

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

**ATTENDANCE**

Members

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

Other

Lauren Kershner, Sentinel

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.

**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**

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

**CDBG Update**

Jim Lettiere shared an update on the CDBG program. Budget updates were provided for review that indicated initial budget amount and current funds available.

The 2017 application will be mailed Friday, December 01, 2017 and contains 647 pages. The application is due December 8<sup>th</sup> and the department has been working on it since July. The total grant amount is \$616,394.

Mifflin County is funding the following projects for a total amount of \$217,052:

- Borough of Juniata Terrace, Road Reconstruction of Wagner Avenue in the amount of \$72,765
- Armagh Township, Architectural barriers elimination project modification to the Armagh Township municipal building in the amount of \$28,000
- Single-family housing rehabilitation in the amount of \$77,217.64
- Administration in the amount of \$39,069.36

Lewistown Borough is funding the following projects for a total amount of \$116,929:

- Spring Street road reconstruction in the amount of \$85,170
- Grand Parkway North road reconstruction in the amount of \$14,219.65

- Administration in the amount of \$17,539.35

Brown Township is funding the following projects for a total amount of \$82,533:

- Housing rehabilitation in the amount of \$67,677.06
- Administration is funded in the amount of \$14,855.94

Derry Township is funding the following projects for a total amount of \$108,910:

- Lewistown Heights-Ridge, Fox, Roosevelt, Mifflin and Lincoln Avenues-road reconstruction in the amount of \$85,807.77
- Big Brothers/Big Sisters of Juniata Valley far share project in the amount of \$3,498.43
- Administration in the amount of \$19,603.80

Granville Township is funding the following projects for a total amount of \$90,970:

- Slum/Blight Spot Basis Demolition of 144 Klondyke Drive in the amount of \$10,360
- Slum/Blight Spot Basis Demolition of 15 and 17 Henrietta Street in the amount of \$54,235.40
- Single-Family Housing Rehabilitation in the amount of \$7,548.87
- Big Brothers/Big Sisters of Juniata Valley far share project in the amount of \$2,451.13
- Administration in the amount of \$16,374.60

For the first time that Jim has seen, Granville Township has focused most of their project money on demolition. Brown Township decided not to fund the Big Brothers/Big Sisters of Juniata Valley fair share project. Income surveys are not required for any of the projects. The department is now ready to look at other possible competitive applications and other projects in the county.

Lewistown Borough has funded the engineering portion of two projects with CDBG funds, the Juniata River Trail and the Streetscape project. The expenditure deadline for the 2014 funds is August 4, 2018 and the projects are expected to be completed in August or September of 2018. Jim is encouraging the Borough to request an extension rather than a modification of the use of these funds.

The McVeytown Sewer Project has just got underway. Approximately \$110,000 was budgeted for funding lateral connections. However, only two customers are eligible. The remaining funds will be moved towards project costs.

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

Six plans were submitted to the committee for review, all under Municipal Ordinance. The six plans under Municipal Ordinance included Isabelle Horon & Heller Kreshtool (*Brown Township*); Stains, Patti L. (*Derry Township*); Standard Steel, LLC c/o John Hilton (*Derry Township*); David S. & Katie L. Peight (*Menno Township*); Jane E. Yorks (*Oliver Township*) and Levi R. & Salinda M. Kanagy (*Union Township*).

Jim Lettiere reviewed two plans in further detail. The first plan Jim reviewed was the Standard Steel plan in Derry Township. This plan proposes to create Lots 2 and 3 for existing use. The residual tract, Lot 1, has no new development. The applicant may propose a pavilion to the property, which may or may not require the filing of a land development plan depending upon where the pavilion will be located. The Derry Township Engineer, Alan Wrye, has some requirements of the plan engineer as well. A zoning change may be required, but the township will need to confirm this.

The second plan Jim reviewed was the Jane Yorks plan in Oliver Township. This plan proposes the subdivision of one lot (Lot 2) from the lands of Jane E. Yorks. Both Lot 1-Residue, as well as Lot 2 contain residences which are presently served by a well and on-lot sewage disposal systems. Updated plans were provided by the surveyor and updated comments were presented to the Planning Commission. Jim will add a comment that the plan is still incorrect.

Dan Dunmire made a motion to accept the comments of the six plans under municipal ordinance. Jim Spendiff seconded the motion. All members voted aye.

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

Name of Plan: Horon, Isabelle & Kreshtool, Heller  
File Number: 2017-11-005  
Tax Map #: 14-03-0108  
Municipality: Brown Township  
Applicant Name: Horon, Isabelle & Kreshtool, Heller  
Land Owner Name: Horon, Isabelle & Kreshtool, Heller  
Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lot Addition A to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed.

\* One asterisk represents responses made by the Surveying or Engineering representative at the November 16, 2017 Subdivision and Land Development Review Committee meeting.

#### **Basic Plan Information**

All abutters should be shown on the plan, including tax map numbers in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.301A.17).

#### **Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property (Lot A and Lot 1). 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 7.302A.7 and 9).

#### **Clean & Green / Agriculture**

The Yoder parcel only is in an Agricultural Security Area and should be noted on the plan.

The Yoder parcel only 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, no wetlands or floodplains are mapped on the parcels.

#### **Soils**

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

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

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width of State Route 4001, Woodland Road and Old US Highway 322 should be shown on the plan (Article 7, Section 7.202A.11).

#### **Cartway Widths**

The cartway widths of State Route 4001, Woodland Road and Old US Highway 322 should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7, Section 7.202A.11).

#### **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.

Note #3 calls for an Highway Occupancy Permit (HOP). Is there any existing driveways serving the lot addition or lot 1.

\*The Wright Surveying representative indicated probably from US Highway 322 but there is no new access proposed.

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

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article 7, Section 7.202A.13 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 "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 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 the Brown Township Subdivision and Land Development Ordinance (Section 7.302A.23.).

\*The Wright Surveying representative indicated all man made features are shown.

#### **Land Development**

Since there is no evidence that on lot sewage testing was done for the proposed lots a statement regarding any future development that meets the provisions of land development as defined in the Brown Township Subdivision and Land Development Ordinance requires the filing of a land development plan.

Since there is a house on Lot A, on lot water and sewer service should be identified on the plan. Does Lot 1 have any on lot systems?

\*The Wright Surveying representative stated he was not sure but will follow up on this. Lot 1 has public water and public sewer and he will add a note on the plan.

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

Name of Plan: Stains, Patti L.

File Number: 2017-11-001

Tax Map #: 16-21-0123; 16-21-0123A

Municipality: Derry Township

Applicant Name: Stains, Patti L.

Land Owner Name: Stains, Patti L.

Plan Preparer: Sarge Engineering and Surveying

#### **Plan Summary:**

The purpose of this plan is to add Lot A, of 0.025 acres, to Lot 2, other adjoining land of Patti L. Stains, Mifflin County Tax Parcel 16-21-0123A.

\* One asterisk represents responses made by the Surveying or Engineering representative at the November 16, 2017 Subdivision and Land Development Review Committee meeting.

#### **Administrative**

The subdivision application form should be signed by the municipality.

#### **Subdivision Information**

Since tax parcel numbers 16, 21-0123 and 16, 21-0123A will have new acreages based on the lot addition, two (2) new deeds will need to be created after the subdivision is recorded.

Lot 1 has tax parcel number 16, 21-0123 assigned to it and should be identified on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4, Section 403 2.D).

\*The Sarge Surveying and Engineering representative indicated in the future he will note the parcel number on the site plan area of the subdivision.

#### **Floodplain / Wetlands**

As noted in Notes 3 and 4, there are no mapped wetlands and the parcels are not within the one-hundred (100) year floodplain.

#### **Setback Lines**

Both homes are currently within the building setbacks and are considered existing non-conforming structures.

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

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way width of Ben Franklin Terrace is substandard (Part 5, Section 504.2).

