way Widths**

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Almost Heaven Way should be shown on the plan in accordance with (Part 4, Section 402.2.K. and 403.2.G.).

\*The Tuscarora Land surveying representative indicated he is uncertain if there is an established right-of-way for Almost Heaven Way.

\*\*Revised plans dated June 20, 2017 shows the right-of-way of Almost Heaven Way.

The right-of-way of Almost Heaven Way is substandard in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2).

**Cartway Widths**

The cartway width of Almost Heaven Way should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Part 4, Sections 402.2.K. and 403.2.G.).

\*The Tuscarora Land Surveying representative indicated he will place the cartway width for Almost Heaven Way on the plan.

\*\*Revised plans dated June 20, 2017 shows the cartway width of almost Heaven Way.

The cartway width of Almost Heaven Way is substandard in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 5 Section 504.2.).

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway width of Harvard Street is substandard (Part 5, Section 504.2.).

**Private Street / Shared Driveway**

If Almost Heaven Way is used by more than one party, a shared driveway agreement should be 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."

\*\*Revised plans dated June 20, 2017 has the shared driveway language on the plan.

**Deed Restrictions and Easements**

According to the surveyor as noted in Note 1, 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.

**Features**

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, (Part 4, Section 402.2.I.).

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, (Part 4, Section 402.2.J.). The GIS aerial shows several structures on the recipient lands that are not shown.

**Other Comments:**

The lot configuration boundaries for the recipient lands in relation to lot addition 1 are not clear. The County GIS files and original plats of this area show what appear to be proposed right-of-ways between the Nathan Bell parcel and lot addition 1. It is not clear that these roads were ever constructed and they may be paper streets. More specifically, there appears to be a gap between the proposed lot addition that is to connect with the Nathan Bell property. Also without clearly showing Almost Heaven Way on the plan it is unclear how the Nathan Bell property has road access.

\*Revised plans dated June 20, 2017 shows access from Almost Heaven Way to the Nathan Bell property and shows Hamilton Avenue as a paper street.

**Union Township (*Municipal Ordinance*)**

Name of Plan: Big Valley Thrift and Gift  
File Number: 2017-06-001  
Tax Map #: 20,06-0115  
Municipality: Union Township  
Applicant Name: Big Valley Thrift and Gift  
Land Owner Name: Sharp Properties, LP  
Plan Preparer: PennTerra Engineering, Inc.

**Plan Summary:**

This project proposes to subdivide a 1.182 acre lot (Lot#2) from the existing 70.274 acre Sharp Shopper grocery outlet parcel located in Union Township, Mifflin County. The proposed lot would have frontage along Route 655 but would utilize the existing signalized access point to the shopping center for site access. There is no use being proposed with the subdivision of the lot at this time., however, any proposed use will require the processing of a land development plan. Both public water and sewer are available and would be utilized for future use.

\*The Penn Terra representative provided written responses in a letter dated June 15, 2017 and these responses have been noted under each comment.

**Basic Plan Information**

The County's Assessment and GIS files list tax parcel 20, 13-0603 as currently being owned by Wesley and Andrea Ritchey, not Sidney B. Yoder.

\*The adjoiner information will be updated.

**Administrative**

This parcel is currently part of the Sharp Shopper Facility, which was reviewed as a land development plan in April 2013.

\*The signature of the land owner has been provided.

**Basic Plan Information**

The registered surveyor's professional seal should be on the plan in accordance with the Engineer Land Surveyor and Geologist Registration Law Act of May 23, 1945.

\*A signed and sealed plan will be provided at the time of plan recording. The appropriate signature block is located on the cover sheet.

A registered PA architect is not licensed to perform tract perimeter surveys.

\*We are not aware of any references to a Registered Architect on the plans. Please advise where this language is located on the plan so it can be removed.

\*On sheet number 2. there is a PA Registered Landscape Architect Seal and signature for Mark Allen Margrecki.

The tax parcel numbers on the application and the labels on the plan are missing the zero digit before the last three numbers. Please add these digits to the tax parcel numbers. The absence of the zeros creates inaccuracies within our plan tracking software.

\*We will add the additional zeros as requested.

#### **Subdivision Information**

Although it is likely the parcel can be accessed from the existing drive to Sharp Shopper or from Shady Tree Lane, the plan does not demonstrate clear access to a public street, which it should in accordance with the Union Township Subdivision and Land Development Ordinance (Article V, Section 504.3.).

\*The parcel will be accessed from the internal drives from the Shopping Center only. No access will be taken from Shady Tree Lane. A formal easement agreement for access to the lot will be finalized prior to recording the subdivision plan. We will also add a General Note to the Cover sheet that this easement exists.

#### **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.

\*The County Assessment records indicate 15.15 acres has been removed from Clean and Green which appears to be the entire Sharp Shopper facility. The remaining acres of this parcel remain in Clean and Green.

#### **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.).

\*The applicant will add a general note to the cover sheet noting that no 100-year floodplain or wetlands exist on the parcel.

#### **Soils**

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

#### **Setback Lines**

The setback lines should be shown on sheet No. 3 as prescribed in the Union Township Subdivision and Land Development Ordinance Article IV, Section 402.2.g.). Although the setback distances are listed on the cover sheet 1.0 under the zoning compliance chart, they should be depicted on the subdivision plot sheet No. 3.

\*The setback lines will be added to Sheet 3.

#### **Right-of Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Shady Tree Lane should be shown on the plan in accordance with Article IV, Section 402.2.2.

\*Shady Tree Lane is a private driveway and will not be used for access to this lot. Therefore, no right-of-way is required. We will add a general note to the plan that specifically states no access is allowed to Shady Tree Lane. Shady Tree Lane should be labeled on the plan.

\*We will label it as a private driveway but it is not a public or private street intended to be used for lot access.

#### **Cartway Widths**

The cartway width range of this segment of SR 655 should be listed on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.2.a.).

\*We will add the range of dimensions for the cartway width along Route 655.

The cartway width of Shady Tree Lane should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.2.2.).

\*As previously stated Shady Tree Lane is not a public or private street and is not intended to be used for lot access.

According to the County GIS files Shady Tree Lane is a private right-of-way.

**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.

\*We will add a general note to the cover sheet in this regard.

A Clear Sight Triangle and Sight Distances should be shown on the plan for any new access onto a State Route.

\*No access points are proposed or depicted on the submitted plans.

A municipal driveway permit may be required, and if so, a copy should be provided to the Union Township Planning Commission. Please confirm with Union Township.

\*No access points are proposed or depicted on the submitted plans. Any access related issues would be addressed during a land development plan submission when a specific use is being proposed. No use is being specifically proposed or approved with this subdivision plan. It merely creates the lot for future development.

Since this plan is a subdivision of one parcel from the Sharp Shopper lands, will the existing HOP permit allow additional access to interior lots? Was this lot development accounted for any traffic counts when sharp shopper was opened? Is the applicant aware of another commercial opening on SR 655 less than 1/4 mile from this location?

\*See response to the municipal driveway permit.

**Private Street / Shared Driveway**

If Shady Tree Lane will be used by more than one party, then all private drives 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."

\*Shady Tree Lane remains with the parent tract and nothing will change with regard to its current use which serves the dwelling located on the parent tract. Only one party uses this access point and more importantly it will not be used for access to the shopping center or the lot being created.

**Deed Restrictions and Easements**

According to the application, 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.

\*The applicant intends to process a planning module "exemption" for 1 EDU to create the lot. We can provide a copy of the approval once received.

**Other Comments:**

1. What is the timeline for filing the land development plan?

\*The Big Valley Thrift and Gift representative indicated October 2017.

2. What consultation, if any, will be required from PA-DOT for additional development into adjacent lands based on the existing HOP permit? Can the existing HOP permit for sharp shopper be listed on the plan?

\*This will be determined by the Township at the time we submit the land development plan. If developed as a Gift and Thrift we would not anticipate the need for additional improvements nor feel they would be appropriate.

3. An additional access point from SR 655 would not appear logical. Access from the rear of lot 2 would reduce conflict points onto SR 655 and should be considered.

\*We are not proposing any access points from 655 for this parcel.

4. Since part of the property has a residential zoning designation, the residential zoning district regulations should be listed on the plan.

\*We will add the Residential District regulations to the plan.

\*Dan Dunmire questioned whether the existing NPDES permit for the Sharp Shopper facility has been closed out and if it isn't it should be.

### **Union Township (*Municipal Ordinance*)**

Name of Plan: Central Penn Enterprises  
File Number: 2017-06-004  
Tax Map #: 20-07-0120  
Municipality: Union Township  
Applicant Name: Kerstetter, Jr., Clifford  
Land Owner Name: Kerstetter, Jr., Clifford  
Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lots 2, 3 and 4 for existing use with no new development proposed. The residual tract, Lot 1, has an existing building with no new development proposed.

#### **Basic Plan Information**

The last name of the abutter having tax parcel 20, 15-0606 should be spelled Tedeschi.

#### **Administrative**

This parcel is the site of the former New Holland facility and was subdivided in 2008 involving 1 parcel.

#### **Basic Plan Information**

The abutter having tax parcel 20, 07-0118 owned by William and Jeannine Boring should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 403.1.d.).

#### **Floodplain / Wetlands**

As noted in Notes 4 and 5, a portion of Lot 4 is in the 100-year floodplain and depicted on the plan and no portions are in any designated wetlands.

#### **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**

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

#### **Setback Lines**

The subject parcel zoned Industrial abuts a Residential Suburban District (R-s). In accordance with the Union Township Zoning Ordinance (Article III, Section 307.4.A.), a buffer yard of not less than twenty (20) feet shall be required on the industrial property.

#### **Right-of Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of Front Mountain Road and South Walnut Street are substandard (Article V, Section 501.2).

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of New Holland Drive and Central Penn Avenue should be shown on the plan. (Article IV, Section 402.2.a.)

#### **Cartway Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway widths of Front Mountain Road and South Walnut Street are substandard (Article V, Section 501.2.).

The cartway widths of New Holland Drive and Central Penn Avenue should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.2.a.).

#### **Private Street / Shared Driveway**

If lots 2, 3, and 4 are sold off to various different owners, then 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 Article IV, Section 402.2.b. of the Union Township Subdivision and Land Development Ordinance.

\*The Wright surveying representative indicated there are none.

**DEP Sewage Planning Module**

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

**Sewage Service**

The public sewer line should be depicted on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.2.C.).

**Water Service**

The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV, Section 402.2.c.).

**Other Comments:**

1. If the parcels are sold off to various entities, based on the existing structures, future use parking provisions would need to be met in accordance with (Article V, Section 500) of the Union Township Zoning Ordinance.
2. Lots 2, 3, and 4 have direct access to a public street. However, lot 1 appears to be accessed by a private street (Central Penn Avenue) which is contrary to (Article V Section 504.3.) of the Union Township Subdivision and Land Development Ordinance.
3. Setback information for lots 1, 2, 3 and 4 should be on the plan in accordance with (Article IV Section 402.2.g.) of the Union Township Subdivision and Land Development Ordinance.

**Wayne Township (County Ordinance)**

Name of Plan: Atherton, Mose S.

File Number: 2017-06-006

Tax Map #: 12-02-0208

Municipality: Wayne Township

Applicant Name: Atherton, Mose S.

Land Owner Name: Atherton, Mose S.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create a second single-family residence to be served by on-lot sewage disposal and private well. The existing residence is served by a private spring and on-lot system. No subdivision is proposed.

**Floodplain / Wetlands**

Based on Note 4, there are no floodplains or wetlands mapped on this parcel.

**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%) near the northern most portion on this site and development in these areas should be discouraged.

**Cartway Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Old Pike Road is substandard (Article 4, Section 4.204F.1.).

**PennDOT HOP / Municipal Driveway Permit**

A municipal driveway permit may be required, and a copy should be provided to the Mifflin County Planning Commission. Please confirm with the Township Roadmaster.

**Deed Restrictions and Easements**

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

\*The Wright surveying representative indicated the deed allows two residential structures on the same parcel. He added there are deed restrictions and a copy will be provided to the Planning Office.

**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**

The GIS files show an unnamed stream that traverses the parcel and should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7, Section 7.302.A.26).

All significant man made features should be shown in 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 features are shown.

**Other Comments:**

1. Note # 5 makes reference to a shared driveway agreement that is recorded. Does this refer to Old Pike Road or to an existing driveway serving the existing mobile home?

\*The Wright surveying representative indicated only Old Pike Road.

2. Who owns Old Pike Road and are there any restrictions to adding others to use the road?

3. The plan should show at least on the insert map how the property accesses the public road system.

4. Are there any potential or future plans to subdivide the property? Specifically if the property were subdivided could the Subdivision Ordinance requirements still be met?

\*The Wright surveying representative indicated not at this point.

**Wayne Township (County Ordinance)**

Name of Plan: Stidfole, Maurice

File Number: 2017-06-010

Tax Map #: 21-19-3106

Municipality: Wayne Township

Applicant Name: Stidfole, Maurice H.

Land Owner Name: Stidfole, Maurice H.

Plan Preparer: Taptich Engineering and Surveying

**Plan Summary:**

This project involves the subdivision of one (1) lot from the lands of Maurice and Linda Stidfole. Parcel 1 is presently vacant and is intended to be a stand-alone, non-building lot. Parcel 1 currently has a separate tax parcel number, but this plan is intended to allow the land to be formally subdivided and, if desired, conveyed. The Residue is currently vacant. There are no improvements proposed to the Residue or Parcel 1 at this time. Both the Residue and Parcel 1 are currently used for agricultural purposes.

**Administrative**

The subdivision application form should be signed by Wayne and Oliver Townships.

**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.

The property in Oliver Township, tax parcel 19, 03-0106, 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. (See Sections 7.302.A.23 and 25 of the Mifflin County Subdivision and Land Development Ordinance)

**Topographic information**

Topographical contours at vertical intervals should be displayed on the plan (Mifflin County Subdivision and Land Development Ordinance, Article 7, Section 7.302. A23.).

**Soils**

There is no soils information on the plan.

**Right-of Way Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Fairview Road is substandard (Article 4, Section 4.204F.1.).

The right-of-way for SR 522 SR 22 or variance in the right-of-way should be listed.

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

**Cartway Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Fairview Road is substandard (Section 4.204 F1.).

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

**PennDOT HOP / Municipal Driveway Permit**

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

As noted in Note 7, any access via a State Highway to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). The following statement should be on the plan.

PennDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of-way or highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

**Deed Restrictions and Easements**

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

**Sewage Service**

Is either lot served by public sewer? If so, the sewer line location should be shown on the map in accordance with the Mifflin County Subdivision and Land Development Ordinance (Section 7, Section 7.302A.20.).

**Water Service**

Is either lot served by a well or public water? If so, their location should be depicted on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7, Section 7.302.A.20.).

**Signature Blocks on Plan**

A Mifflin County Planning Commission Approval Signature Block should be on the plan.

Since this parcel is situated in Wayne and Oliver Townships, there should be a signature block for the Wayne Township Supervisors.

**Features**

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)

**Other Comments:**

1. If this is a non-developable lot, a statement should be on the plan that prior to any development sewage testing will be required and the preparation of a land development plan.

2. Setback information should be placed on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 7 Section 7.302. A. 10.).

**Wayne Township (County Ordinance)**

Name of Plan: Madden, Timothy I.

File Number: 2017-06-011

Tax Map #: 21-23-0261

Municipality: Wayne Township

Applicant Name: Madden, Timothy I.  
Land Owner Name: Madden, Timothy I.  
Plan Preparer: CPS Surveys, Inc.

**Plan Summary:**

The purpose of this single lot subdivision is for recreational purpose/vacant land use. This parcel was found to be a residual of the original subdivision plan, being part of the American Legion Memorial Home Association of Mount Union dated May 9, 1938 and recorded May 16, 1938 in the Mifflin County Recorder of Deeds Office in Deed Book S, No. 4, Page 477. The residual was found as a remnant to the above referenced subdivision after a resurvey was completed. This new survey plan is dated October 2008 and revised November 24, 2008 as recorded January 6, 2009 in Mifflin County, Pennsylvania in Instrument No. 09-000029.

**Basic Plan Information**

Although there is a project narrative on the plan, there should be reference to the fact that a residential/recreational structure was constructed in 2016 and completed in 2017.

The plan was inappropriately subdivided by deed by an Attorney in 2016.

**Administrative**

The landowner's signature needs to be on the subdivision application form.

This subdivision appears to have been created without going through the subdivision review process. The surveyor indicates this parcel, the residual, was found as a remnant to American Legion Memorial Home Association subdivision from 1938, which was resurveyed in October 2008 and recorded in 2009 as instrument number 09-000029. A residential/recreational structure was built in 2016 and completed in 2017. The owner did apply for a building permit and Wayne Township approved the permit and their permitting agency issued a building permit in 2016.

**Basic Plan Information**

Although the name of the registered surveyor and/or Engineer responsible for the plan is on the plan, an appropriate registered professional's seal must be affixed to the plan.

**Soils**

Soils information should be shown on the plan. (Mifflin County Subdivision Ordinance, Section 7.302. A10)

**Right-of Way Widths**

Front Street is a municipal street that has a crushed stone and dirt right-of-way, but its construction is substandard in accordance with the Mifflin County Subdivision and Land Development Ordinance (Article 4, Section 4.204E.1.).

**Cartway Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width of Front Drive is substandard (Section 4.204 F). A ten foot cartway is inadequate for two-way vehicular traffic, especially if a fire truck needs to use this portion of Front Street due to an emergency.

**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.

**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.

**Signature Blocks on Plan**

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

**Features**

There are three (3) waiver requests regarding contour lines and soils, depicting all manmade features and depicting lots serviced by on-lot water and septic.

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)

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)

**Other Comments:**

1. Although the plan size is acceptable with the Mifflin County Subdivision and Land Development Ordinance, the Mifflin County Recorder of Deeds requires plans to be 24" x 36".

**Public Comment**

None

**Other Business or Comments**

**Internet:** Bill Gomes introduced Shelly Williamson, the summer intern for the Planning and Development Department, who is working primarily on the internet survey. Nearly 2,000 residential surveys were mailed to residents starting June 9<sup>th</sup> with 369 responses received to date. The deadline to respond was given as June 30<sup>th</sup>. Most people feel they need improved internet service and only a few are not interested in internet service.

Bill shared that the Internet Advisory Committee meeting held June 21<sup>st</sup> was very productive. Both Mifflin and Juniata School Districts attended the meeting. Juniata County School District stated that they have given each of their students an iPad with the option to take it home for the summer for a small fee, but many did not due to lack of internet service at home. Representatives from Century Link, as well as a representative from Verizon participated via phone. Bill is also relooking at the business survey due to poor results. Mifflin County and Juniata County are working with SEDA-COG to receive Appalachian Regional Commission funds to conduct a feasibility study.

**Belleville Dollar General:** Bill received a plan for a Dollar General in Union Township that will be presented at the July meeting. Jim Spendiff is concerned for safe pedestrian access from Valley View. Bill will push for a traffic analysis of the area. The township is also aware of this plan and has indicated some initial concerns for the plan. Dan Dunmire has received an application for an NPDES permit as well.

**Juniata River Trail:** The Lewistown Borough has a contract with the engineer for design of the Juniata River Trail.

**Adjournment**

Upon no further discussion, the meeting adjourned at 4:58 p.m. upon a motion by Michele Bair, which was seconded by Dan Dunmire.