

ATHENS TOWNSHIP PLANNING COMMISSION
June 7, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 7, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Martha Brennan and Secretary, Elaine Daddona. Ed Reid was unable to attend. Sign-in sheet was available for all others present.

Tracy Sutton - Sketch Plan review

Tracy Sutton of 5224 Mile Lane Road was present for a review by the Planning Commission concerning a sketch plan for a proposed land development for Suttys Inc. Grille and Tavern to be located on Murray Creek Road on a parcel owned by Mr. Sutton. He stated the parcel contains approximately seventy-five (75) acres with an existing 28 by 80 foot building which he intends to convert into a restaurant/bar containing 1,680 square feet. The parcel is zoned Residential. Sketch Plan presented was prepared by Joel B. Christian, P.E. and he was unable to be present for the review.

The sketch plan was reviewed by the Planning Commission with the following recommendations:

1. A Zoning application for a Use Variance would be required from the Zoning Hearing Board in order to proceed due to the zoning classification of the parcel.
2. Will require eighteen (18) total parking spaces to include one (1) handicapped space of the required 10 by 20 size.
3. Will need the parking area paved.
4. Will need approval from Bradford County Sanitation.
5. Will need a permit from PA Dept. of Environmental Protection.

6. Will need approval from Athens Township Code Inspections for the building construction.

7. Will need a more detailed Site Plan to include Storm water and Erosion & Sedimentation Plans.

8. Should consider making the development part and parcel to the property so that the driveway is on site with the building.

9. The Preliminary Site Plan requires a raised seal of the surveyor and original ink signatures.

Mr. Sutton was given a copy of the Athens Township Subdivision and Land Development Ordinance and advised to follow the instructions for formal submittal of an application for the land development. He was also given a copy of the Athens Township Planning Commission checklist for a land development application.

Motion by Clif Cheeks to approve the minutes of May 3, 2010 as read, second by Ty Reynard, and motion unanimously carried.

As there was no further business to discuss, motion by Ty Reynard to adjourn the meeting at 7:40PM, second by Jim Watson and motion unanimously carried.

Correspondence was reviewed.

Regular Supervisors mtg. - June 30, 2010 - 7:00PM
Regular Planning Comm'n mtg. - July 12, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary