

ATHENS TOWNSHIP PLANNING COMMISSION
October 4, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 4, 2010 at 7:00PM by Chairman, Scot Saggiomo.

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

Dandy Mini Mart - Greens Landing #10-08

Dave Young of Larson Design Group was present on behalf of the owner, Randy Williams, and submitted a revised Preliminary Site Plan received by the Township on September 20, 2010 for a land development located on Wolcott Hollow Road and State Route 220, zoned Rural Center District. The initial Site Plan had been submitted at the July 12, 2010 meeting of the Planning Commission but was not formally reviewed due to the amount of deficiencies. The plans were reviewed by William Schneider of CEI Engineering Associates, Inc. as the review Engineer for Athens Township Supervisors due to the recommendation of the Athens Township Planning Commission. A revised Preliminary Site Plan from Larson Design Group dated July 14, 2010 was forwarded to the review Engineer on July 22, 2010. A revised Project Narrative was received by the Township on September 20, 2010 and stated that this project proposes an addition of approximately 1,259 square feet to an existing convenience store. Additional paved parking spaces will be provided on the western side of the project. Access to the site will be gained through the existing entrances on both Wolcott Hollow Road and SR 220. Boundary and topography based on a survey performed by Butler Land Surveying, Inc. Larson Design Group assumes no responsibility for the accuracy or sufficiency of this information. Storm water runoff will be directed towards drywells as noted on the plans. Documents also received on that date are as follows: Response letter; revised Cost Estimate; Elevation Certificate; copies of Zoning Hearing Board Decisions dated November, 2009 and June, 2010; revised Erosion and Sediment Report; Operations and Maintenance Agreement, and Infiltration Report.

Comments from William Schneider, P.E. of CEI Engineering Associates regarding any deficiencies that remained from his review were submitted by Ed Reid, Zoning Officer, at this meeting for the consideration of the Planning Commission.

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

- 1) Page C3 of the Preliminary Site Plan will note that the chain link fence will have privacy slats.
- 2) Need to provide plant schedule for site planting.
- 3) Need Owner's and Engineer's signatures on the Plan.
- 4) Need to obtain/provide permit from the Bradford County Conservation District.

COMMENT: Need to provide Township update on stream bank restoration discussions with the Bradford County Conservation District (per response number 37 in Larson Design Group letter dated September 20, 2010).

Motion to recommend preliminary plan approval by Ty Reynard, contingent on resolution of the deficiencies, second by Jim Watson, to the Supervisors at their meeting on October 27, 2010, and motion unanimously carried.

Tennessee Gas Pipeline Pipeyard - Sketch Plan Review

Tim Hanson of Goshen, New York was present as Agent for the Tennessee Gas Pipeline Company with an application for review of a land development located at the Road "B" Valley Business Park on lands of Masco Retail Cabinet Group, LLC. A proposed Lease Agreement with Masco and Tennessee Gas Pipeline Company was submitted along with a legal description of the premises. Also submitted was a 300 Line Project Pipe Yard Layout for Pipe Yard 317-4,

Page 3

ATHENS TWP. PLANNING COMM'N

October 4, 2010

dated August 10, 2010 and prepared by Tennessee Gas Pipeline, a photocopy of a survey prepared by Joyce Surveying & Mapping Associates dated June 18, 1999 which shows the 30-acre parcel involved in this project, and these documents were received by the Township on September 17, 2010. On October 4, 2010 a statement of Christopher Michaud, a registered professional land surveyor, was received stating that this was not a subdivision of the existing lands and not considered a new land development. Also submitted on this date was a Traffic Flow Sketch and Pipe yard Traffic Flow. Ed Reid, Zoning Officer, had E-mailed a list of documents to Mr. Hanson which would need to be provided to move forward with a formal review of the land development by the Planning Commission. Mr. Hanson stated that since there would be no construction of buildings, and that no soil would be taken off the site, that it was felt the documentation would not be needed. He stated this was a pipe yard for temporary storage of the pipes and an area to concrete coat the pipe. A temporary construction trailer would be on the site and silt fencing around the entire perimeter.

Check #05388 in the amount of One Hundred (\$100.00) Dollars from Tennessee Pipeline dated September 17, 2010 was received for filing fee.

A sketch plan review was made of the documents submitted. Clif Cheeks questioned the silt fence enclosing the parcel and whether or not this would be a safe alternative. Mr. Hanson asked what kind of fencing then would be recommended, and it was agreed that it should be six (6) foot chain link fencing. It was felt that the plans submitted were also incomplete and Mr. Hanson was directed to submit the documents which are required by the Subdivision and Land Development Ordinance of Athens Township for a land development, and to contact the Bradford County Conservation District regarding the proposed project to see if any permits will be required. The dates of submission for the next meeting of the Planning Commission and the workshop prior to the meeting were given to Mr. Hanson, and he was instructed concerning the fact that the Planning Commission makes a

recommendation to the Supervisors prior to their consideration for approval.

William C./Lori Sutton - Mile Lane Road

William Christopher Sutton, Bruce Benish, Surveyor, and Attorney Jonathan Foster, Jr. were present regarding Mr. Sutton's application to the Athens Township Zoning Hearing Board for a Special Exception. Attorney Zeller, Solicitor for the Athens Township Zoning Hearing Board, requested that the Planning Commission review the application prior to the next meeting of the Zoning Hearing Board and make a recommendation regarding the Special Exception. Review of the application and survey of Benish Surveying dated September 16, 2010 for a proposed campground for eight (8) sites for RV's on a 20-acre site located on Mile Lane Road and Highland Drive and zoned Woodland Conservation District was done. Mr. Sutton stated that this was for seasonal use only, and not intended for hunters during hunting season.

Also submitted was an application to the Athens Township Zoning Hearing Board for a Special Exception regarding a proposed campground for four (4) sites for RV's on an 8-acre site located on Braddock Road and Beaver Pond Road, zoned Woodland Conservation District.

Following review of the survey plans submitted for each proposed Special Exception, the following recommendation of the Planning Commission was made:

- 1) Need to submit a Subdivision & Land Development application for each site.
- 2) Need to show parking spaces on the lot for each site.
- 3) Internal roads need to meet the standards in the Subdivision and Land Development Ordinance for each site.
- 4) Need Bradford County Sanitation Department approval for each site.

Page 5
ATHENS TWP. PLANNING COMM'N
October 4, 2010

5) In the case of the Mile Lane Road site, would need PennDOT Highway Occupancy permit; and in the case of Braddock Road site would need Athens Township driveway permit.

Correspondence was reviewed.

Motion by Ty Reynard to approve the minutes with a minor correction on Page 1, second by Jim Watson, and motion unanimously carried.

It was announced that a letter dated September 29, 2010 from the Athens Township Supervisors requested a review of the Planning Commission for a Conditional Use application for approval for the Barrett Water Withdrawal site on Route 199 for which a hearing would be set in early November. This review would be done at the next regular meeting of the Planning Commission on November 1, 2010.

It was announced that this was the last meeting for Jim Watson to attend since his term expires on October 30, 2010 and he would be retiring from Athens Township after that date. He was thanked for his past service and attendance to the Athens Township Planning Commission and wished the best of luck in his retirement.

Motion by Clif Cheeks to adjourn the meeting at 8:55PM as there was no further business to discuss, and motion was unanimously carried.

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

Respectfully submitted,

Elaine Daddona, Secretary