

MINUTES
MIFFLIN COUNTY PLANNING COMMISSION REGULAR MEETING
JUNE 23, 2016
MIFFLIN COUNTY COURTHOUSE, MEETING ROOM B – 3:30 P.M.

ATTENDANCE

Members

Dan Dunmire
Dave Pennebaker
Kay Semler
Neal Shawver
Jim Spendiff
Kent Spicher

Other

Lauren Kershner, The Sentinel
Lucas Parkes, The EADS Group
Stephen Dunkle, Mifflin County Commissioner
Lisa Nancollas, Mifflin County Commissioner
Kevin Kodish, Mifflin County Commissioner
Vickie Rusnak, PennDOT 2-0
Karen Michael, PennDOT 2-0

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 3:34 p.m.

Record of Public Attendance

Dan reminded everyone to sign the attendance sheet.

Approval of Meeting Minutes

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

Annual Transportation Update

Karen Michael, Pennsylvania Department of Transportation District Executive for District 2, provided an annual transportation update at the Mifflin County Planning Commission.

Ms. Michael stated that District 2 covers nine counties. Since 2005, PennDOT has focused on bridges. Currently, the district is at a level of 6.7% structurally deficient (SD) deck area. Mifflin County has 3.9% SD decks currently. In 2006, Mifflin County started at 18% and went as high as 25%. The national average is 8% for SD bridges. Mifflin County's percentage has improved due to many projects along the Lewistown 322 bypass area. Ms. Michael also stated that there will always be certain bridges that may not get repaired due to being very rural with low traffic flow.

Ms. Michael shared several current projects PennDOT is currently working on. The Seven Mountains is currently being repaved and work is being conducted on the eastbound side currently. They are hoping to be done in July. A follow-up project for the Seven Mountains is an Intelligent Transportation System (ITS), which will include installation of three cameras and signs or message boards. PennDOT contracted with a towing service last year to aid trucks that were stuck on the mountain. If one truck is stuck and another truck tries to drive around that truck, the roadway could become blocked. Bill Gomes questioned if the cameras will watch

speed. Ms. Michael said the cameras will not record; they are live cameras to view current conditions for traffic flow. They will probably be installed this fall and she is hoping the cameras will be usable this winter. There will be minimal disruptions to traffic during the installation.

Jim Lettiere asked when the Seven Mountains was last resurfaced. Ms. Michael stated that this question has been posed frequently and it was last resurfaced in 2003. Normally, resurfacing is recommended every eight years. It has been 13 years and they have started to see polish in stones, which make the surface slippery. They are also updating drainage, guide rail and barrier.

The Potters Mill Gap Phase 2 is being bid today, June 23rd and Glenn O. Hawbaker won the bid. This will include the interchange area near the Boy Scout camp at Sand Mountain Road. They will do cross pipes and drainage work this fall and remove the embankment from the median just passed Sand Mountain Road toward the top of the mountain. The last section of Potters Mill Gap will be let in June 2017 and work will begin to connect the existing four-lane to the new interchange at Potters Mills. The construction of the entire corridor is not expected to be complete until the end of 2019 or 2020. Ms. Michael stated they are hoping to open the four-lane by 2019.

Other current projects in progress include a bridge replacement of SR 3017 box culvert in Wayne Township in mid-July, a roadway project on Roundhouse Road, and a bridge replacement on SR 1005 – A05 along Lauren Run in Armagh Township. The Roundhouse Road project is an ARC project (Appalachian Regional Commission). This money is for economic development, often providing access to an industrial park. Ms. Michael also discussed an upcoming bridge replacement project on SR 22 – A12 along Messer Run in Oliver Township with a let Date of February 2017.

There are three structures included in the Bridge Preservation Project with a let Date of Spring 2017. These bridges are located on SR 3002, at East Charles Street, Lewistown; SR 2008 – 50/2086 over Jacks Creek, northeast of Wagner; and SR 3017 – over 522 in Kistler.

Bill noted the Automated Red Light Enforcement (ARLE) project at Charles Street and shared that a question was raised regarding the stacking lane at the bridge and whether this bridge would be widened. Lucas then provided an update that Lewistown is going to place a left turn signal due to stacking issues associated with 30-40 buses that use this area to turn to the area schools. They were hopeful the bridge would be widened to extend the stacking lane. Ms. Michael said this is just a bridge rehab project, but she will check into it and see if there are other plans to widen the bridge at a later date.

Ms. Michael noted that there will be a \$3 million bridge replacement project in the spring of 2018 on SR 3001 – A01 over Kish Creek on Main Street, Lewistown at the intersection with Water Street. Bill said there has been some discussion to maintain some of the architecture of the bridge.

In the spring of 2018, a Lewistown Safety Corridor Project will begin to include Market Street. Ms. Michael said they are trying to marry a couple of sources of funding to include Third Street as well. Further, the bridge near Standard Steel over Kish Creek will be replaced in the spring of 2018, as well as the bridge on SR 2001 – A03 over a tributary of Jacks Creek in Maitland.

A betterment project on SR 322 at the Burnham Interchange will occur in the spring of 2018. The westbound ramp will be extended 500 feet. The eastbound ramp and the area over the bridge from ramp to ramp will be reconstructed with no additional length. Bill shared that the Planning Department is trying to complete an ARLE application with Derry Township to fund a traffic signal at Freedom Avenue and Ferguson Valley Road. The Calkins drive will be realigned as well. The application is due June 30th.

Lastly, a bridge will be replaced on SR 2004 – A01 over Jacks Creek on Back Mountain Road in Derry Township in June 2019.

Ms. Michael then discussed the Rapid Bridge Replacement Projects known as P3, which stands for public, private partnership. In 2013, legislation was passed to partner private entities with state government in order to do more transportation projects, such as design, construct and maintain the 558 state bridges. The Developmental Entity chosen was The Plenary Walsh Group. They started design in 2014 and began constructing early completion bridges in 2015. District 2 did not have any early completion bridges. Walsh will be responsible for 62 bridges in District 2, five in Mifflin County and six in Juniata County. They will be in responsible for maintenance of these bridges for the next 25 years. Of the five bridges in Mifflin County, two are located in Armagh Township, two in Union Township and one in Granville Township. The two bridges in Union Township are both on PA 655, one over Frog Hollow Run and the other over Alexander Run. The two bridges in Armagh Township are both on SR 1002 on Honey Creek, one just north of Reedsville and the other near Locke Mills. The last bridge in Granville Township is on SR 4013 over Strodes Run. Additional information on the bridges in the P3 project can be found on the internet at www.prapidbridges.com. Ms. Michael noted another example of a P3 project is the compressed natural gas stations along various interstates.

Lucas Parkes questioned if the safety improvements in the Lewistown Safety Corridor Project included all of Valley Street through McDonald's. Ms. Michael said that it does not, but they are looking to resurface Valley Street in 2017, ahead of the Safety Corridor Project.

Kay Semler asked when Route 655, from 305 to North Main Street in Reedsville, would be resurfaced. While Ms. Michael was unsure, Jim Lettiere stated he called and was told they would resurface Route 655 from 305 to Valley Haven in the fall of 2016.

Kay also noted that the only construction company she sees from the Ohio line to Berks County is Hawbaker. She is questioning who the competition is. Ms. Michael has seen competition from HRI, Swank, New Enterprise and several other smaller bridge contractors. Kay added that since Hawbaker is predominant, how could projects be sped up? She feels projects take so long because not many people are on the job. Ms. Michael stated that contracts always go to the lowest bidder and a completion date is given. Penalties can be assessed if the project is not completed on time. She also stated that Hawbaker does good work.

Subdivision and Land Development Review Committee Report

Jim Lettiere stated the Subdivision and Land Development Review Committee reviewed ten (10) applications. Nine were under municipal ordinance (Philips Ultrasound Inc. *Armagh Township*; Else M. & Elizabeth N. Hostetler, *Armagh Township*; Abraham N. & Barbara E. Yoder, *Brown Township*; Noah D. & Fronie K. Hostetler, *Brown Township*; Kenneth K. & Tina M. Loht, *Decatur Township*; Richard F. & Jolene M. Stydinger, *Derry Township*; Glick Family Irrevocable Trust-Robert E. Glick; *Union Township*; Fisher Thompson Properties, *Union Township*; and Kurt Stauffer, *Union Township*). One plan was under county ordinance, Darwin K. Rowe, *Bratton Township*. Jim reviewed two plans.

The first plan reviewed was Philips Ultrasound in Armagh Township. This plan proposes the construction of a one-story building addition. There were several comments on the plan. Jim noted that an E&S control narrative plan was submitted and also that revised plans were submitted to the office just prior to the meeting. He asked for an opportunity to review the plans and revise the comments. The engineer indicated that they could address all comments. Jim Spendiff asked if the question regarding employees was answered. Jim Lettiere stated Philips has no plans to hire additional employees. Bill asked if any follow-up was provided on the parking spaces. Jim Lettiere indicated that they have 372 existing parking spaces. Lucas Parkes of The EADS Group said they have looked at the plans and they are wrapping up their comment letter. The engineer will need to complete a full planning module and they have to determine EDUs. He said

nothing stood out on the plan, except circulation around the back. A dumpster was moved and there was a question about access to the dumpster.

The second plan reviewed was under county ordinance, Darwin Rowe in Bratton Township. This plan proposes to create Lot 2 for recreational purposes only with no improvements proposed. The residual tract, Lot 1, is also recreational only with no changes proposed. The major concern over this plan was the property appears to lie within the floodway and the aerial map appears to show structures. Bill Wright had stated previously that he believes FEMA did not map this section of the river. He had also indicated that the structures are portable trailers. Dan Dunmire stated that it is correct to assume a floodway of 50 feet from the top of the bank. He also said the area is in the flood plain and nothing permanent is on the land through the winter. Neal Shawver noted that road access is not delineated into the site, but the property appears to be located alongside the road. Lucas stated that this area is just below the proposed boat launch. Two brothers inherited this property from their aunt and are splitting it in half.

Kay Semler motioned to conditionally approve the plan under county ordinance, Darwin Rowe in Bratton Township. Kent Spicher seconded the motion. All members voted aye.

Jim Spendiff motioned to accept the comments of the nine plans under municipal ordinance with the condition of allowing Jim Lettiere additional review of the modified plans for the Philips Ultrasound Inc., Neal Shawver seconded the motion. All members voted aye.

Subdivision and Land Development Municipal Reports

Armagh Township (Municipal Ordinance)

Name of Plan: Philips Ultrasound, Inc.
File Number: 2016-06-001
Tax Map #: 12,02-0106A
Municipality: Armagh Township
Applicant Name: Philips Ultrasound, Inc. Bldg. Addition
Land Owner Name: Philips Ultrasound, Inc. Bldg. Addition
Plan Preparer: Stahl Sheaffer Engineering, LLC

Plan Summary:

The proposed development involves the construction of a one-story, 9,600 square foot building addition that will be located on the southern end of the existing 53,211 square foot building. A total of 11,333 square feet of impervious surface is proposed for the project.

*The Engineer of Record submitted a response letter to the County's preliminary comments and revised plans dated June 23, 2016.

Basic Plan Information

Although general Note 3. includes the project narrative, it would be clearer if the project narrative was identified separately on the cover sheet.

* A note was added, General Note 4, to the cover sheet that identifies each of the post-construction stormwater narrative, erosion and sediment control narrative, and the project narrative.

The tax parcel number on the cover sheet under site data 3. is missing the zero digit before the last three numbers.

Administrative

Is the signature next to the landowner signature line a representative or authorized agent of Philips Ultrasound Inc.?

*The signature on the landowner signature line is an authorized representative of Philips Ultrasound, Inc.

Subdivision Information

It appears based on the PA Engineer, Land Surveyor and Geologist Registration Law, Act of May 23, 1945 P.L. 913, No. 367 CL 63 Section 2. Definitions (d) (e) and (j) that a professional engineer may not practice land surveying unless licensed and registered as a professional land surveyor. The metes and bounds information was completed by the Engineer of Record.

*A licensed and registered professional land surveyor completed the boundary and topographical survey on May 4, 2016. A signature block has been added to the Cover Sheet, Sheet CS, to certify that the plan correctly represents the tracts of the land as shown in the plan.

Floodplain / Wetlands

The plan should note whether or not the site lies within a 100 year floodplain in accordance with the Armagh Township subdivision and Land Development Ordinance (Article 6 Section 6.202 a. 9. and 14.)

*The project site does not lie within the 100 year floodplain. Included in this submission is a FEMA map number 42087C0155C dated August 16, 2006 to illustrate this. A note was added to the cover sheet, General Note 5, referring to this FEMA map.

Soils

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

Setback Lines

Although there are no established building setback lines for commercial buildings, at a minimum the setbacks for single-family residential served with both public water and sewer, should be utilized in accordance with the Armagh Township Subdivision and Land Development (Article 6 Section 6.302 a. 10.) and Table 2.

*The project area lies far away from all guidelines set for single-family residential setback lines.

Right-of Way Widths

The right-of-way width of Echo 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.).

*Eco Drive is a privately owned on lot access drive. Included in this submission is a PennDOT Right-of-Way Map showing Eco Drive.

Cartway Widths

The cartway width of Echo 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.).

*The cartway width of Eco Drive has been dimensioned on the existing conditions sheet EC.

PennDOT HOP / Municipal Driveway Permit

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

*A note was added, General Note 5, to the Cover sheet stating the above required notation.

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 a. 18. and Section 6.302 a.6. and b.7. and Article 3 Section 3.213 a.) of the Armagh Township Subdivision and Land Development Ordinance.

*There are no deed restrictions or easements associated with the property.

DEP Sewage Planning Module

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

*A Planning Module has been completed and is in the process of collecting necessary signatures.

Sewage Service

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

*A copy of a letter dated June 20, 2016 from the municipality acknowledging availability of public sewer has been included in this submission, as well as sent to the Armagh Township Supervisors for signature.

Water Service

The water supply location should be noted on the plan as prescribed in the Armagh Township Subdivision and Land Development Ordinance (Article 6 Sections 6.202 a.10. and 6.302 a.11.).

*The approximate underground water line location has been noted on the Existing Conditions Plan, Sheet EC. A letter from the municipal water authority acknowledging availability of public water should be submitted to the Armagh Township Supervisors.

*A copy of a letter dated June 23, 2016 from the municipal water authority acknowledging availability of public water has been included in this submission as well as sent to the Armagh Township Supervisors.

Features

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

*All significant man-made features have been shown on the Existing Conditions Plan, Sheet EC.

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.

*After speaking with the local fire official, there are two local fire hydrants and building hookup for fire apparatus. He does foresee a need for further fire safety improvements.

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

*Although the response letter indicates a traffic circulation has been illustrated in the Existing Conditions Plan, Sheet EC, it does not appear to have been illustrated.

The driveway widths serving the property should also be provided.

*The driveway widths have been provided on sheet EC.

E & S / Stormwater

If this plan proposes over an acre of earth disturbance, an NPDES Permit is required. The applicant should contact the Mifflin County Conservation District.

*This land development plan does not propose over an acre of earth disturbance.

If this land development project will disturb 5,000 square feet to one acre of land, an Erosion and Sedimentation Control Plan is required.

*This land development project will disturb over 5,000 square feet and an Erosion and Sedimentation Control Plan is included in the plan set. An Erosion and Sedimentation Control Plan has also been submitted to the Mifflin County Conservation District.

Other Comments:

1. Has the property owner or developer entered into a development agreement with the Township in accordance with (Article 7 Section 7.400)?

*The Engineer of Record for Philips Ultrasound, Inc. will enter into a development agreement with the Township in accordance with Article 7 Section 7.400, we are coordinating with Lucas Parkes to finalize this agreement.

2. Are there elevation drawings of the addition?

*There are no elevation drawings of the proposed building addition included in this set.

3. Will there be more employees as a result of the building addition? If so, will this necessitate any additional parking spaces?

*There are no plans to hire additional employees as a result of the building addition.

4. What are the sizes of the existing parking spaces?

*The parking space sizes have not been added to the plan. There are 372 existing parking spaces on site. Site Data 8 indicates the existing parking spaces on the Cover Sheet, CS.

5. Has the Township Engineer reviewed this project including assurance the plan meets the Township's Stormwater Ordinance? If so, are there written comments regarding his review?

*The Township Engineer has reviewed this project. At this time we have not received any written comments.

6. Will this addition generate additional vehicle trip generation rates?

*Because there is no proposed hiring of additional employees, the building addition will not generate additional vehicle trip rates.

7. Are there any new landscaping provisions associated with this building expansion?

*No new landscaping is proposed as part of this building expansion project.

8. Are there loading provisions included with this plan?

*There are no loading provisions included with this plan.

9. The plan does not show existing or proposed lighting on site.

*The existing lighting has been added to the existing conditions plan, sheet EC. There is no proposed lighting for this project.

Armagh Township (Municipal Ordinance)

Name of Plan: Hostetler, Else M. & Elizabeth N.

File Number: 2016-06-003

Tax Map #: 12-03-0111

Municipality: Armagh Township

Applicant Name: Hostetler, Else M. & Elizabeth N.

Land Owner Name: Hostetler, Else M. & Elizabeth N.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for a single-family residence to be served by a privy 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 Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 302 a.5., 7., 9. and 12.)

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.

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 are shown on the plan.

Right-of Way Widths

There is a private lane, Short Lane, with no right-of-way or cartway information. This should be provided on the plan in accordance with the Armagh Township Subdivision and Land Development Ordinance (Article 6 Section 6.201 a. 11.)

PennDOT HOP / Municipal Driveway Permit

As noted in Note 4., a municipal driveway permit is required for the proposed driveway onto Back Mountain Road, a copy should be provided to the Armagh Township Supervisors.

Private Street / Shared Driveway

If Short Lane is a shared driveway, then there should be a shared driveway agreement in place.

Deed Restrictions and Easements

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

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

Since this subdivision proposes a privy, will a DEP Component 1 be applicable?

*The Wright Surveying representative indicated that a privy is considered an on lot septic system and a Component 1 form is required.

Sewage Service

The location of the privy should be labeled on the plan.

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, including water and sewer information for Lot 1, in accordance with the Armagh Township Subdivision and Land Development Ordinance, (Article 6 Section 6.202 a.10.)

Bratton Township (County Ordinance)

Name of Plan: Rowe, Darwin K.
File Number: 2016-06-005
Tax Map #: 13-05-0104D
Municipality: Bratton Township
Applicant Name: Rowe, Darwin K.
Land Owner Name: Rowe, Darwin K.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for recreational purposes only with no improvements proposed. The residual tract, Lot 1, is also recreational only with no changes proposed.

Floodplain / Wetlands

According to County GIS information and Note #4, the property lies within the 100-year floodplain. 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.

Right-of Way Widths

Based upon the Mifflin County Subdivision and Land Development Ordinance, (Article 4 Section 4. 204.F.) the right-of-way width for East River Road is substandard.

Cartway Widths

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

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 stated there are no deed restrictions.

DEP Sewage Planning Module

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

Features

Based on the County GIS files there appears to be a small portion of wetlands associated with this property. This area is contiguous with the unnamed stream that traverses the parcel. 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.).

According to the aerial photo of the site, there are existing buildings that are not on the plan and should be. 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 stated that all man made features on site are portable trailers.

Other Comments:

1. This parcel is coming as a proposed recreational lot. However, there are no provisions for on-lot water and sewer service plus concerns about potentially building in the floodplain. A note should be placed on the plan that no permanent building or residence will be allowed without going through the land development process. What is of concern is that an RV does not become a permanent or year round dwelling.

2. Also, please add the following information as note on the plan. It is possible the entire parcel is within the floodway. If it is ascertained that the parcel is within the floodway, then in accordance with the Bratton Township Flood Control Ordinance of 1988, Section 4.00 e, no construction, development, use activity or encroachment of any kind, shall be allowed, except where the rise in flood height caused by the proposed new construction, development, use, activity, or encroachment of any kind is fully offset by accompanying improvements.

Brown Township (Municipal Ordinance)

Name of Plan: Yoder, Abraham N. & Barbara E.
File Number: 2016-06-006
Tax Map #: 14-05-0107
Municipality: Brown Township
Applicant Name: Yoder, Abraham N. & Barbara E.
Land Owner Name: Yoder, Abraham N. & Barbara E.
Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lots 2 & 3 each for a single-family residence to be served by a privy and private well. The residual tract, Lot 1, has an existing residence with no new development proposed.

Basic Plan Information

The two abutters directly north of the subject parcels should be shown on plan having tax parcel numbers 14,05-0106A and 14,05-0115B, in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Sections 7.202 A. and 7.302 A. 17.)

Soils

According to the County GIS files, some portion of this property appears to have prime farmland soils. Hydric soils are identified on the plan.

Right-of Way Widths

Based upon the Brown Township Subdivision and Land Development Ordinance and the Brown Township Road Ordinance (Part 4 Section 41.), the right-of-way widths for East Back Mountain Road and Coopers Gap Road are substandard.

Cartway Widths

Based upon the Brown Township Road Ordinance (Part 4 section 41.), the cartway widths for East Back Mountain Road and Coopers Gap Road are substandard.

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 Brown Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Water & Sewage Service

Where are the on-lot water and sewer services for Lot 1? This information should be on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance (Article 7 Section 7.302. A.23.)

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 Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 302. A.23.)

*The Wright surveying representative indicated other than the existing residence, all other features are natural.

Brown Township (Municipal Ordinance)

Name of Plan: Hostetler, Noah D. & Fronie K.

File Number: 2016-06-007

Tax Map #: 14-04-0101AB

Municipality: Brown Township

Applicant Name: Hostetler, Noah D. & Fronie K.

Land Owner Name: Hostetler, Noah D. & Fronie K.

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for a single-family residence to be served by a privy 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, 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 7.302. A.5, A.7 and A.9.).

Clean & Green / Agriculture

The plan notes the property is in the Clean & Green Program.

Soils

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

Right-of Way Widths

Based on the inset map, Shady Acre Lane is private and connects with East Back Mountain Road. Is Shady Acre Lane owned by the Hostetler's and is it going to be a shared use driveway?

*The Wright surveying representative stated Shady Acre Lane is owned by Moses Hostetler and it is a shared driveway and the shared driveway agreement language is on the plan.

Based upon the Brown Township Subdivision and Land Development Ordinance, the right-of-way width for Shady Acre Lane is substandard. (Brown Township Road Ordinance)

Cartway Widths

The cartway width for Shady Acre Lane should be shown on the plan in accordance with the Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302. a.11).

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 Brown Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative indicated there are no deed restrictions.

DEP Sewage Planning Module

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

Water & Sewage Service

On-Lot water and sewer service for Lot 1 should be shown on the plan in accordance with the Brown Township Subdivision Ordinance, (Article 7 Section 7.302. A.23).

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 Brown Township Subdivision and Land Development Ordinance, (Article 7 Section 7.302. A.23).

Zoning

Zoning information should be stated on the plan. The Zoning District for this property is Agricultural.

Other Comments:

1. It appears portions of the residual are within Armagh Township. It is encouraged the Surveyor share a copy of this subdivision with the Township.

2. The lot frontage is only 102.9 feet and should be 200 feet since that is what the lot width requirements call for in the Brown Township Zoning Ordinance (Section 406.1).

*The Wright surveying representative indicated he will be requesting a waiver to this provision.

Decatur Township (Municipal Ordinance)

Name of Plan: Loht, Kenneth K. & Tina M.

File Number: 2016-06-004

Tax Map #: 15-11-0113

Municipality: Decatur Township

Applicant Name: Loht, Kenneth K. & Tina M.

Land Owner Name: Loht, Kenneth K. & Tina 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.

Basic Plan Information

Abutters having tax parcel numbers 15,11-0123, 15,11-0123A, 15,11-0112 and 15,11-0113A should be identified on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6SS 22-602. 2.A (16) and SS 22-603. 2.A. (16)).

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 Decatur Township Subdivision and Land Development Ordinance (Part 6 SS 22-602. A. (5) and SS 22-603. 2.A. (5)).

Clean & Green / Agriculture

The property is in an Agricultural Security Area and should be noted on the plan. Will this proposal adversely impact this designation?

*The Wright Surveying representative was unsure.

As noted in Note 5, the parcel is enrolled in the Clean and Green program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations, and if they have any questions, they should contact the Mifflin County Assessment Office for more information.

Soils

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

Based on County GIS Files, soil type WeD exists on the parcel and should be noted in Note 2.

Right-of Way Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the right-of-way width of Road Apple Drive is substandard (Table 1).

Cartway Widths

Based upon the Decatur Township Subdivision and Land Development Ordinance, the cartway width of Road Apple Drive is substandard (Table 1).

Private Street / Shared Driveway

Is Road Apple Drive is owned by Moses Yoder (TM 15,11-0117A) or Kenneth and Tina Loht? If Mr. Loht owns the road are there provisions in the deed for additional residents to be served by this road?

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 (Part 6 SS 22-602. 2.A. (18) of the Decatur Township Subdivision and Land Development Ordinance.

*The Wright Surveying representative stated there are none.

DEP Sewage Planning Module

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

Sewage Service

Are there sewer services provided for on lot 1? If so it should be noted on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 ss602.2.A.)

Water Service

Is there water service that serves Lot 1? If so it should be noted on the plan in accordance with the Decatur Township Subdivision and Land Development Ordinance (Part 6 ss602.2.A. (10)

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 Decatur Township Subdivision and Land Development Ordinance (Part 6 ss602.2.A.(10)

Is there a name for the stream that crosses the rear of the property?

Derry Township (Municipal Ordinance)

Name of Plan: Stydinger, Richard F. & Jolene M.
File Number: 2016-06-008
Tax Map #: 16-31-0111/0113
Municipality: Derry Township
Applicant Name: Stydinger, Richard F. & Jolene M.
Land Owner Name: Stydinger, Richard F. & Jolene M.
Plan Preparer: Sarge Engineering and Surveying

Plan Summary:

The purpose of this plan is to consolidate two adjoining lots owned by Richard F. and Jolene M. Stydinger. The property located at 3 Rosebud Lane, Tax Parcel 16, 31-0113, will be joined with 11 Rosebud Lane, Tax Parcel 16, 31-0111. The new combined Parcel will contain 3.333 acres.

Subdivision Information

The existing driveway location for the existing home should be shown on the plan in accordance with the Derry Township Subdivision and Land Development Ordinance (Part 4 Section 403. 2.G.)

*The June 13, 2016 revised plans shows the driveway location.

Setback Lines

It appears the existing home is an existing non-conforming structure, since it is within the front yard setback.

Right-of Way Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the right-of-way widths of Jacks Creek Road and Rosebud Lane are substandard (Part 5 Section 504. 2.).

Cartway Widths

Based upon the Derry Township Subdivision and Land Development Ordinance, the cartway widths of Jacks Creek Road and Rosebud Lane are substandard (Part 5 Section 504.2.).

Deed Restrictions and Easements

According to the surveyor, as noted in note 7 there are no known deed restrictions or easements associated with the property.

Union Township (Municipal Ordinance)

Name of Plan: Glick Family Irrevocable Trust-Robert E. Glick

File Number: 2016-06-002

Tax Map #: 20-06-0119

Municipality: Union Township

Applicant Name: Glick, Robert E. Glick

Land Owner Name: Glick, Robert E. Glick

Plan Preparer: Wright Land Surveying

Plan Summary:

This plan proposes to create Lot 2 for existing agricultural use with no new development proposed. The residual tract, Lot 1, has an existing residence with no new development proposed.

Water & Sewage Service

Where is the on-lot water and sewer service for lot 1? It appears a water line easement is present, but it is not clear if this serves lot 1. If lot 2 is to be developed, testing will be required as well as a land development plan.

*The Wright Surveying representative stated the on lot water serves lot 1.

Clean & Green / Agriculture

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

The property is in the Agriculture Preservation Program and should be noted on the plan. Also the parent tract is under an Agriculture Preservation Easement and any subdivision must conform with the Mifflin County Agriculture preservation guidelines. This should be noted on the plan.

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 in accordance with (Article IV Section 402.1.e.) of the Union Township Subdivision and Land Development Ordinance.

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 Union Township Subdivision and Land Development Ordinance, the right-of-way widths for Brookmere Farm Lane and McYoder Lane should be shown on the plan (Article IV Section 402.2. a.).

Based upon the Union Township Subdivision and Land Development Ordinance, (Article V Section 501.2) of the right-of-way width for Dryhouse Road is substandard.

Cartway Widths

The cartway widths for Brookmere Farm Lane and McYoder Lane should be shown on the plan, in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV. Section 402. 2.a.). Based upon the Union Township Subdivision and Land Development Ordinance, (Article V Section 501. 2.) the cartway width of Dryhouse Road is substandard.

Private Street / Shared Driveway

If Brookmere Farm Lane or McYoder Lane are private lanes, then a driveway agreement should be in place. 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

There is a note about a water line easement on the plan.

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

*The Wright Surveying representative stated 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 man-made features, including water and sewer lines, petroleum lines, electric poles, telephone lines, fire hydrants, dumps, railroad tracks, fence lines, historic features, culverts, etc. should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 1.d.).

Zoning

Zoning information should be stated on the plan. It is Residential Agriculture.

Union Township (Municipal Ordinance)

Name of Plan: Fisher Thompson Properties
File Number: 2016-06-009
Tax Map #: 20-06-0121K/0121H, 20,06-012H
Municipality: Union Township
Applicant Name: Fisher Thompson Properties
Land Owner Name: Fisher Thompson Properties
Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the expansion of the Fisher-Thompson facility through the construction of a proposed 50' x 100' structure and associated parking/loading facilities. All utility extensions to the proposed structure will be from the existing structure on site.

Administrative

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

Basic Plan Information

All abutters should be shown on the plan, including tax map numbers in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 403.1.d.)

The narrative should be expanded to include that this plan involves a minor lot addition subdivision. Parcel A should be labeled on the plan.

Topographic information

Topographical contours at vertical intervals should be displayed on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 1.g.).

Soils

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

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.

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 Union Township Municipality Authority acknowledging availability of public sewer should be submitted to the Union Township Planning Commission.

Water Service

The water supply location should be noted on the plan as prescribed in the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 1.d. and 403. 2.C.)

