

**MINUTES**  
**MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING**  
**DECEMBER 19, 2019**  
**MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.**

**ATTENDANCE**

Members

Jason Cunningham  
Michele Bair  
Dan Dunmire  
Kay Semler  
Neal Shawver  
Jim Spendiff  
Kent Spicher  
Cyle Voght

Other

Robert Postal, Commissioner  
Jennie Granger, PennDot  
Jim Zubler, Downtown Lewistown, Inc  
Lucas Lenze, Lewistown Sentinel

Staff

Bill Gomes, Director  
James Lettiere, CD Administrator/Assistant  
Director  
Tiffany Brought, Planning Clerk

**Call to Order**

Kay Semler, Chair, called the meeting to order at 3:30 p.m.

According to the Pennsylvania Municipalities Planning Code, the alternate member, Cyle Vogt, will be able to vote since all members are not present.

**Approval of Meeting Minutes**

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

**Lewistown Train Station Improvement Study**

Jennie Granger, Deputy Secretary of PA Department of Transportation/Multimodal, spoke on the Lewistown Train Station improvement study. In the past few years, rail travel has been on the rise as a means of travel for many Americans and there is demand for passenger service across the state. Deputy Secretary Granger wants to help expand train service in Mifflin County.

The study is meant to discover what improvements need to be made in order to improve the functionality of the station. A major concern is meeting the requirements of the Americans with Disabilities Act as well as evaluate the needs for potential expanded train service. The study will focus on accessibility improvements. PennDOT will fully fund the study. The station is owned by a non-profit and they are supportive of the study as are Lewistown Borough and Granville Township, where the station is located.

There are two phases of the study. The first is the step is to identify necessary improvements. Phase two involves the traffic and transportation flow in the area. Granger spoke of an open area near the station which could be used for passenger parking as well as a drop off/pick up for buses or taxis.

One of the other major benefits highlighted at the meeting was the impact rail improvements could have on university students traveling to and from State College. Lewistown is the closest rail hub to Penn State, which could provide college students an easy mode of transportation to go home to visit family, as well as other reasons they might travel to and from the campus. Another point mentioned was train service being important to the Amish community.

Commissioner Postal asked if every station west of the Lewistown station is privately owned. Ms. Granger stated that Amtrak does not own any of the western train stations, but does own a bus shelter at the Tyrone station.

Jennie Granger hopes to have preliminary information on the study to present by April 2020.

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

Six plans were submitted to the committee for review, four under Municipal Ordinance and two under County Ordinance. The plans under Municipal Ordinance included Lerch RV Expansion (*Armagh Township*), Michael W. & Jill K. Ammon (*Oliver Township*), Jerald L. Smucker & Gary D. Glick (*Granville Township*) and Janice M. Close (*Oliver Township*). The plans under County Ordinance included Ronald E. & Linda Kauffman (*Bratton Township*) and Joy A. Carter (*Wayne Township*).

Jim Lettiere reviewed the Lerch RV Expansion in Armagh Township. The site to be developed consists of a commercial business for the sales and service of recreation vehicles. The existing site includes a 18,000 square feet sales building, a 12,000 square feet maintenance facility, parking and access drives, and large gravel RV display/storage area. This project involves the construction of a 17,200 square feet addition to the existing RV maintenance garage, new parking and access driveways (39,725 square feet), additional area for RV storage and display (56,300 square feet), and associated site improvements. Existing impervious surface will be removed to accommodate the proposed development which will result in a net increase in impervious surface of 2.30 acres.

Jim also reviewed the plan for Ronald E. & Linda Kauffman in Bratton Township. This plan proposes to create Lot 2 for existing agricultural and silvicultural use. The residue tract, Lot 1, has an existing residence served by on-lot sewage disposal and a spring located off site. No new development is being proposed by this plan.

Neal Shawver made a motion to accept the comments of the six plans under municipal ordinance. Dave Pennebaker seconded the motion. All members voted aye.

Neal Shawver made a motion to conditionally approve the two plans under the county ordinance. Dave Pennebaker seconded the motion. All members voted aye.

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

Name of Plan: Lerch RV Expansion  
File Number: 2019-12-001  
Tax Map #: 12-02-0210  
Municipality: Armagh Township  
Applicant Name: Lerch, Edward W. & Nancy J.  
Land Owner Name: Lerch, Edward W. & Nancy J.  
Plan Preparer: Stahl Sheaffer Engineering, LLC

## **Plan Summary:**

The site to be developed consists of a commercial business for the sales and service of recreation vehicles. The existing site includes a 18,000 square feet sales building, a 12,000 square feet maintenance facility, parking and access drives, and large gravel RV display/storage area. This project involves the construction of a 17,200 square feet addition to the existing RV maintenance garage, new parking and access driveways (39,725 square feet), additional area for RV storage and display (56,300 square feet), and associated site improvements. Existing impervious surface will be removed to accommodate the proposed development which will result in a net increase in impervious surface of 2.30 acres.

## **Administrative**

On sheet No. C100, it states site date. Should it state site data?

This property was reviewed by the Mifflin County Planning Commission on August 23, 2018 for lot addition subdivision and on August 22, 2013 for a land development project consisting of a 12,000 square foot building addition.

## **Basic Plan Information**

Although the erosion and sediment control plan narrative explains the land development proposal, a project narrative should be placed on the sheet No. C100.

The abutter tax parcel 12, 02-0204 is cut off from sheet no.C101. This should be shown on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.302 a. 16.).

## **Subdivision Information**

The Engineer, Land Surveyor and Geologist Registration Law Act of May 23, 1945 P.L. 913, No 367 (L. 63 Section 2.e states in part a professional engineer may not practice land surveying, unless licensed and registered as a professional land surveyor, as defined and set forth in this act; however, a professional engineer may perform engineering land surveys, however, tract perimeter surveys shall be the function of the "Professional Land Surveyor". Prior to recordation a professional land surveyors seal must be affixed to the plan. It is acknowledged a surveyor certification block is affixed to sheet no. C100.

## **Floodplain / Wetlands**

As noted in site data notes 11. and 12. and based on County GIS files, the property is not within a designated wetland or floodplain.

## **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. Soils information is displayed in site data note 13.

## **Setback Lines**

Although the Armagh Township Subdivision and Land Development Ordinance does not have minimum lot standards for commercial development, the minimum lot standard for single-family residential should apply. In accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 3 Section Table 2) the side yard setbacks should be 10 feet not 5 feet and the front yard setback should be 15 feet not 5 feet as listed on sheet No. C102.

## **Cartway Widths**

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

MCS Bank has presented a land development project on tax parcel 12,02-0106DC-000. As part of this project, Commerce Drive was to be extended. Will this project have any impact on the expansion?

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

If there is potential for access to SR 322, then a PennDOT Highway Occupancy Permit will be required.

A municipal driveway permit is required for a new driveway onto Commerce Drive.

## **Private Street / Shared Driveway**

It appears a portion of Commerce Drive is private and municipal. If the private portion of Commerce Drive is used by more than one party, there should be a shared driveway agreement in place. An agreement for the private right-of-way should be noted on the plan stating: "The owners of lots \_\_\_\_, which have a common driveway, agree and understand this is a shared driveway, and as such are responsible for maintenance, care, improvements, and snow removal at their own diligence and expense. The maintenance and use of said shared

driveways shall be included in the deeds as said lots are sold."

**Deed Restrictions and Easements**

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

**DEP Sewage Planning Module**

If the new facility will tap into the private sewer system that is equivalent to two dwelling units or more, a DEP Component 3 or exemption from sewage planning mailer should be required.

**Sewage Service**

If the building will contain sewer flow, a letter from the Armagh Township Sewer Authority acknowledging availability of public sewer should be submitted to the Armagh Township Supervisors.

**Water Service**

If the structure will be served by tapping into the public water system a letter from the Municipal Authority of the Borough of Lewistown (MABL), acknowledging availability of public water should be submitted to the Armagh Township Supervisors, in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 3 Section 3.213 F.).

**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 Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.11. and 12.).

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 Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10.).

**Land Development**

The applicant should consult the local Fire Marshall to see if new fire hydrants will be required and included with the plan submission.

What provisions are there for lighting?

Are there dumpster provisions on site?

The cartway width connecting the new parking area and proposed maintenance garage only shows 22 feet and 24 feet is usually provided for two way vehicular traffic.

Are the number of parking spaces proposed sufficient for this type of project?

A traffic circulation diagram should be included with this plan submission to verify adequate site circulation.

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

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

**E & S / Stormwater**

The Township Engineer should review the plan for compliance with County Act 167, Stormwater Management Plan.

**Other Comments:**

1. According to sheet C 104 the total earth disturbance is 8.8 acres. The E and S plan lists 2.3 acres of new impervious area. Lerch RV has applied for and individual NPDES permit in October, based on information from the Mifflin County Conservation District. It is under review by the PA-DEP.

2. Sheet C 100 should list the total earth disturbance as well as the NPDES permit information.

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

Name of Plan: Ammon, Michael W. & Jill K.

File Number: 2019-12-002

Tax Map #: 19-13-0100A

Municipality: Oliver Township

Applicant Name: Ammon, Michael W. & Jill K.

Land Owner Name: Ammon, Michael W. & Jill K.

Plan Preparer: AXIS Professional Surveying, LLC

**Plan Summary:**

The purpose of this plan is to subdivide proposed "Lot 1" from lands of Michael W. & Jill K. Ammon (TM# 19-13-1000A) for the purposes of creating a 8.93 acre farmette lot of the existing single family residence. The residual tract is to be maintained and used for agricultural activities by the Ammons.

\*One asterisk represents comments generated at the December 12, 2019 Subdivision and Land Development Review Committee meeting. The AXIS Professional Surveying representative noted he will provide written responses to the County's preliminary plans by December 13, 2019.

\*\*Two asterisks represents comments based on revised plans dated December 12, 2019 and a memorandum from Brent E. Musser with Axis Professional Surveying, LLC dated December 17, 2019.

#### **Administrative**

The plan narrative should clearly state this is a lot consolidation subdivision.

The Mifflin County Planning Commission reviewed the subject parcel on May 22, 2014 for the subdivision of "Lot 1" from lands of Michael and Jill Ammon, for the purposes of creating a 8.93 acre farmette lot of the existing single family residence. The residue was to be used for agricultural activities. However, a deed was not created to create Lot 1. Also, map book 19, page 170 created a lot addition to Lot 2 creating a lot containing 2.21 acres. However, a deed was not created and the lot was not conveyed by sale. Both lots were created through the act of subdivision.

#### **Basic Plan Information**

The abutters Nina & Marvin Cavanaugh and Karrie & Ivan Macknair do not list tax parcel numbers and should in accordance with the Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402. A. 3. h).

\*\*The abutter is listed, however the 3rd and 4th numbers of the tax parcel should be 13 not 16.

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

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

#### **Floodplain / Wetlands**

As noted in general note #5 and based on County GIS files, a portion of the property is located in the 100 year floodplain and there are no mapped wetlands on site. It is acknowledged that the dwelling and barn have been removed from the 100 year floodplain by FEMA.

\*The AXIS Professional Surveying representative indicated this was completed through a letter of map amendment process.

Can the floodplain be outlined on the insert map since it is hard to distinguish on the main plan?

\*\*The floodplain is delineated on the insert map.

#### **Soils**

As noted under the soils legend and 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.

#### **Setback Lines**

The setback lines for the existing dwelling, barn and shed should be shown on the plan and listed under general notes as prescribed in the Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402. A. 6. d).

\*\*The Surveyor has requested a waiver from this requirements due to no new structures proposed.

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

It is acknowledged the PennDOT Highway Occupancy Permit is noted under general note #5, for any access to State Route 522. Is there any known Highway Occupancy Permits issued for the existing 10 foot stone driveway connecting to U.S. Highway 522?

\*The AXIS Professional Surveying representative indicated the driveway connection to State Route 522 was completed around the early 1900's.

\*\*The access point for the farmhouse on Lot 1 has been utilized since prior to 1900 based on historical photographs. No proposed access or revisions to the access are proposed.

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

Based on general note #12, the parcel is subject to any applicable easements of record and their associated benefits and restrictions.

Are there specific restrictions that would affect the use of this property?

\*\*No known restrictions.

**DEP Sewage Planning Module**

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

\*\*A Non-Building Declaration will be prepared and presented to the township.

**Signature Blocks on Plan**

The Oliver Township Planning Commission was abolished by resolution No. 8 of 2016 by Oliver Township Supervisors, and they should be removed from the signature block.

\*\*The Oliver Township PC signature block has been removed.

The County's signature block should have one line stating Chairman or Designated Representative not Chairman and Secretary.

\*\*The County's signature block has been revised.

**Lot Addition**

A lot addition statement should be noted on the plan stating the following on the plan:

"Lot # \_\_\_ consisting of \_\_\_ acres is to be added onto land owned by \_\_\_\_\_. Lot # \_\_\_ is a lot addition and shall become an integral part of the property owned by \_\_\_\_\_. Lot # \_\_\_ is not a building lot and cannot be maintained or developed as a separate individual lot."

\*\*The requested lot addition statement has been added to the plan.

**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 Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402. 5. A.- F).

\*\*We have requested waivers from Section 402.5.A.F. and Section 402.4.F1.9. There are no water and sewer facilities associated with the residue.

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 Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402. 4. F1.-9).

Are there water and sewer facilities associated with the residue?

**Wayne Township (County Ordinance)**

Name of Plan: Carter, Joy A.

File Number: 2019-12-003

Tax Map #: 21-08-0112

Municipality: Wayne Township

Applicant Name: Carter, Joy A.

Land Owner Name: Carter, Joy A.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 2. Lot 2 has an existing single-family residence served by on-lot sewage disposal and a private well. The residual tract, Lot 1, has an existing residence served by onlot sewage disposal and a private well. No new development is being proposed by this plan.

\*One asterisk represents comments generated at the December 12, 2019 Subdivision and Land Development Review Committee meeting.

**Floodplain / Wetlands**

According to the GIS files, there appears to be a floodplain associated with proposed Lot 2. The floodplain boundary for lot 2 should be shown on the plan in accordance with the Mifflin County Subdivision and land Development Ordinance (Article 7 Section 7.202 A.9. and 7.302 A. 26.).

**Topographic information**

If any future development is proposed on lot 2 only, suitability considerations should be made for this plan. It appears, according to County GIS information, that there are steep slopes (grades over 15%) only on lot 2 and development in these areas should be discouraged.

**Right-of-Way Widths**

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

**Cartway Widths**

Based upon the Mifflin County Subdivision and Land Development Ordinance, the cartway width for Little Greenbriar Road is substandard (Article 4 Section 4.204 F.).

**PennDOT HOP / Municipal Driveway Permit**

There are already two existing driveways associated with the property.

**Deed Restrictions and Easements**

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.

\*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 has been provided.

**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 Mifflin County Subdivision and Land Development Ordinance, (Article 7 Section 7.302.A.26.)

\*The Wright Surveying representative indicated yes.

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 Mifflin County Subdivision and Land Development Ordinance,(Article 7 Section 7.302.A.20.) The Aerial GIS files appear to show more buildings associated with Lot 1.

\*The Wright Surveying representative indicated the only structures on site are dilapidated.

**Other Comments:**

There appears to be a discrepancy between the GIS files map of this parcel and the plan presented. The inset map shows a wedge adjoining proposed Lot 2. This map is different than the GIS files. Please confirm if this is a wedge or a mapping difference with the GIS file.

\*The Wright Surveying representative indicated he believes the GIS parcel lines are drawn incorrectly and the boundary lines as proposed are based on the boundary survey.

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

Name of Plan: Smucker, Jerald L. & Glick, Gary D.

File Number: 2019-12-004

Tax Map #: 17-15-0411

Municipality: Granville Township

Applicant Name: Smucker, Jerald L.

Land Owner Name: Smucker, Jerald L.

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 2. Lot 2 has an existing single-family residence served by on-lot sewage disposal and a private well. Soils testing has been completed for a secondary disposal area, if needed. This area must not be disturbed. The residual tract, Lot 1, is vacant woodland. No new development is being proposed by this plan.

\*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

**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., a.7. and a.9.)

\*The Wright Surveying representative noted he may apply for a waiver if the Township makes this a requirement.

**Clean & Green / Agriculture**

As noted in note #6, 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.

**Cartway Widths**

The cartway width of Bixler Gap Road is 12 feet and does not meet the road provisions of the Granville Township Subdivision and Land Development Ordinance ( Table 1). Since the parcel has the potential for future development, road improvements should be considered prior to further development. At a minimum additional cartway should be provided by the applicant as a condition if there is future development along this road.

**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.)  
\*The Wright Surveying representative there are none.

**DEP Sewage Planning Module**

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

**Sewage Service**

Are there on lot water and sewer systems associated with Lot 1? If so, they should be shown on the plan in accordance with the Granville Township Subdivision and Land Development Ordinance (Article 6 Section 6.202 10.).  
\*The Wright Surveying representative indicated no it is vacant woodland.

**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 Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.9.).  
\*The Wright Surveying representative indicated yes and noted he can add the location of Granville Run on the plan.  
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 Granville Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202.a.10.).

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

Name of Plan: Close, Janice M.  
File Number: 2019-12-005  
Tax Map #: 19-11-0127  
Municipality: Oliver Township  
Applicant Name: Close, Janice M.  
Land Owner Name: Close, Janice M.  
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. Lot A has an existing residence served by on-lot sewage disposal and private well. The residual tract, Lot 1, is a vacant approved building lot. No new development is being proposed by this plan.  
\*One asterisk represents comments generated at the November 14, 2019 Subdivision and Land Development Review Committee meeting.

**Floodplain / Wetlands**

As noted in plan note #5, and County GIS files, there are no wetlands or floodplains mapped on the site.

**Setback Lines**

The existing house on tax parcel 19,11-0109-000 is within the front yard setback and can be considered an existing non-conforming structure.

**Right-of-Way Widths**

Based upon the Oliver Township Subdivision and Land Development Ordinance, the right-of-way width of Sheaffer



Drive is substandard. (Article V Table V-1)

**Cartway Widths**

Based upon the Oliver Township Subdivision and Land Development Ordinance, the cartway width of Sheaffer Drive is substandard (Article V Table V-1).

**PennDOT HOP / Municipal Driveway Permit**

As noted in note #5, any access to a Township Road requires a Driveway Permit.

**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 IV Section 403.B.4. and 5.).

\*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 Service**

Will Lot 1 be served by a private well or no water service? The water service, if any for Lot 1 should be noted on the plan.

\*The Wright Surveying representative indicated it is possible that a well will be drilled on lot 1.

**Lot Addition**

Although there is a lot addition statement on the plan, the statement should indicate the acreage of Lot A.

**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 Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402.5).

\*The Wright Surveying representative indicated yes.

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 Oliver Township Subdivision and Land Development Ordinance, (Article IV Section 402.F.(1-9)).

\*The Wright Surveying representative indicated yes.

**Other Comments:**

1. With the addition of lot addition A to lot A, it will still be considered substandard by being less than one acre in size, in accordance with the Oliver Township Subdivision and Land Development Ordinance (Article V Section 507. Table V-4: Lot Design Standards).

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

Name of Plan: Kauffman, Ronald E. & Linda

File Number: 2019-12-006

Tax Map #: 13-03-0111

Municipality: Bratton Township

Applicant Name: Kauffman, Ronald E. & Linda

Land Owner Name: Kauffman, Ronald E. & Linda

Plan Preparer: Wright Land Surveying

**Plan Summary:**

This plan proposes to create Lot 2 for existing agricultural and silvicultural use. The residue tract, Lot 1, has an existing residence served by on-lot sewage disposal and a spring located off site. No new development is being proposed by this plan.

This property was previously reviewed by the Mifflin County Planning Commission on March 28, 2019 as lot addition subdivision.

\*One asterisk represents comments generated at the December 12, 2019 Subdivision and Land Development Review Committee meeting.

**Clean & Green / Agriculture**

The property is in an Agricultural Security Area and is noted on the plan in note #8. As noted in note #6 the property is 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 and based on County GIS files, the property is not located within a designated floodplain or wetland.

**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, some portion of Lot 2 appears to have hydric soils. Hydric soils can indicate the presence of wetlands. The soils information is listed in note #2.

**Setback Lines**

It appears the existing house is within the front setback and can be considered an existing non-conforming structure.

**Right-of-Way Widths**

Access to Lot 2 or the residue from Mountain Lane is not shown on the plan. Where will access to Lot 2 and the residue be? It is acknowledged in note #4 that no new driveway access is being proposed. There is an existing driveway at the eastern corner of lot #1. Is this the access to lot 2? Based upon the Mifflin County Subdivision and Land Development Ordinance, the right-of-way width of Mountain Lane is substandard (Article 4 Section 4.204 F.1).

**Cartway Widths**

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

**Deed Restrictions and Easements**

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. \*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 has been provided. \*The Wright Surveying representative indicated he will provide the non-building declaration form signed by the Sewage Enforcement Officer.

**Sewage Service**

Since lot 2 is an agricultural lot, please confirm it will not be served by a private septic system. \*The Wright Surveying representative indicated no.

**Water Service**

Will Lot 2 be served by an off-site or on-site water source? \*The Wright Surveying representative indicated no.

**Features**

Are all natural features shown? If not, all significant natural features, including swales, ditches, trees, water courses, sinkholes, rock out-cropping, etc. should be shown on the plan. (Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.26.)

\*The Wright Surveying representative indicated yes.

It appears from GIS Aerials, there is a farm related structure on Lot 1 that is not 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 Mifflin County Subdivision and Land Development Ordinance, Section 7.302.A.20.)

\*The Wright Surveying representative indicated yes. He noted the chicken houses previously on site burned and are no longer there.

**Public Comment**

None

**Other Business or Comments**

Kay Semler spoke about Bill Gomes and thanked him for his 22 years of service to the commission and everything he has done for them.

**Adjournment**

Upon no further discussion, Kay Semler, adjourned the meeting at 4:35 p.m.