

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**JANUARY 28, 2016**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Dan Dunmire  
Tyler Gum  
Kay Semler  
Jim Spendiff  
Michelle Bair  
Neal Shawver  
Dave Pennebaker

Other

Lauren Kershner, The Sentinel  
Lucas Parkes, The EADS Group  
Mike Buffington  
Alicia Lentz, The Academy  
Dan Potutschnig, The Academy  
David Harmon, Newton Hamilton Borough  
Ron Napikoski, Geisinger-Lewistown Hospital and  
Derry Township  
Brad Kerstetter-Juniata County Planning  
Jim Zubler, Downtown Lewistown, Inc.  
Jim Tunall, Chamber and Visitor's Bureau  
Deborah Bargo, Mayor of Lewistown  
  
Mike McMonigal, United Way of Mifflin-Juniata  
Mark Long, Representative Kerry Benninghoff's  
Office  
John Breneman, Senator Corman's Office  
Bill Kleiner, Cooperative Extension  
Dave Filson  
Robert Postal, MCIDC  
Stephen Dunkle, Mifflin County Commissioner  
Tracey Huston, Penn State  
Renata Engel, Penn State  
Craig Weidemann, Penn State  
Lisa Nancollas, Mifflin County Commissioner  
Kimberly Crone, MCHS

Staff

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

**Call to Order**

Dan Dunmire, Chair, called the meeting to order at 3:36 p.m.

**Record of Public Attendance**

Dan reminded everyone to sign the attendance sheet.

**Approval of Meeting Minutes**

Kay Semler made a motion to approve the minutes from December's meeting. The motion was seconded by Jim Spendiff. All members voted aye.

**Election of Officers**

As provided for in the Planning Commission Bylaws, Dan turned the meeting over to Bill Gomes to temporarily run the meeting in order to conduct the election of officers. Bill asked for nominations for the position of Chairman. Neal Shawver nominated Dan Dunmire to serve as Chairman. Tyler Gum and Michelle Bair each seconded the motion to nominate Dan Dunmire as Chairman. There were no other nominations. All members voted aye to have Dan serve another year as Chairman. Bill then requested nominations for Vice Chairman. Neal Shawver nominated Kay Semler for position of Vice Chairman. Dan Dunmire seconded

the motion. There were no other nominations. All members voted aye to have Kay serve as Vice Chairman. Bill next asked for nominations for Secretary. Jim Spendiff motioned to elect Tyler Gum as Secretary. Kay Semler seconded the motion. There were no other nominations. All members voted aye to have Tyler serve as Secretary. The meeting was turned back over to Dan.

### **Penn State Outreach Center Discussion**

Bill shared that the Planning Commission had concerns at last month's meeting over the decision of Penn State to discontinue credit courses at the Outreach Center. The Planning Department began gathering information since that time. We outreached to various groups that would be impacted by the decision, including the Mifflin County Academy of Science and Technology, Mifflin County School District, Geisinger-Lewistown Hospital, Mifflin County Library, the Juniata Valley Chamber of Commerce and various other groups. A summary of enrollment information was provided, which was generated from information provided by the Mifflin County School District, Mifflin County Academy of Science and Technology, Geisinger-Lewistown Hospital and Penn State. As a result, an estimate of revenue generated at the center was developed by the Planning Office. There were also handouts provided by Penn State, Mifflin County High School, a letter from Kay Hamilton of Geisinger-Lewistown Hospital, information provided by Alicia Lentz from The Mifflin County Academy of Science and Technology, Molly Kinney from the Mifflin County Library and a statement from Commissioner Kevin Kodish.

Three Penn State representatives attended the meeting, including Renata Engel, Associate Vice Provost of Online Programs; Craig Weidemann, Vice President for Outreach; and Tracey Huston, Executive Director of Marketing and Admission Services, Penn State Outreach and Online Education.

Ms. Engel stated a meeting was to be held the first week of February internally in preparation for a meeting on February 12 with members of the Lewistown Center Advisory Board. The County Planning Commission invitation to discuss the Penn State plans was a little earlier than they had planned since they had wanted to meet with the Advisory Board first. The Advisory Board, however, will meet on January 29<sup>th</sup> to help shape the agenda and select members to attend the February 12<sup>th</sup> meeting. They will start to look at opportunities for the County to consider when credit courses are discontinued. She wanted to hear a discussion from the attendees and know if there was any helpful information for the upcoming meetings.

Alicia Lentz, Director of The Practical Nursing program at The Academy shared her concerns of the future of the clinical simulation lab. Her program is very small. She clarified Ms. Hamilton's letter that her program is a contributor to the lab. She stated her program depleted their reserve funds as they felt the lab was that important. Not having the clinical simulation lab will be a significant impact on the program. Their school is willing to work in any way to keep the lab in place. There was also a question about the sustainability of the equipment. Her program also spent over half of their Perkins Consortium funding to pay the salary of the coordinator of the lab. Her school has contributed monetarily even though the students have not paid tuition.

Ms. Engel does get the sense of the importance of the simulation lab and noted it is a very impressive facility. She does not know collectively what all of the individuals and different groups who use the equipment want to see happen. Ms. Engel can assure everyone that Penn State wants the equipment to be used in the community and for the purpose it is used now.

Ms. Lentz noted the original intent of the grant was to provide a community resource and that lots of groups would use it. The local EMS also uses the lab for disaster training as well as various other groups. Kay Hamilton, who was unable to make it to the meeting, also had concerns of the status of the lab. Ms. Lentz shared that Ms. Hamilton was concerned as the Med. Tech. and RN program through the School of Nursing have general education requirements they currently obtain from Penn State.

Ms. Engel looks at student in population in three categories. The first category includes students seeking a Penn State degree. The second group is diploma programs such as School of Nursing who are on a program path. The last group is non-degree or other degree programs who may be a student elsewhere, but not in a specific program. The students enrolled in specific programs are the ones they are looking at first. There are currently 65 of those students.

Ms. Engel clarified that the meeting on January 29 was for the Advisory Board and Penn State would not be at that meeting. Her understanding is that the Advisory Board represents various segments and they should be able to provide much of the information and understand the vast majority of what is going on at the Center.

Bill Kleiner provided some history of the Center. In 1998, Extension came underneath Outreach. Tom Walker spent the last 15 years establishing the extension board. A variety of people are on the board. It went from an extension board to include the whole center.

Dave Filson, former Director of Extension, provided further historical content. The Extension has had a significant presence in the county for a number of years with significant investment and resources from the county. Distance and continuing education also had a presence in the county. In developing the center, they visited the area businesses and economic drivers to see what type of training and skill sets they needed to make employees more employable and better employees. Based on this, the University tailored an education package that would be acceptable to the business or industry. People in the community began contacting the extension office for further resources. The two offices did not seem to communicate with each other and were often visiting the same businesses. The concept of a single portal to Penn State was created because of this. Non-credit courses were initially offered, followed by credit courses. The community has a great deal of energy, support and commitment for the center and the resources of the university. When just credit courses are pulled, there is a perception of what is next. It appears that the university is backing out of a commitment it made to the community 15 years ago. The model in Mifflin County was duplicated across the state to pull the resources of extension offices and distance and continuing education together.

Rob Postal stated he understands that the initial model that was developed needs to change, but where does the community join the process?

Ms. Engel shared that Penn State looked at declining enrollments and they were losing money every year despite marketing efforts. She understands the concern of a cascade effect. She feels this is where conversation and new models could be developed in ways the center could be supportive to all students, even non-Penn State students. She said there are lots of models out there including a consortia of universities. She would like to examine what else could be done in the next year and a half to see what new model could be developed. She feels input is needed from the Advisory Board.

Kim Crone discussed the dual enrollment program available at Mifflin County High School. High school students are able to take a college course and were initially offered reduced tuition of 50%. The numbers varied over the years, but the program allowed students to spend the afternoon at the center to see what college courses were like. In the 2015/2016 school year, tuition assistance was not available and no students enrolled in the courses through Penn State. Dr. Weidemann is supportive of this program; however, state funding for this program was cut three years ago. Penn State is reviewing ways to make tuition affordable with educational pathways. Ms. Engel is not looking so much at high school students, but rather to bridge students between high school and college to help students start strong and stay strong. Ms. Engel asked if there are particular studies the students participate in. Ms. Crone said it is an across the board approach, general education requirements. The high school did not make a request for a certain area of study, but saw more interest in science, liberal arts, English and social studies.

Commissioner Stephen Dunkle asked if the decision has been made to discontinue credit courses. Ms. Engel said, "For our involvement, yes." The degree courses will be discontinuing in the spring of 2017. She stated there are other models to explore that could exist with regard to other public institutions. They would like to look where those opportunities might be. Mr. Dunkle expressed his disappointment at the decision process. It would have been so much better if they would have come to us and tried to change the model earlier in the process. At this point, it appears Penn State is coming after a decision was made. He noted that Ms. Engel only agreed to come to this meeting after numerous communications that they would not. One of his concerns was a meeting had been scheduled previously with the community that had been cancelled. He noted that the meeting on February 12<sup>th</sup> was not open to the public.

Commissioner Lisa Nancollas felt it was hard for Mifflin County citizens to drive over the mountain to Penn State. She agrees with Steve that they have not addressed a lot of the issues and did it without talking to us.

Bill read Commissioner Kevin Kodish's statement. Bill also noted the wide variety of people who have attended the meeting.

Ms. Engel thanked those in attendance. She says there were practical things they learned as well as some tough messages delivered. They do take what we say to heart and they care about our community and citizens. She will take the comments provided with her and move forward. They will look at how to address the concerns expressed. Ms. Engel hopes we can end up with the right thing in the right time in this community.

Kay Semler asked why the decline was happening in the courses and if it was the fact that courses were not offered. Ms. Engel said it might have been a combination of things, but is probably reflective of students interested in the classes offered. Ms. Engel feels that if the course was cancelled that students would have enrolled in a different class.

Dave Pennebaker asked if the decision to cancel credit courses was irrevocable. Ms. Engel feels the decision was a good decision from a financial standpoint. She has to stand by that the decision has been made. Dave asked what the appeal process was to reverse the decision. Ms. Engel will have to get back to him with that information.

Jim Spendiff noted that Penn State conducted a market research study of Mifflin County in 2015 as per the report provided by Ms. Engel and would like to have a copy of this.

Bill thanked the Penn State representatives for coming and asked for further questions to be forwarded to him to pass along to Ms. Engel.

Mr. Dunkle asked the Planning Commission for direction as to where to go from here. The information received from Extension Office was that courses were cancelled and the marketing budget was removed. Questions and issues still remain unanswered. Mr. Gomes said the intention of the meeting was to provide a forum. The Planning Commission further discussed Mr. Dunkle's request and decided that the Planning Commission should be used to facilitate comments and did not want to take an official stand on the issue.

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

Six plans were presented to the committee for review. There were two (2) plans under county ordinance (Henry and Emma Swarey, Bratton Township and David and Gail Gearhart, Wayne Township) and four (4) under municipal ordinance (Carol Baker, Granville Township; Thomas Miller Jr.; Granville Township, Shirley Knable, Oliver Township; Gideon and Sadie Peachey, Union Township). Three plans were reviewed in fuller detail.

The Henry and Emma Swarey plan of Bratton Township was reviewed. It appears they are trying to avoid rollback taxes by adding 2-acres per year. The Wright Survey representative indicated the plan was reviewed on 10-22-2015 and subsequently recorded incorrectly the residual as 70 acres. The correct acreage is 77 acres as listed on the plan dated 12-17-15.

The second plan reviewed was the Thomas Miller Jr. plan of Granville Township. Michelle Bair stated that based on the Granville Township Planning Commission meeting, there will be a DEP issue on this plan. She also mentioned that she believes Granville Township added more comments to the plan. Lucas Parkes feels the sewage module comment in the County comments is adequate. Michelle said Granville Township tabled the plan, but it will likely go through depending on DEP, which could take several months. She stated DEP imposed the moratorium to hook up public sewer. The property is still owned by Valley View. They will raise the building and the building lot will then be transferred to Thomas Miller Jr.

Updated comments were submitted and reviewed on the David and Gail Gearhart plan of Wayne Township.

Dave Pennebaker made a motion to conditionally approve the two plans under county ordinance (Henry and Emma Swarey, Bratton Township and David and Gail Gearhart, Wayne Township). Jim Spendiff seconded the motion. All members voted aye. Tyler Gum motioned to accept the comments of the four plans under municipal ordinance. Dave Pennebaker seconded the motion. All members voted aye, except Jim Spendiff abstained from voting on the Thomas Miller Jr. plan of Granville Township.

## **Subdivision and Land Development Municipal Reports**

### ***Bratton Township (County Ordinance)***

Name of Plan: Swarey, Henry J. & Emma J.  
File Number: 2016-01-002  
Tax Map #: 13-04-0107/0107D  
Municipality: Bratton Township  
Applicant Name: Swarey, Henry J. & Emma J.  
Land Owner Name: Swarey, Henry J. & Emma J.  
Plan Preparer: Wright Land Surveying

#### **Plan Summary:**

This plan proposes to create Lot Addition A to be added onto lands of Job A. Swarey. The residual tract, Lot 1, has an existing residence with no new development proposed.

#### **Administrative**

The subdivision application form should be signed by the municipality.

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

As noted on Note #4, 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**

Some portion of this property appears to have prime farmland soils. According to the County GIS files and as noted in Note #6, some portion of this property appears to have hydric soils. Hydric soils can indicate the presence of wetlands.

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

Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way widths for Ridge Road and Mountain View Lane are substandard (Article 4 Section 4.204.F).

#### **Cartway Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway widths for Ridge Road and Mountain View Lane are substandard (Section 4.204 F).

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

The plan notes there is a private driveway agreement.

**Deed Restrictions and Easements**

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

**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 man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.20.)

**Other Comments:**

1. This property was last reviewed on October 22, 2015. Also, the 2015 submittal showed the residual or Lot 1 with around 70 acres and it should be less since two acres are coming out of the residual. The current plan lists the residue with 77 acres.

\*The Wright Surveying representative indicated the plan reviewed on October 22, 2015 and subsequently recorded, incorrectly listed the residual as 70 acres. The correct acreage is 77 acres as listed on the plan dated December 17, 2015

2. This is the second 2 acre addition to Lot A due to Clean and Green.

***Granville Township (Municipal Ordinance)***

Name of Plan: Baker, Carol A.

File Number: 2016-01-003

Tax Map #: 17-02-0113A

Municipality: Granville Township

Applicant Name: Baker, Carol A.

Land Owner Name: Baker, Carol A.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**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 Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a.5., 7., and 9.)

**Right-of Way Widths**

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way width of Swarmer's Lane is substandard (Table 1).

**Cartway Widths**

The cartway width of Swarmer's Lane and the proposed right-of-way should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Table 1).

**PennDOT HOP / Municipal Driveway Permit**

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

**Private Street / Shared Driveway**

If a private street is proposed, the plan should be reviewed by the Granville Township Engineer.

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

**Street Names**

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 the Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 7.)

**DEP Sewage Planning Module**

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

**Water Service**

The water source and location should be noted on the plan for the residual parcel.

**Other Comments:**

1. Has the Township required a Development Agreement or Financial Security for the construction of the fifty (50') right-of-way?

2. It is unclear from the plan why Lot 2 does not extend to Swarms Lane. There is an appendage that is approximately 111 x 92 that appears as a potential stand alone lot. Please clarify this. Also based on the size of this tract, there is a potential for further subdivision and if so this existing lane should be upgraded in terms of width and construction standards to meet Granville Township's requirements.

\*The Wright Surveying representative indicated the appendage will remain as part of the residual. He also indicated he will consult with Carol Baker and ask if this portion can be included as part of Lot 2.

***Granville Township (Municipal Ordinance)***

Name of Plan: Miller, Jr., Thomas E.

File Number: 2016-01-004

Tax Map #: 17-13-0107A

Municipality: Granville Township

Applicant Name: Miller, Jr., Thomas E.

Land Owner Name: Miller, Jr., Thomas E.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lots 2 and 3 for a single-family residence to be served by public sewage disposal and public well. The residual tract, Lot 1, has no new development proposed.

**Basic Plan Information**

All abutters for the Residual should be shown on the plan, including tax map numbers in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.302. a.16.)

**Subdivision Information**

Property boundary information should be shown for the entire property, including the residual property (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 Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.302. a.5., 7., 9. and 12.)

**Setback Lines**

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

**Right-of Way Widths**

Based upon the Granville Township Subdivision and Land Development Ordinance, the right-of-way widths for Granville Road and Malta Park Road are substandard (Table 1).

**Cartway Widths**

Based upon the Granville Township Subdivision and Land Development Ordinance, the cartway widths for Granville Road and Malta Park Road are substandard (Table 1).

**Private Street / Shared Driveway**

Based on GIS aerial photos, the proposed right-of-way and existing private lane appears to be Malta Drive. If so, it should be labeled. Also, why does the proposed right-of-way go through Lot 2?

\*The Wright Surveying representative stated the right-of-way is part of the half acre minimum lot size but is unusable other than for vehicular traffic.

If a private street is proposed, the plan should be reviewed by the Granville Township Engineer.

There is a proposed 50' right-of-way to service Lot 2 and part of Lot 1. All private drives that are used by more than one party should have a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots \_\_\_\_, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared driveways shall be included in the deeds as said lots are sold."

**Street Names**

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 the Granville Township Subdivision and Land Development Ordinance (Article 6 Sections 6.302. a.6. and 6.302. b.7.)

**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 municipality acknowledging availability of public sewer should be submitted to the Granville Township Planning Commission.

**Water Service**

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

**Features**

There is a building on Lot 1 that should be shown on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202. a.9. )

**Other Comments:**

This plan was last reviewed February 27, 2014, for a lot consolidation. It was previously reviewed on November 21, 2013, to create 5 lots, on August 26, 2010, with a land development plan, on April 23, 2009 to create one lot and on February 23, 2006 to create one lot.

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

Name of Plan: Knable, Shirley A.

File Number: 2016-01-005

Tax Map #: 19-01-0118

Municipality: Oliver Township

Applicant Name: Knable, Shirley A.

Land Owner Name: Knable, Shirley A.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Administrative**

The subdivision application form should be signed by the municipality.

**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 Oliver Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.5. and Section 6.302 a.5. and 7.)



\*The Wright surveying representative stated he will add the property boundary information.

**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 Wright Surveying representative indicated he will add a note that the property is in the clean and green program.

**Floodplain / Wetlands**

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a.9.)

\*The Wright Surveying representative indicated he add a note to the plan regarding the 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 this site and development in these should be discouraged.

**Soils**

Based on the County GIS files it appears soil type Ru (Rubble Land) is contained on the subject parcel. This should be identified on the plan in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 8.)

**Penn DOT HOP / Municipal Driveway Permit**

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 Oliver Township Planning Commission.

\*The Wright Surveying representative indicated he will add the HOP permit number 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.

\*The Wright Surveying representative indicated he will place the clear sight triangle information to the plan.

**Deed Restrictions and Easements**

Deed restrictions and easements associated with the property, if any, should be provided in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article 6, Sections 6.202. (a.)18. and 6.302. (b.)7.).

**DEP Sewage Planning Module**

A copy of the DEP Component 1 Sewage Facilities Planning Module should be submitted to the Oliver 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 Oliver Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.9.).

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

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

Name of Plan: Peachey, Gideon S. & Sadie M.

File Number: 2016-01-006

Tax Map #: 20-08-0108

Municipality: Union Township

Applicant Name: Peachey, Gideon S. & Sadie M.

Land Owner Name: Peachey, Gideon S. & Sadie M.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

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

**Administrative**

The subdivision application form should be signed by the municipality.

**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. and 402. 2.h.)

\*The Wright Surveying representative indicated this information is available and he will add it to the plan.

**Clean & Green / Agriculture**

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

**Floodplain / Wetlands**

The plan should note whether or not the site lies within a 100 year floodplain or designated wetland. (See Section 402. 1e of the Union Township Subdivision and Land Development Ordinance)

**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.

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

**Setback Lines**

Setback information is shown but the plan does not state what zoning district the property lies in.

**Right-of Way Widths**

The plan shows a new 50 foot right-of-way off Front Mountain Road tied to an existing driveway. Based on the plan and aerial photo, this 50 foot right-of-way appears to bisect existing structures on the property. Please clarify this.

\*The Wright Surveying representative indicated that an existing chicken house will be demolished.

**Cartway Widths**

The cartway width for the shared private driveway should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 2.a.).

**PennDOT HOP / Municipal Driveway Permit**

Note #4 calls for a Highway Occupancy Permit.

**Private Street / Shared Driveway**

There appears to be a shared driveway between the Swarey Property (T.M. 20-08-01330) and Lot 2. 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 the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2.b.)

**DEP Sewage Planning Module**

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

**Water & Sewage Service**

On-lot water and sewer services for Lot 1 should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 1.d.)

**Features**

There are buildings on the Swarey Property (T.M. 20-08-0133) and Lot 1 that are not shown. All significant manmade 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, (Article IV Section 402. 1.d.)

### **Zoning**

Zoning information should be stated on the plan. Lot 2 is situated in the Residential Agricultural Zoning District and the lower half of the tract is in the Residential Limited Zone.

### **Other Comments:**

1. As mentioned previously, the proposed right-of-way to access Lot 2 not only bisects buildings on the Swarey Property and Lot 2 but since the proposed right-of-way crosses the Swarey Property (T.M. 20-8-0133) it is unclear if this is a shared driveway and if there is an easement present. If there is an easement, this should be noted on the plan and provided to Union Township. Also according to the GIS files, there is a driveway access to Front Mountain Road from the parent tract (Lot 1) that could also serve Lot 2 and wonder if this has been considered.

\*The Wright Surveying representative indicated an alternative driveway was reviewed but was not feasible for safety and stream crossing issues.

2. This property was last subdivided in 2001.

### **Wayne Township (County Ordinance)**

Name of Plan: Gearhart, David L. & Gail D.

File Number: 2016-01-001

Tax Map #: 21-07-0107

Municipality: Wayne Township

Applicant Name: Gearhart, David L. & Gail D.

Land Owner Name: Gearhart, David L. & Gail D.

Plan Preparer: Wright Land Surveying

### **Plan Summary:**

This plan proposes to create Lot Addition A to be added onto Lot A. Lots 1 and 2 were approved by a plan recorded October 27, 2015 Inst# 2015-4557. The Residual tract, Lot 2, has no new development proposed. No changes to or development of Lot 1 are being proposed.

### **Basic Plan Information**

The plan application states subdivision only involves T.M. 21-07-0107, but it also involves T.M. 21-07-0235 and this should be corrected.

### **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.

### **Soils**

The plan lists hydric soils and makes note of wetlands associated with the property.

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

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

If there is a new opening onto the road proposed, a municipal driveway permit is required, and a copy should be provided to the Mifflin County Planning Commission.

### **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.

### **Water & Sewage Service**

If on-lot systems are present on Lot A (T.M. 21-07-0235) they should be shown on the plan.

### **Features**

Aerial photos of Lot A appear to show a building and driveway on Lot A and should be on the plan. All significant man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Mifflin County Subdivision and Land Development Ordinance, (Article 7, Section 7.302. A.20).

\*The Wright Surveying representative indicated the house has been demolished and the purpose of the lot addition is to meet the minimum 10 acre requirement to be enrolled in the clean and green program.

**Other Comments:**

This property has been reviewed on October 28, 2010 and on September 24, 2015. Also, in the notes for the 2015 submittal, the applicant agreed to have a note about septic testing for Lot 2 and this should be noted on this plan.

**Public Comment**

None

**Housing Summit Report and Comprehensive Plan Implementation**

Bill would like the Planning Commission to look at options other than housing for the comprehensive plan implementation. This will be further reviewed at February's meeting.

**Other Business or Comments**

None

**Adjournment**

The meeting adjourned at 5:30 p.m. upon a motion by Tyler Gum, which was seconded by Dave Pennebaker.