**Cartway Widths**

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

**PennDOT HOP / Municipal Driveway Permit**

It appears from the aerial dated April 2017 that there is an existing driveway for Lot 1. What is the proposed ten (10) foot right-of-way for?

\*The Sarge Surveying and Engineering representative indicated it is for the existing driveway.

**Deed Restrictions and Easements**

Based on Note 5, 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 Sarge Surveying and Engineering representative indicated he usually does not provide this if served by public sewer.

**Lot Addition**

The total acreage after the lot addition should be labeled on the plan and the total acreage before the lot addition for Lot 1 should be shown on the plan.

\*The Sarge Surveying and Engineering representative stated he will place this information on the site plan in the future and prefers not to modify the plan at this time.

**Zoning**

The High Density Residential zoning district requires a minimum of 5,000 square feet of land for a single-family home served with public sewer and water. Prior to the lot addition, Lot 1, Tax Parcel 16, 21-0123 has 4,051 square feet of land area. The lot is considered existing non-conforming. Lot 1, after the lot addition, will have 1,742 square feet, which will remain as an existing non-conforming lot. After the lot addition, the combined square footage for Lot 2, which includes Lot A, will be 3,049 square feet, which is considered an existing nonconforming lot. Tax parcel 16,21-0123A prior to the lot addition contained 2,78 square feet which was also an existing non-conforming lot. The Township Zoning Officer should make a determination regarding the expansion of a non-conforming lot for lot 1.

\* The Sarge Surveying and Engineering representative indicated in note 8. there is reference to all the non-conformities associated with the parcels. He added the Township Solicitor is reviewing these items and most likely no Zoning Hearing Board action will be required.

**Land Development**

The Derry Township Zoning Ordinance (Article 3, Section 312.2) requires two (2) off-street parking spaces, which may take the form of garages, carports, or driveways. Please indicate if both homes meet this parking provision. This information should be noted on the plan.

Does lot 2 access Ben Franklin Terrace? If so, it should be noted on the plan.

\* The Sarge Surveying and Engineering representative indicated there is no access to lot 2 from Ben Franklin Terrace since an existing wall prevents access.

**Derry Township (Municipal Ordinance)**

Name of Plan: Standard Steel, LLC c/o John Hilton  
File Number: 2017-11-002  
Tax Map #: 16-03-0117  
Municipality: Derry Township  
Applicant Name: Aumiller, Christian T.  
Land Owner Name: Standard Steel  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lots 2 & 3 for existing use. The residual tract, Lot 1, has no new development proposed.

\* One asterisk represents responses made by the Surveying or Engineering representative at the November 16, 2017 Subdivision and Land Development Review Committee meeting.

**Basic Plan Information**

All abutters should be shown on the plan, including tax map numbers in accordance with the Derry Township Subdivision and Land Development Ordinance, (Part 4, Section 403.2.S).

\*The Wright Surveying representative indicated for the most part the abutters are separated by either alleys, or private or public right-of-ways. It was agreed the Hackenburg parcel will be added as an abutter.

**Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4, Sections 403.2.F.J).

\*The Wright Surveying representative indicated he may request a waiver to this provision.

**Floodplain / Wetlands**

As noted in Notes 5 and 6, no wetlands or floodplains are mapped on Lots 2 and 3 and a portion of the residue is in the 100-year floodplain along Hungry Run. The floodplain should be delineated on the insert map.

**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 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, portions of the residual appear to have hydric soils. Hydric soils can indicate the presence of wetlands. Note #7 mentions hydric soils.

**Right-of-Way Widths**

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of High Dump, Red Rock and Old Park Roads should be shown on the plan (Part 4, Section 403.2.G). High Dump and Red Rock Roads are not labeled.

Is the fifteen (15) foot unopened alley part of the deed?

\*The Wright Surveying representative indicated it is not.

Are there plans to vacate the fifteen (15') alley in the future?

\*The Wright Surveying representative wasn't sure.

**Cartway Widths**

The cartway widths of High Dump, Red Rock, and Old Park Roads should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance, (Part 4, Section 403.2.G).

\*The Wright Surveying representative stated he doubts there is any right-of-way information for High Dump Road and he can add the widths for Old Park and Red Rock Roads.

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

**PennDOT HOP / Municipal Driveway Permit**

As noted in Note 4, a township driveway permit is required for access to a township road.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Part 4, Sections 403.2.L and 403.7 of the Derry Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative stated there are none.

**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).

Are all man made features shown?

\*The Wright surveying representative indicated all are shown.

**Zoning**

The Heavy Industrial District for Lots 2 and 3 should be labeled.

**Land Development**

There should be a statement regarding any future proposed development on lot 3 or the residue will require the filing of a land development plan.

**Menno Township (*Municipal Ordinance*)**

Name of Plan: Peight, David S. & Katie L.  
File Number: 2017-11-006  
Tax Map #: 18-09-0104  
Municipality: Menno Township  
Applicant Name: Peight, David S. & Katie L.  
Land Owner Name: Peight, David S. & Katie L.  
Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lots 2, 3, 4 and Lot Addition A. Lots 2, 3, and 4 are for single-family residences each to be served by on-lot sewage disposal and private well. Lot Addition A is to be added onto Lot A and become an integral part thereof. The residual tract, Lot 1, has an existing residence with no new development proposed.

\* One asterisk represents responses made by the Surveying or Engineering representative at the November 16, 2017 Subdivision and Land Development Review Committee meeting.

**Administrative**

This parcel was last reviewed in 2011 and 2004 for minor subdivision activity.

**Clean & Green / Agriculture**

As noted in note 8, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

**Floodplain / Wetlands**

As depicted on the plan, the 100-year floodplain is mapped on the Peight and Jantzen parcels.

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

**Soils**

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

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**

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way width of Bony Brook Lane should be shown on the plan (Article 6, Section 6.202a.11).

\*The Wright Surveying representative stated this a driveway and no right-of-way information is available.

Based upon the Menno Township Subdivision and Land Development Ordinance, the right-of-way widths of Bunker Hill Road and Quiet Meadow Lane are substandard (Article 3, Table 1).

\*The Wright Surveying representative stated Quiet Meadow Lane is a driveway and no right-of-way information is available and is used only by one party.

**Cartway Widths**

The cartway width of Bony Brook Lane should be shown on the plan in accordance with the Menno Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202a.11).

Based upon the Menno Township Subdivision and Land Development Ordinance, the cartway widths of Bunker Hill Road and Quiet Meadow Lane are substandard (Article 3, Table 1).

**Private Street / Shared Driveway**

If Bony Brook 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."

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with (Article 6, Section 6.202.18) of the Menno Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module for each proposed lot for single-family development, should be submitted to the Menno Township Supervisors.

**Water Service**

Is there a water source for the residue? If so it should be depicted on the plan.

\*The Wright Surveying representative indicated note 9. references a private water line is located along the south western edge of the property and it's exact location is not known.

**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 Menno Township Subdivision and Land Development Ordinance, (Article 6, Section 6.202. a. 9.).

Are all man made features shown?

\*The Wright Surveying representative indicated they are all shown.

**Oliver Township (*Municipal Ordinance*)**

Name of Plan: Yorks, Jane E.

File Number: 2017-11-004

Tax Map #: 19-05-0104

Municipality: Oliver Township

Applicant Name: Yorks, Jane E.

Land Owner Name: Yorks, Jane E.

Plan Preparer: Tuscarora Land Surveying

**Plan Summary:**

This plan proposes the subdivision of one lot (LOT 2) from the lands of Jane E. Yorks. Both LOT 1-Residue, as well as LOT 2 contain residences which are presently served by a well and on-lot sewage disposal systems.

\* One asterisk represents responses made by the Surveying or Engineering representative at the November 16, 2017 Subdivision and Land Development Review Committee meeting.

