

ATHENS TOWNSHIP PLANNING COMMISSION
March 7, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 7, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on March 1, 2011 to review the documents which had been submitted for this application and that no decisions were made at that time and was informational only. He also introduced Marion Carling as the new member of the Planning Board. Mrs. Carling had been appointed by the Supervisors to replace Ty Reynard who had submitted his written resignation due to work related commitments.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake-Athens Office Complex #11-04

John Belyea, P.E., Engineer for Larson Design Group was present on behalf of David Young, who was out of town, to discuss the changes that had been made to the Preliminary Plan for the land development. Skip Schneider, the Township review Engineer, was present as well.

On March 3, 2011 the following documents were submitted by David Young, P.E. of Larson Design Group:

- 1) Response to Comments Letter
- 2) Revised Site Plan drawings
- 3) Revised Erosion & Sedimentation Control Plan
- 4) Revised Storm water Management Plan
- 5) Waiver Request
- 6) Revised Cost Estimate
- 7) Valley Energy approval letter
- 8) Sewer Facilities Planning Module Application (Module 3 Status incomplete)
- 9) 11 x 17 Revised Site Plan drawings

Mr. Belyea explained that the only change to the Site Plan drawing was to extend the shop building forty-seven (47) feet and that there would be no other impact on the project. Mr. Schneider briefed the Planning Commission on his comments and deficiencies and discussion followed. There was a discussion of

the Planning Commission to their comments following the information from the Workshop session on March 1st along with the comments of Ed Reid, the Zoning Officer.

Chairman Saggiomo opened the floor for questions from those in attendance to this Plan and the comments of the Engineers and Planning Commission. Roman Rosh of 931 Roman Way asked if the lighting was going to need a zoning Variance if it goes off the property? Clif Cheeks said it is not stated clearly in the Zoning Ordinance what is required. Clif says the light does leave the property on the Plan, and that unless a decision can be made with the Supervisors regarding the lighting, it will need a Variance. Mr. Rosh also asked if it was five (5) lots we were talking about for the 18 acre parcel. It was explained that there are five phases planned, and Phase One is the Plan being reviewed this date which includes the offices and shop (for maintenance on equipment) for Nomac. Mr. Rosh asked if the use included office workers five days a week as a primary use and couldn't it be termed as a Contractor's Shop Yard and was that allowed for Industrial districts? It was explained that the developer proposes to do a subdivision-by-lease and that there is no conveyance of the Deed. Mr. Rosh then wanted to know if you could do a subdivision-by-lease in an Industrial Zone? Attorney Thompson answered that as a practical application this had been researched and it was allowed and is proposed for this application. Mr. Rosh asked if the applicant had done a traffic study on Mile Lane Road due to an anticipated increase in the volume of traffic. The answer was that PennDOT would be doing a Highway Occupancy Permit, and that most probably a traffic study was not required because of the volume of traffic planned. Mr. Rosh wanted to know if the speed limit could be reduced at the intersection, making reference to the Tozer's Boat Landing and the K-Mart intersection traffic? This was not addressed. Mr. Rosh then asked about the storm basin location, and Mr. Belyea stated that the storm water basin was toward the river on the northern and eastern boundary, that they had incorporated swales and the system was designed to completely infiltrate for the 100-year storm.

Robert Smith of 2477 Elmira Street asked what kind of maintenance is planned for the shop? Josh Brown, representing

Chesapeake, explained that there would be maintenance on anything that deals with the gas industry.

Motion by Clif Cheeks to review the revised Preliminary Land Development Plan for preliminary plan approval, second by Jean Stromick, and motion unanimously carried.

The application for review of a Land Development Plan was completed and it was decided by the Planning Commission to use the review letter of Skip Schneider dated March 1, 2011 as a guide for the review listing the deficiencies noted as a "D" and the comments to be considered noted as a "C" on the letter. The letter is hereby attached for reference.

Motion by Martha Brennan to recommend approval of the revised Preliminary Plan for Phase 1 of the land development, contingent upon the resolution of deficiencies, to the Supervisors at their meeting to be held on March 30, 2011, second by Clif Cheeks and motion unanimously carried.

Skip Schneider, review Engineer for Phase 2 (second submittal) of the land development plan for Chesapeake Athens Office Complex, submitted a review letter of comment dated March 4, 2011. Mr. Schneider went over his comments briefly with Mr. Belyea and the Planning Commission, and Mr. Belyea stated that Larson Design Group would address the comments at the next scheduled Planning Commission meeting for Phase 2 proposed for the regular meeting of the Planning Commission on April 4, 2011.

Correspondence was reviewed.

Motion by Marion Carling to approve the Minutes of February 7, 2011 with minor correction, second by Jean Stromick, and motion unanimously carried. Motion by Clif Cheeks to approve the Minutes of February 8, 2011 with minor correction, second by Martha Brennan, and motion unanimously carried. Motion by Clif Cheeks to approve the Minutes of February 10, 2011 as read, second by Scot Saggiomo, and motion carried.

**Conditional Use review for Eastern Pennsylvania Supply
Co.(EPSCO) for Zoning Map Amendment**

A letter dated March 3, 2011 from the Athens Township Supervisors requested a review of the Planning Commission for a Zoning Map Amendment application for property located at 243 West Pine Street, Athens Township. The property is presently zoned Residential Urban, and they are requesting a change to Commercial because they are proposing to expand their Commercial business on this property. Ed Reid, Zoning Officer, explained that they wanted to extend the Commercial zoning to the Borough line as well which involves two parcels. It is the recommendation of the Planning Commission to approve the change in zoning for this application, and a letter would be sent to the Supervisors advising the same for the hearing which is scheduled on April 12, 2011.

Mr. Schneider explained that Walmart would be ready to meet again with the Planning Commission by March 16. Clif Cheeks stated that any Plan the size of the Walmart plan should require a special meeting. It was unanimous to schedule a special meeting to review the Walmart Supercenter Plan on Monday, March 28, 2011 at 6:00PM in the upstairs meeting room.

The meeting was adjourned at 8:55PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary