

ATHENS TOWNSHIP PLANNING COMMISSION
January 11, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 11, 2010 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ty Reynard, Martha Brennan, Jim Watson, and Secretary, Elaine Daddona. Ed Reid, Zoning Officer, was unable to attend. Guests present were Ronald Ellers and Bruce Benish.

Ronald G./Joyce M. Ellers #10-01

Bruce Benish of Benish Surveying was present with applicant, Ronald G. Ellers, and submitted eight (8) copies of a survey dated December 20, 2009 for a three-lot subdivision located on Clinton Street, Lot 1C to become part and parcel to the adjacent lot of Richard T. and Mary Jo Hatch, zoned Commercial and Residential Urban, along with copies of Deed, and Narrative. Narrative states that the purpose of this subdivision is to separate the parent tract of 101,309.6998 square feet into three parcels. Lot 1A will be 61,406.4958 feet and contains outbuildings. Lot 1B will be 14,414.3203 square feet. Lot 1C which is 1,966.1346 square feet will become part and parcel to the adjacent lot of Richard T. and Mary Jo Hatch to form a single lot of 21,221.5023 square feet and contains a house. The residual parcel of 23,522.7492 square feet contains a storage building. This area is serviced by municipal water and sewer. Surrounding properties are residential and commercial. These parcels are in the Zone C Floodplain.

Check #2489 from Bruce Benish Surveying dated December 21, 2009 in the amount of One Hundred Fifty (\$150.00) Dollars for filing fees, along with Check #2490 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for review fee was received on the same date. The Bradford County Planning Office notified Athens Township that they could not locate the review fee check that had been forwarded to them, therefore, a replacement Check #2493 in the amount of Twenty-five (\$25.00) Dollars was issued by Bruce Benish Surveying and then forwarded to the Bradford County Planning Office for the review fee on January 6, 2010.

Motion by Clif Cheeks to review for preliminary and final plan approval, second by Ty Reynard, and motion was unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Narrative needs to be changed to indicate no house is located on Lot 1A.
2. Sewer line designation needs to be added to the legend on the survey map.
3. Needs to show where water and gas lines are located on the survey map.
4. Acknowledgment statement on the survey map needs to be signed or initialed by surveyor.
5. Needs to submit "will serve" letters from the utility companies.
6. Needs to note the pavement widths on the survey map.

COMMENT: Surveyor needs to put zoning designations on the map.

Motion by Clif Cheeks, second by Martha Brennan to recommend preliminary/final plan approval contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on January 27, 2010 and motion was unanimously carried.

Election of Officers

Motion by Jim Watson, second by Martha Brennan to retain the present officers, Scot Saggiomo for Chairman and Clif Cheeks for Vice Chairman for the year 2010, and motion was unanimously carried.

Elaine Daddona stated that the number stated in the December minutes for the DeCristo land development should have been #09-13 and would need to be corrected. Motion by

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Martha Brennan to approve the minutes of December 7, 2009 with the minor correction, second by Ty Reynard, and motion unanimously carried.

Correspondence was reviewed.

Regular Supervisors mtg. - Jan. 27, 2010 - 7:00PM
Regular Planning Comm'n mtg. - Feb. 1, 2010 - 7:00PM

Motion by Ty Reynard, second by Martha Brennan to adjourn at 8:00PM, and motion was unanimously carried.

Respectfully submitted,

Elaine Daddona, Secretary