\*\*Two asterisks represent comments regarding revised plans dated November 21, 2017.

**Floodplain / Wetlands**

As noted in Notes 2 and 5, there are no mapped wetlands or floodplains.

**Topographic information**

It appears, according to County GIS information, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged, if there is any contemplated future development.

**Right-of-Way Widths**

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



**Cartway Widths**

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

**Deed Restrictions and Easements**

Based on Note 1, there are no known deed restrictions or easements associated with the property.

**DEP Sewage Planning Module**

Since both homes are currently served with a private septic system, please confirm no additional sewage planning is required.

\*The Tuscarora Surveying representative indicated no additional sewage planning is required.

**Water Service**

It appears there is one well serving two (2) lots. Are there any DEP requirements for this arrangement? Is there a back up plan in case the well goes dry?

\*The Tuscarora Surveying representative indicated it's permissible to allow two residences to be served by the same well. An additional well may be drilled to serve lot 2.

Is there a deed restriction on the shared use of the well?

\*The Tuscarora Surveying representative stated there is an easement in the deed for the water line.

**Signature Blocks on Plan**

As discussed with the land surveyor's representative, the township no longer has a planning commission; therefore, this signature block is not necessary.

\*\*The revised plans dated November 21, 2017 has a signature block for the Oliver Township Planning Commission and it should not.

**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 Oliver Township Subdivision and Land Development Ordinance, (Article 6, Section 6.2029).

Are all man made features shown?

\*The Tuscarora Surveying representative indicated they are all shown.

**Land Development**

There should be a note on the plan that if an additional single-family home is proposed, it will require the filing of a land development application. Further, if a third home is proposed, the drive will need to be named by the County's Mapping Department and new addresses must be assigned for each home.

\*\*The County Planning Office received revised plans dated November 21, 2017 that includes this information in note 6., however, it should be the County's Mapping Department not the Mifflin County Planning and Development Department.

Is the reason for the strange lot configuration between lots 1 and 2 to maintain a minimum one acre lot size for each?

\*The Tuscarora Surveying representative indicated it is to meet both the setbacks and the minimum land area provisions.

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

Name of Plan: Kanagy, Levi R. & Salinda M.  
File Number: 2017-11-003  
Tax Map #: 20-12-0121  
Municipality: Union Township  
Applicant Name: Kanagy, Levi R.  
Land Owner Name: Kanagy, Levi R.  
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 existing private well.

**Basic Plan Information**

The abutters tax parcel numbers 20-12-0122, 20-01-0241, and 20-01-0148 should be shown on the plan in accordance with the Union Township Subdivision and Land Development (Article IV, Section 403.1.d).

**Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property. If survey data is not available, this information could be supplied via the deed description and could be shown on an inset map in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV, Sections 402.1.a).

**Floodplain / Wetlands**

As noted in Notes 5 and 6, no wetlands or floodplains are mapped on the property.

**Topographic information**

Suitability considerations should be made for this plan. It appears, according to County GIS information, mostly in the northern portions of the parcel, that there are steep slopes (grades over 15%) on this site and development in these should be discouraged. The steep slopes don't appear to be in the location of the proposed home.

**Setback Lines**

The existing house and two sheds are in the building setbacks and are considered existing nonconforming structures.

**Right-of-Way Widths**

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of Lower Stone Mountain Road and Wyland Drive should be shown on the plan (Article IV, Section 402.1.c).

Based upon the Union Township Subdivision and Land Development Ordinance, the right-of-way widths of Treaster and Rockville Roads are substandard (Article V, Section 501.2).

**Cartway Widths**

The cartway widths of Lower Stone Mountain Road and Wyland Drive should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV, Section 402.1.c).

Based upon the Union Township Subdivision and Land Development Ordinance, the cartway widths of Treaster and Rockville Roads are substandard (Article V, Section 501.2).

**Private Street / Shared Driveway**

The proposed driveway should show more detail as to how it connects with the proposed house.

If the proposed driveway 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 stated this is not a shared driveway and this language is not necessary.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with Article IV, Sections 402.1.b and 2.b of the Union Township Subdivision and Land Development Ordinance.

\*The Wright Surveying representative indicated there are none.

**DEP Sewage Planning Module**

A DEP Component 1 Form should be provided to the Union Township Planning Commission.

**Water Service**

Will both homes share the existing well?

\*The wright Surveying representative stated yes.

**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 Union Subdivision and Land Development Ordinance, (Article IV, Section 402.1.e).

Are all man made features show?

\*The Wright Surveying representative stated they are.

### **Public Comment**

None

### **Other Business or Comments**

**Calendar:** The 2018 Planning Commission calendar was presented to the Planning Commission.

**Fire Activity in Decatur Township:** Bill Gomes shared a recent article from The Sentinel about a chimney fire in Decatur Township where the fire truck became stuck. Bill said this reinforces the issue with road widths in our reviews. Narrow roadways make it difficult for emergency vehicles to access some areas.

**Reedsville Streetscape Application:** Bill was unable to attend the recent SEDA-COG presentation for the Reedsville Streetscape project; however, Kay Semler and a Brown Township supervisor were able to attend the presentation, along with Greg Elliott from The EADS Group. Eleven applications were submitted, but one was deemed ineligible. The Reedsville Streetscape project is along Main Street and will include sidewalks, plantings and stormwater with engineering to be paid for by the township. The application scored very well at SEDA-COG, which was broken down into four groups. The application scored within the top four of the groups presented to PennDOT. Other projects that scored well in this group included Lock Haven, Bloomsburg, and Sunbury. The reviews will begin in January at PennDOT and announcements will hopefully be made in the spring.

**Mill Road Study:** Bill shared a copy of a handout that was presented at the public meeting held November 1<sup>st</sup>, as well as four alternatives that were reviewed. Several options were considered, including restricting turns out of Mill Road, creating special turning lanes on Electric Avenue, and no left turns in or out of Mill Road. Most of the public wanted to redesign the ramp, which is costly. EADS had looked preliminarily at a ramp realignment onto Mill Road. This would require a point of access study, which is costly and could take up to a year to complete. PennDOT wants the engineer to look at the ramp to further review a realignment of the ramp and its feasibility. The largest complaint focused around the ramp. Ideas to fix this include a larger stop sign and placement of a beacon light. Other ideas from the public meeting were more costly. The committee will meet next week to discuss the outcome of the public meeting.

One comment at the Planning Commission meeting was that the ramp redesign may not work because it's too short of a ramp and would be difficult to slow down and make the curve. Another suggestion included connecting the on ramp from Walnut Street with the off ramp onto Electric Avenue. Someone else questioned if closing Mill Road was possible, but there were concerns that it would increase emergency response time and others use it as a short cut for convenience. Another suggestion from the Planning Commission was to install a traffic light, but this does not meet the criteria.

One complaint from the public meeting was that the new high school increased traffic in the area. Bill was asked to review the data when the new high school was constructed. He hopes to talk with the school superintendent as the township has concerns as well. Turns at Walnut Street will also be reviewed.

**Mainline Canal:** Bill shared an invitation for a public meeting for the Mainline Canal to be held December 5<sup>th</sup>. This will be part of the 9-11 Memorial Trail and they are looking at a segment in Mifflin County, either along the river or the KV line in Union and Brown Townships. There will eventually be a public meeting in Mifflin County. Allegheny Ridge Corporation initiated this trail project and they are still working on specifics.

**Bridge Inspection Program:** Bill is trying to have Brad Kerstetter of Juniata County Planning Department share a presentation on their inspection program of under 20 foot bridges. Mifflin County is looking at under

20 foot bridges and the Commissioners are trying to find out how to work with municipalities in reviewing these smaller bridges. Bill will be meeting with the Commissioners to discuss this further.

**Adjournment**

Upon no further discussion, the meeting adjourned at 4:18 p.m. upon a motion by Dan Dunmire, which was seconded by Neal Shawver.