A letter from the Municipal Authority of the Borough of Lewistown (MABL) acknowledging availability of public water should be submitted to the Union Township Planning Commission.

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."

Zoning

Zoning information should be stated on the plan. This should be listed as a Commercial zone.

Land Development

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

Parking provisions should be indicated on the plan.

What is the driveway width into the site?

Are there lighting or loading provisions for the use of this business?

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

E & S / Stormwater

Stormwater drainage provisions should be included with the plan submission. The stormwater plan should be reviewed by the Union Township Engineer.

If this Land Development Plan proposes between 5,000 sq. ft. to one (1) acre, an Erosion and Sedimentation Control Plan is required.

Union Township (Municipal Ordinance)

Name of Plan: Stauffer, Kurt

File Number: 2016-06-010

Tax Map #: 20-13-0312

Municipality: Union Township

Applicant Name: Stauffer, Kurt

Land Owner Name: Stauffer, Kurt

Plan Preparer: Taptich Engineering and Surveying

Plan Summary:

This project involves the expansion of the Big Valley Wood Products Manufacturing Facility through the construction of a proposed 60' x 100' structure and associated parking/loading facilities. All utility extensions to the proposed structure will be from the existing structure on site. The project will disturb a total 0.9 acres. An erosion and sedimentation control plan and narrative has been prepared and submitted to the Mifflin County Conservation District. The owner and the contractor will be bound by the requirements of this plan throughout the construction of the proposed improvements.

Administrative

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

Basic Plan Information

The abutter having tax parcel number 20, 13-0317 owned by John and Anna Zook should be shown on the plan, in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 403.1.d.).

Subdivision Information

The total acreage of the parcel which will be developed as part of this land development should be on the plan in accordance with the Union Township Subdivision and Land Development Ordinance (Article IV Section 402. 2.h.).

Soils

Soils information should be on the plan.

Right-of Way Widths

General Note 5. indicates both existing and proposed roadways are privately owned. State Route 655, Main Street, is a PennDOT public-right-of-way and Mechanic Street is a municipal right-of-way.

Based upon the Union Township Subdivision and Land Development Ordinance, (Article IV Sections 402.1.C. and 2.a.) the right-of-way width of Mechanic Street should be shown on the plan.

Cartway Widths

The cartway width of Mechanic Street should be shown on the plan in accordance with the Union Township Subdivision and Land Development Ordinance, (Article IV Section 402. 1.C and 2.a.).

Private Street / Shared Driveway

It is not clear how the new addition will be accessed. The eastern most boundary line shows an sixteen (16') foot ingress, egress, and regress easement, however, will this access easement necessitate a PennDOT HOP to connect to SR 655?

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.

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.

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

Zoning

Since the subject parcel abuts the Residential Agriculture District, a twenty foot buffer yard is required in accordance with the Union Township Zoning Ordinance (Article X Section 1008). This should be labeled on the plan. The plan should note this is a Commercial zone.

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.

Parking provisions should be indicated on the plan. Does the plan meet the provisions of (Article V Section 501.2.) of the Township Zoning Ordinance?

What is the driveway width?

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

E & S / Stormwater

As noted on Note 10. an Erosion and Sedimentation Control Plan has been submitted to the Mifflin County Conservation District.

Other Comments:

1. What is the height of the one-story building?
2. What use will be conducted in the building?
3. Is there any proposed lighting? If so, it should be depicted on the plan.
4. Is there a loading area as provided for in Section 502 of the Township Zoning Ordinance?
5. What is the proposed lot coverage which cannot exceed 30% according to the Township Zoning Ordinance, Section 1005?

Public Comment

None

Other Business or Comments

Lucas Parkes of The EADS Group provided an update on the boat launch. There is a notice to proceed on July 5th. G&R Charles is wrapping up the installation of a box culvert near the boat launch and will be able to start the boat launch project July 5th. A preconstruction meeting may be held at the Conservation District Office and Lucas questioned if more were needed. Bill reminded Lucas that he needs the inspection agreement to be finalized at the next Commissioners' meeting in two weeks. The inspection agreement will allow for three meetings and then anything beyond that will be a time and materials charge.

Doug Wolfgang from the Department of Agriculture will be at the July meeting to discuss the Clean and Green Program. The CDBG report may be available next month as well.

Adjournment

The meeting adjourned at 4:25 p.m. upon a motion by Dave Pennebaker, which was seconded by Neal Shawver.