

ATHENS TOWNSHIP PLANNING COMMISSION  
December 6, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 6, 2010 at 7:02PM by Chairman, Scot Saggiomo.

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

**Tennessee Gas Pipeline Pipeyard #10-13**

Tim Hanson and Chester DiLorenzo, Engineer, were present for and on behalf of Tennessee Gas Pipeline for a land development for a 300 Line Project Pipe Yard Layout for Pipe Yard 317-4 which will be located in the Valley Business Park on lands of Masco Retail Cabinet Group, LLC. Mr. DiLorenzo submitted a Plan dated May 10, 2010 (revised October 10, 2010) and received by Athens Township on November 22, 2010 by the Zoning Office. Mr. DiLorenzo also submitted his resume as the Engineer who prepared the document. Mr. DiLorenzo stated that this was for temporary storage of pipes and an area to concrete coat the pipe on a 30-acre parcel. He stated that they would require a NPDES Permit and would have to submit the plan to the Bradford County Conservation Department and PA Department of Environmental Protection as part of the permit process. They would enclose the area with a silt fence and a construction trailer and a small parking area for three or four vehicles would be required.

Discussion followed regarding the Plan, and it was noted that there must be six foot chain link fencing around the entire perimeter to comply with the SALDO requirements. Also discussed was Road "B", the fact that it is a private road owned by David Lubin and whether or not it would be brought up to Township standards for this project. Mr. Hanson stated that Mr. Lubin wants to protect the road while it is being used and when the use is done, they would repair the road. They would place stone as a sub-base and widen the roadway, but it would remain a gravel road. This would be an agreement made between the applicant and Mr. Lubin. Mr. Hanson stated that for a period of approximately ten to fourteen days while the pipe is being delivered there would be up to 100 trips a day, and after that time, possibly 20 trips a day. He stated the entire project should be complete by May, 2012.

It was also established that the parking area requires a variance from the Zoning Hearing Board if it was not being paved by the applicant. Ty Reynard stated that he felt there was no need for paving and that a gravel parking area should be sufficient. It was agreed by the Planning Board that a letter to this effect would be sent to the Zoning Hearing Board regarding the application for a variance.

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

- 1) Will need NPDES Permit approval.
- 2) Will need six foot fencing shown on the Plan.
- 3) Identify the road construction of Road "B", and will need to request a Waiver due to the fact it is not being brought up to private road standards.
- 4) Will need to show detail and location of driveway crossing sluices.
- 5) Will need legend or abbreviations on the Plan.
- 6) Will need to add signature area for the Planning Commission and Supervisors on the Plan.
- 7) Need location and detail of fuel storage area on Plan.
- 8) Parking area requires a variance from the Zoning Hearing Board if it is not going to be paved.
- 9) Will need to fill in dimension table on the Plan.
- 10) Needs a Zoning Classification added to the Plan.
- 11) Will need to supply a Maintenance Agreement between the applicant and David Lubin, property owner.
- 12) Needs the signature block for the owner signed on the Plan.
- 13) Will need to show right-of-way width and dimensions of Road "B" on the Plan.

Motion by Ty Reynard to recommend preliminary plan approval to the Supervisors at their meeting on December 29, 2010 contingent upon resolution of deficiencies, second by Clif Cheeks, and motion unanimously carried.

**Allen P. Ervin, Sr., review for Special Exception**

Allen P. Ervin, Sr. made an application to the Athens Township Zoning Hearing Board for a Special Exception of lot consisting of 7.552 acres designated as Lot #36 of the Hickory Heights Subdivision located on Macafee Road and zoned Residential Suburban. Narrative states that a sewage disposal site has been identified. A well and mobile home are proposed. A Sewage Plot Plan dated August 25, 2010 prepared by Millstone Surveying was submitted. Hickory Heights was submitted as per map dated February, 1999 by Fagan & Young Engineers, Inc. and at that time, Lot #36 was listed as a non-building lot. Since that time, Mr. Ervin has purchased Lot #36 and soil evaluations have been conducted and found to be suitable for an on-lot sewage system. Also submitted is a letter from the Athens Township Authority advising that this lot will not be served by municipal sewer. There is an existing mobile home on the site in a Flood Zone.

After review of the application by Mr. Ervin, the Planning Commission agreed to recommend to the Zoning Hearing Board that the mobile home be moved out of the Flood Plain area with respect to the application for a Special Exception.

Correspondence was reviewed.

Motion by Scot Saggiomo to approve the Minutes of November 1, 2010 with a minor correction to Page 6, paragraph 3, to state "recommend the light at the electrical panel only be used if there is a problem", second by Jean Stromick, and motion unanimously carried.

The meeting dates for 2011 are as follows: Jan. 10, Feb. 7, Mar. 7, Apr. 4, May 2, June 6, July 11, August 1, Sept. 12, Oct. 3, Nov. 7, and Dec. 5, 2010.

Chairman Scot Saggiomo adjourned the meeting at 9:07PM, as there was no further business to discuss.

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Regular Supervisors mtg. - Dec. 29, 2010 - 7:00PM

Regular Planning Comm'n mtg. - Jan. 10, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary