

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
DECEMBER 27, 2018
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

Other

Venus Shade, South Hills School
Barb Harer, South Hills School
S. Paul Mazza III, South Hills School
Robert Postal, Commissioner
Alyssa Burd, The Sentinel
Susan Royer
Robert Postal, Mifflin County Commissioner
Kay Hamilton
Mia DeVescovo
Madeline DeVescovo
Ron Booher, PLS

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 3:31 p.m.

Approval of Meeting Minutes

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

Presentation of South Hills School of Business and Technology

Kay Semler introduced Barbara Harer, Paul Mazza and Venus Shade from the South Hills School of Business and Technology and turned the floor over to Ms. Harer. Ms. Harer is the Director of the Lewistown campus introduced Paul Mazza as President of South Hills School of Business and Technology and Venus Shade as instructor for the Criminal Justice program.

Ms. Harer asked Mr. Mazza to share the history of the school. South Hills School has been in Lewistown for 20 years. Full degree programs were not initially offered, but students could begin working towards degrees in Lewistown, but had to finish and earn degrees at the State College main campus. All programs offered at the Lewistown campus can now earn an associate's degree; however, only five full programs are offered at Lewistown. Ms. Harer added that there are three campuses of South Hills School with the main campus being in State College, one branch in Altoona and the other branch in Lewistown. South Hills offers small classes where instructors are experts in their field. Programs are designed with employers in mind and every program has an internship. Career services assistance is offered to all graduates.

South Hills is accredited by the Accrediting Commission of Career Schools and Colleges with an additional healthcare program accreditation through the Accrediting Bureau of Health Education Schools for the medical assistant program. Financial aid is available for those who qualify, including

grants, loans, or scholarships. South Hills has multiple articulation agreements in place to allow for bachelor degree completion programs through other colleges or universities. The five programs offered through the Lewistown campus include Criminal Justice, Business Administration Management and Marketing, Administrative Professional, Medical Assistant and Information Technology.

South Hills reviews their curriculum in order to keep current with employer needs. An advisory board offers valuable input into this process. South Hills offers a corporate training program. South Hills is very supportive of the community and encourage students to participate through volunteer work. Various clubs are offered for students as well.

South Hills also offers days for high school students to visit their facilities and sit in on classes. They also sponsor the medical program at The Academy. Mr. Mazza concluded the discussion by stating that his father brought the idea of a business school to Centre County in the 70's. Civic mindedness has been a part of the school since the inception. All students are encouraged to work hard, be reliable and contribute to their community by being aware of the importance of volunteering and sharing.

Subdivision and Land Development Review Committee Report

Three plans were submitted to the committee for review, two under Municipal Ordinance and one under County Ordinance. The plans under Municipal Ordinance included David J. & Fannie E. Peachey (*Menno Township*) and Gideon J. & Linda M. Peachey (*Union Township*). The plan under County Ordinance was Donald R. Adams (Bratton Township).

Jim Lettiere reviewed the Donald Adams plan in Bratton Township in further detail. He also received revised plans and provided updated comments to the Planning Commission for review. This parcel was first reviewed by the Mifflin County Planning Commission for a two lot subdivision on September 27, 2018. During that meeting, the Mifflin County Planning Commission tabled the application until October 24, 2018.

This first review developed following the discovery on or around July 2018 that the current landowners of tax parcel 13-05-0115-000 placed a single-wide, residential mobile home on the parcel, prior to obtaining the required approvals. Since the parcel was not subdivided at the time, the addition of the mobile home met the definition of land development. The Mifflin County Planning Commission's Solicitor provided the owners a cease and desist order until appropriate approvals were in place. Therefore, the applicant filed a subdivision plan to create two lots.

During the period from September 27, 2018 until October 24, 2018, the September 27, 2018 review comments were to be addressed and additional cartway width was to be secured by the adjoining property owners along Planks Lane approximately 227' +/- . The cartway width was to be widened both for the first 200 + feet and then the remaining portions of Planks Lane to the property line of the Adams and Plank properties. On October 25, 2018, the Mifflin County Planning Commission unanimously denied the previous subdivision request to subdivide tax parcel 13-05-0115-000 since the applicant was not able to secure additional cartway for Planks Lane and fully meet other review comments.

The updated plan of December continues to have cartway waiver requests. Two separate waiver requests, one dated December 3rd and one dated December 20th, have been received, but Jim needs the waiver request for the right-of-way for the entire length of Plank's Lane to the end of the Adams property. Ron Booher has a handwritten agreement between Mr. Adams and David King that he is willing to grant an 8' easement for the last 400' +/- feet, as well as a similar handwritten agreement between Mr. Adams and Lisa Sunderland for a 4' easement for the last 200' +/- . He will provide copies of these to the Planning and Development Department.

Bill Gomes wants to make sure Mr. Adams has a consultation with The EADS Group who is the county engineer prior to beginning any road improvements. Jim Lettiere questioned whether the septic was in place. Mr. Booher responded that only perks and probes have been performed. Bill stressed that all conditions must be met and in place prior to final recordation of the plan, including the lane expansion. He also added that it is not normal to allow a 16' cartway width, but is evaluated on a case by case basis. This solution is providing an avenue for relief due to the circumstances including provisions for no further subdivision unless the developer meets the county road standards.

Neal Shawver questioned whether the agreements between Mr. Adams and Mr. King and Ms. Sunderland should be reviewed in order to avoid future legalities in case it is improperly worded or documented. Jim Lettiere will provide copies to the solicitor for review as a condition of approval. The comment requiring the easement agreement to be prepared and recorded will be revised to make the agreement "legally acceptable." A side note from Dave Pennebaker mentioned a correction under Deed Restrictions and Easements. The comment references Note 6, but should be Note 7.

Kay then entertained a motion for the conditional approval of the Donald Adams plan under county ordinance in Bratton Township with the revisions as noted and added that all conditions must be met. A motion was made by Dan Dunmire and seconded by Jason Cunningham. All members voted aye.

Kay entertained a motion to accept the comments of the two plans under municipal ordinance. A motion was made by Dan Dunmire and Michele Bair seconded the motion. All members voted aye.

Bratton Township (County Ordinance)

Name of Plan: Donald R. Adams

File Number: 2018-12-004

Tax Map #: 13-05-0115

Municipality: Bratton Township

Applicant Name: Adams, Donald R. & Florence

Land Owner Name: Adams, Donald R. & Florence

Plan Preparer: Juniata Valley Land Surveying, Ron F. Booher, PLS

Plan Summary:

The purpose of this plan is to subdivide parcel t.m. 13-05-0115-000 into 2 lots. New construction or improvements are going to be made on the residue, Lot 1, including an on lot septic system and well. Lots 2 and 3 (lot additions) were subdivided on 6-07-2013.

*One asterisk represents comments generated at the December 20, 2018 Subdivision and Land Development Review Committee meeting.

**Two asterisks represent comments based on the review of revised plans received by our office Friday, December 21, 2018.

***Three asterisks represents comments generated at the December 27, 2018 Mifflin County Planning Commission meeting and additional documentation provided by the Booher Land Surveying Representative to the Planning and Development Department.

Administrative

This parcel was reviewed by the Mifflin County Planning Commission for a two lot subdivision on September 27, 2018. During this meeting, the Mifflin County Planning Commission tabled the application until October 24, 2018. During the period from September 27, 2018 until October 24, 2018, the September 27, 2018 review comments were to be adequately addressed and additional cartway width must be secured by the adjoining property owners along Planks Lane approximately 227' +/- . The cartway width was to be widened both for the first 200 + feet and then the remaining portions of Planks Lane to the property line of the Adams and Plank properties. Has the remaining portions of Planks Lane been widened to twenty (20) feet?

*The Juniata Valley Land Surveying representative stated the remaining cartway width of Planks Lane has been expanded to twenty (20) feet.

On October 25, 2018, the Mifflin County Planning Commission unanimously denied the previous subdivision request to subdivide tax parcel 13-05-0115-000. The reasons for the denial were provided by certified mail in a letter dated October 30, 2018 from our office.

On or around July 2018, the current landowners of tax parcel 13-05-0115-000 placed a single-wide, residential mobile home on the parcel, prior to obtaining the required approvals. Since the parcel was not subdivided at the time, the addition of the mobile home met the definition of land development as defined in the Mifflin County Subdivision and Land Development Ordinance and Pennsylvania Municipalities Planning Code (PA-MPC) Act of 1968, P.L. 805 No. 247 as re-enacted and amended. The Mifflin County Planning Commission's Solicitor provided the owners a cease and desist order until appropriate approvals are in place. Therefore, the applicant filed a subdivision plan to create two lots from the parcel on two separate occasions. This subdivision is the second occasion. The project narrative should indicate that improvements to the residue have been made versus are going to be made.

**Revised plans indicate new construction or improvements have been made to lot 1, the residue, including an on lot septic system and well.

***The Juniata Valley Land Surveying representative clarified that only perk testing for the septic has been done.

Clean & Green / Agriculture

The parcel was enrolled in the Clean and Green program, however, the County's Assessment Office verified it has been removed from Clean and Green.

*The Juniata Valley Land Surveying representative also indicated the property was removed from Clean and Green and the County's Assessment records verified it was removed, although the electronic Assessment Office's records still show the parcel enrolled in the Clean and Green program.

Floodplain / Wetlands

As noted in Note 3 and according to the County GIS files, no portions of Lots 1 and 4 lie within a designated wetland.

As noted in Note 3 and according to County GIS files, no portions of Lots 1 and 4 lie within the 100-year floodplain.

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. A.23.).

**Revised plans show topographical intervals.

Soils

According to the County GIS files and Note 2, some portion of this property appears to have prime farmland soils. Prime farmland soils are identified by the US Department of Agriculture as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops.

Right-of-Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Planks Lane is substandard in accordance with (Article 4, Section 4.204 F.1.)

Planks Lane serves two parcels currently. However, based on the Juniata Valley Land Surveying representative, the abutting property owners all have access to Planks Lane. This allowance is located in the road docket. Can the Booher Land Surveyor representative provide the road docket? After the subdivision, Planks Lane will be the primary access for three parcels all accessed from Mattawana Boulevard (State Route 103 North).

**Revised plans do include the road docket.

**Revised plans do not include the easement agreements between the Adams' and the Sunderland and Crater properties and the Adams' and the Kings' properties and should.

***Two easement agreements between Lisa Sunderland and Paul Crater and David S. King and Spouse and Donald R. and Florence B. Adams were submitted to the Mifflin County Planning and Development Office.

Cartway Widths

Prior discussions with the property owner included the current and future cartway widths of Planks Lane. The county would consider a waiver request to the minimum right-of-way width of Planks Lane in exchange for the expansion of the cartway width to 20 feet of Planks Lane along the Adams property between the King and Kanagy

property, all but approximately 227' +/- between the two parcels that abut SR 103. The property owner began the widening of Planks Lane prior to the subdivision between the King and Kanagy parcels. A waiver request to the cartway width of Planks Lane has been submitted to allow a 16 foot cartway between tax parcels 13-09-0210-000 and 13-09-0212-000, approximately 227' +/- . The waiver request should also include a waiver to the right-of-way width of the entire length of Planks Lane. The Juniata Valley Land Surveying representative indicated the owners of tax parcel 13-09-0210-000 have granted a four foot easement to Mr. Adams to allow for a 16 foot cartway width of Planks Lane approximated 227' +/- . There should be evidence that an easement agreement is in place for the additional cartway width of Planks Lane. Also, the plan does not show the 16' cartway width along Planks Lane between the Sunderland and Hesketh properties and should.

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

PennDOT HOP / Municipal Driveway Permit

A PennDOT Highway Occupancy Permit (HOP) appears to have been submitted to PennDOT and has been assigned number 172324 Cycle No. 2. PennDOT has requested a letter of acknowledgment from the County Planning Office indicating awareness of the HOP submission. A copy of the HOP should be provided to the Mifflin County Planning Commission. The HOP permit number should be listed on the plan.

*The Mifflin County Planning and Development Office staff indicated the HOP letter was prepared and provided to the Juniata Valley Land Surveying representative.

**Revised plans do not appear to reference the HOP number and should.

Private Street / Shared Driveway

Provided the waiver request is approved, the physical expansion of Planks Lane cartway width should be completed and inspected by the County's engineer prior to subdivision approval and recordation. A charge for the inspection of the expanded cartway width of Planks Lane may apply.

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."

**Revised plans show the shared driveway agreement language between lot 1 the residue, and lot 4.

Deed Restrictions and Easements

Although Note 7 indicates the survey does not constitute a title search by the surveyor, 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 Component 1 Sewage Facilities Planning Module should be submitted to the Mifflin County Planning Commission. Has any sewage planning been initiated with PA-DEP?

*The Juniata Valley Land Surveying representative provided a completed Component 1. Sewage Facilities Planning Module.

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.).

**Revised plans appear to show all man-made 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. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20.).

**Revised plans appear to show all natural features.

Land Development

After approval of this subdivision, the applicant is encouraged to secure a building permit and any other associated requirements for the single-wide mobile home currently located on Lot 1.

Other Comments:

1. At the September 2018 Mifflin County Planning Commission meeting, a member of the Planning Commission noted the plan did not show a sight triangle at the intersection of Planks Lane and SR 103 (Mattawana Boulevard) and the abutting properties between Planks Lane having frontage along SR 103 (Mattawana Boulevard) are not shown. Has PennDOT required that the HOP application demonstrate a clear sight triangle at the intersection of Planks Lane and SR 103 (Mattawana Boulevard)?

*The Juniata Valley Land Surveying representative indicated PennDOT has considered this driveway a minimum low volume driveway and they accepted the sight distances at the intersection. He indicated he will place the HOP permit number on the plan.

2. The Mifflin County Planning and Development Office recommends conditional approval of this subdivision plan with the following conditions:

A. The waiver request should include a waiver to the right-of-way width of the entire length of Planks Lane.

***The waiver request provided on December 28, 2018 does include request a waiver to the right-of-way width of fifty (50') of the entire length of Planks Lane.

B. A legally acceptable easement agreement for the additional 4 feet of cartway along Planks Lane must be prepared and recorded in the Recorder of Deeds Office.

***Two easement agreements between Lisa Sunderland and Paul Crater and David S. King and Spouse and Donald R. and Florence B. Adams were submitted to the Mifflin County Planning and Development Office. The Planning Commission's Solicitor indicated the agreements as prepared could not be recorded at the Recorder of Deeds Office. The preference is they should be more formally written, properly notarized and subsequently recorded in the Mifflin County Recorder of Deeds Office.

C. The physical expansion must be completed to allow a 16 foot cartway of Planks Lane between tax parcels 13-09-0210-000 and 13-09-0212-000 approximately 227' +/-.

D. The County Engineer shall inspect and approve the cartway width expansion prior to subdivision approval. There may be a cost for their review that will need to be paid by the applicant.

E. The Juniata Valley Land Surveyor must coordinate with the County Engineer regarding the type of crushed stone, depth and layout of the expanded cartway width along Plank Lane, prior to commencement.

E. The statement that no further subdivision of either lot 1 or 4 should be made to the plan.

F. In the event conditions A.-E. can be satisfied, the applicant shall have ninety (90) days from the date of approval to make the improvements to Planks Lane.

*The Juniata Valley Land Surveying representative indicated he will submit revised plans in response to the County's preliminary comments before the December 27, 2018 Mifflin County Planning Commission meeting. He also stated he will provide the easement agreement between Lisa Sunderland and Paul Crater and Donald and Florence Adams, the easement agreement between David King and Donald and Florence Adams and a copy of the road docket. He also stated he will quantify the depth of 2rc crushed stone for the expanded cartway width and note this on the plan.

**Revised plans indicate no further subdivision of either lots 1 or 4 can occur until a minimum 50' right-of-way is created on Planks Lane.

**Revised plans did not include a waiver request to the fifty (50') right-of-way of Planks Lane and should.

**Revised plans in note 6. indicate the stone covering Planks Lane will be 2A or 2RC a minimum of 5".

Menno Township (Municipal Ordinance)

Name of Plan: Peachey, David J. & Fannie E.

File Number: 2018-12-001

Tax Map #: 18-09-0109

Municipality: Menno Township

Applicant Name: Peachey, David J. & Fannie E.
Land Owner Name: Peachey, David J. & Fannie E.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to add a second single-family residence to be served by on-lot sewage disposal and private well. No subdivision is being proposed by this plan.

*One asterisk represents comments made at the December 20, 2018 Subdivision and Land Development Review Committee meeting.

Subdivision Information

Property boundary information should be shown for the entire property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map. (Menno Township Subdivision and Land Development Ordinance Sections 6.302.a5, a9, a12)

Clean & Green / Agriculture

According to County GIS files and Note 7, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. 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 Note 4 and County GIS files, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

Setback Lines

The setback lines should be shown on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 602.a10).

*The Wright surveying representative indicated he will add the setback lines to the insert map.

Cartway Widths

What is the driveway width for the shared drive off Middle Road?

*The Wright Surveying representative indicated he will check on the width.

PennDOT HOP / Municipal Driveway Permit

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

Private Street / Shared Driveway

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

*The Wright Surveying representative indicated the road will not be shared by more than one owner.

Deed Restrictions and Easements

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Menno Township Subdivision and Land Development Ordinance. (Section 6.302.a6 and 6.302.b7)

*The Wright Surveying representative indicated there are none.

DEP Sewage Planning Module

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

Water Service

The water supply location for the existing house should be noted on the plan as prescribed in the Menno Township Subdivision and Land Development Ordinance (Section 3.213a and 6.202.a10). If the water source is off site, there should be evidence of an easement and right-of-way agreement on record and so noted on the plan. This information is particularly important if the water supply serves more than one household. The surveyor will note both are off site and make reference to easement/right-of-way agreements on record.

*The Wright Surveying representative indicated the water source is from the Jack's Mountain reservoir.

Features

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

*The Wright Surveying representative indicated all are shown.

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

*The Wright Surveying representative indicated all are shown.

Land Development

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

*The Wright Surveying representative indicated no.

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

*The Wright Surveying representative indicated no.

Other Comments:

Is there a possibility this lot will be subdivided? If so, can the lot be subdivided and still meet other Menno Township Subdivision and Land Development Ordinance requirements, including access?

*The Wright Surveying representative indicated possibly and there are no sight limitations.

Union Township (*Municipal Ordinance*)

Name of Plan: Peachey, Gideon J. & Linda M.

File Number: 2018-12-003

Tax Map #: 20-02-0126

Municipality: Union Township

Applicant Name: Peachey, Gideon J. & Linda M.

Land Owner Name: Peachey, Gideon J. & Linda M.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to add a 3,072 sq. ft. farm shed. No new residential development is being proposed.

*One asterisk represents comments generated at the December 20, 2018 Subdivision and Land Development Review Committee meeting.

Administrative

The parcel was last subdivided in May of 2002 and July of 2016.

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 states there are no floodplains, but Soft Run Creek crosses the parcel so it would seem some type of floodplain should be outlined on the plan.

*The Wright Surveying representative stated there is no floodplain associated with Soft Run but he will show a fifty-foot buffer around the stream indicating no disturbance allowed.

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.

According to the County GIS files and Note 6, 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. However, there was no soil data on the plan.

Setback Lines

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

Right-of-Way Widths

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way width of Old Mechanic Street should be shown on the plan (Section 402.2a). Old Mechanic Street appears to connect with Thompson Lane. It should also be labeled.

Cartway Widths

The cartway width of Old Mechanic Street and Thompson Lane should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Section 402.2a).

PennDOT HOP / Municipal Driveway Permit

Since Thompson Lane connects with SR 305 (Greenwood Road), a PennDOT HOP note should be placed on the plan.

Private Street / Shared Driveway

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

*The Wright Surveying representative stated there is a shared driveway agreement in place and will note this on the plan.

Deed Restrictions and Easements

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

*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.

Water and Sewage Service

On lot water and sewer service should be shown on the plan. (See Section 402.1d of the Union Township Subdivision and Land Development Ordinance).

*The Wright surveying representative stated he will look further into this.

Features

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Section 402.1e).

*The Wright Surveying representative indicated all are shown.

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

Development Ordinance, (Section 402.1e). There appears to be some additional buildings on the parcel not shown on the plan.

*The Wright Surveying representative indicated all are shown.

Land Development

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

*The Wright Surveying representative indicated no.

Will parking need to be accommodated for the proposed building?

*The Wright Surveying representative indicated the pole building will serve as parking for buggies and farm equipment.

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

*The Wright Surveying representative indicated one was applied for but not issued because the land development requirement.

Public Comment

None

Other Business or Comments

Kay Semler was able to visit the new Juniata River Trail and Victory Park and thought things looked well. Michele Bair recently visited a trail in Lock Haven with very nice lights. She will encourage Granville Township for future expansion of the trail. Bill stated that lights were not included along the trail in order to keep costs down and to deter people from being on the trail at night.

Bill is reviewing the feasibility study for the Mainline Canal Trail. A presentation will be made on the study at January's meeting. Cyle Vogt will also share a short presentation on electric car charging stations at some future meeting. Cyle has worked with the owner of the Holiday Inn Express who is currently installing the first charging station in Mifflin County.

A contract has been signed for the internet project and the initial kickoff call was held December 18th.

The bids went out on December 13th for Monument Square Phase V streetscape project with responses due by mid-January. The project will extend from The Embassy Theatre to Water Street and connect to the Mann Edge Terrace 2, but will not touch the sidewalks in front of the church. Construction is expected to begin by April. PennDOT is in the process of demolishing the Sun Home building for the new bridge. Bill is also looking at expansion of the Juniata River Trail, but needs support from Lewistown Borough with matching funds.

Kay noticed that work activity began at the Burnham interchange. Bill stated the only item in limbo is the improvements to access in Derry Heights due to legalities. The traffic light is scheduled to be installed in 2019. Construction activity also began for the new bridge near the Standard Steel.

Adjournment

Upon no further discussion, the meeting adjourned at 4:32 p.m. upon a motion by Michele Bair, which was seconded by Neal Shawver.