

ATHENS TOWNSHIP PLANNING COMMISSION  
July 12, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 12, 2010 at 7:00PM by Chairman, Scot Saggiomo.

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

Meeting was called to order by Chairman, Scot Saggiomo at 7:02PM.

**Dandy Mini Mart - Greens Landing #10-08**

Dave Young of Larson Design Group was present on behalf of the owner, Randy Williams, regarding a Preliminary Site Plan land development application dated June 23, 2010 for an addition to the existing convenience store of approximately 1,259 square feet located on Wolcott Hollow Road and State Route 220 in Greens Landing, zoned Rural Center. Mr. Young explained that this was a restructuring of the building to offer more and better products, that the parking and access was inadequate and would be changed. Bathrooms would be added as well. He also stated that they had been to the Athens Township Zoning Hearing Board regarding variances for the required setbacks which establish buffer distances, and the required number of parking spaces for which the Zoning Hearing Board approved the project as revised and permitted the larger footprint of building size. A privacy fence along the property line would be added, and there would be no utility expansion. Drywells will be added for storm water management. Mr. Young stated the impervious surface is less than one acre so no NPDES Permit would be required. Erosion and Sedimentation sketch plan had been submitted to Bradford County Conservation and an E-Mail correspondence dated November 10, 2009 from Jason Petlock was submitted that stated "no permits would be necessary from the PA Department of Environmental Protection nor the US Army Corps of Engineers and also with regard to Chapter 105 issues. This correspondence also stated that the provided construction drawings, in addition to the Floodway and FIRM

Maps, coupled with the FEMA Flood Study elevations all indicated no impacts or disturbances within the Floodway nor the 100 year Floodplain Boundaries." Ed Reid stated that he had spoken with Brad Cummings from the Bradford County Conservation District after reviewing the Preliminary Site Plan and he strongly recommended that the Planning Commission require Larson Design Group to submit a full Erosion and Sedimentation Plan for approval from the Bradford County Conservation District.

Check #0136574 dated June 24, 2010 in the amount of Two Hundred (\$200.00) Dollars from Dandy Mini Marts, Inc. was received for filing fee, along with Check #0136576 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was received for review fee.

The Planning Commission reviewed the Site Plan with Mr. Young, and they felt that they were too many deficiencies with the Plan as presented to move forward with a formal review to make a recommendation to the Supervisors at this time. The Planning Commission also stated that this Plan would be reviewed by another Engineer and a retainer fee of \$1,500.00 Dollars from the applicant would be required for this review. He was asked to make the corrections and re-submit the Plan.

**Robert/Thomas Conway t/a Industrial Electronics #10-09**

Bruce Benish of Benish Surveying was present with Thomas Conway of Industrial Electronics with a survey dated June 28, 2010 for a land development application to construct a Communications Tower to be located at Round Top Park off Bobcat Road, zoned Public/Semi Public District. An eight foot (8 ft.) fence is proposed to be placed around the tower. A proposed Site Land Lease Agreement with Athens Township was submitted for this construction. Mr. Conway had applied to the Athens Township Zoning Hearing Board for a special exception to install, operate and maintain a communications facility and erect a 160-foot self-support tower, antenna dishes and a communications shelter at the base of the tower. The special exception was approved by the Zoning Hearing Board on May 25, 2010 to

include approval of the height of the tower from 150 feet to 160 feet contingent upon demonstrating the FAA requirements and an engineering plan for the tower. Also at the time of the issuance of the building permit from Athens Township, the owner would need to produce a valid, current FCC license and proof of liability insurance.

Check #2517 from Bruce Benish Surveying dated June 28, 2010 in the amount of One Hundred (\$100.00) Dollars was received for the filing fee along with Check #2518 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the Plan for Preliminary Plan approval only, second by Martha Brennan, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to note acreage along with square footage on the Plan.
- 2) Need to show twenty foot (20 ft) driveway easement on the Final Plan.
- 3) Need to show eight foot (8') fence on the Plan.
- 4) Need engineering plan for the Tower.
- 5) Need "will serve" letter from the Electric Company.

Motion by Clif Cheeks, second by Ty Reynard to recommend Preliminary Plan approval only, contingent upon resolution of the deficiencies, to the Supervisors at their meeting on July 28, 2010 and motion unanimously carried.

**Ronald E./Roxann E. Callear #10-10**

Bruce Benish of Benish Surveying was present along with the applicants, Ronald and Roxann Callear, for a land development application for a proposed expansion to the Callear R & R Barbecue property located on Winslow Street, zoned Commercial. Survey dated June 28, 2010 by Benish

Surveying was submitted. A construction drawing prepared by James R. Frandsen and dated June 28, 2010 was received by Athens Township on July 6, 2010 for the new addition.

Check #2515 from Bruce Benish Surveying dated June 28, 2010 in the amount of One Hundred (\$100.00) Dollars was received for filing fee, along with Check #2516 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need to provide a Narrative for the project.
- 2) Need a Waiver from the Supervisors for the gravel parking area.
- 3) Need to note the size and location of all sewers and water mains on the Plan.
- 4) Need letter from the Athens Township Sewer Authority regarding the increased usage.

NOTE: Need Waiver of the Supervisors regarding the gravel parking area and the marking of the spaces.

Motion by Ty Reynard, second by Jim Watson for Preliminary/final plan approval, contingent upon resolution of the deficiencies, to the Supervisors for their meeting on July 28, 2010 and motion unanimously carried.

Motion by Ty Reynard to approve the minutes of June 7, 2010 as read, second by Jim Watson, and motion unanimously carried.

As there was no further business to discuss, motion by Chairman Scot Saggiomo to adjourn the meeting at 9:00PM.

Correspondence was reviewed.

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Regular Supervisors mtg. - July 28, 2010 - 7:00PM

Regular Planning Comm'n mtg. - August 2, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary