

ATHENS TOWNSHIP PLANNING COMMISSION
April 4, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 4, 2011 at 7:00PM by Vice Chairman, Clif Cheeks. Clif Cheeks announced that a workshop was held by the Planning Commission on March 29, 2011 to review the submission, but that no decisions were made at that time concerning the application.

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

Comment [E1]:

Wm. Christopher, Jr./Lori Sutton #11-06

Bruce Benish of Bruce Benish Surveying, along with the applicant, William Christopher Sutton, Jr. presented eight (8) copies of a revised survey plan dated March 17, 2011, and was received by Athens Township on March 21, 2011 for a two-lot subdivision located on Mile Lane Road and Highland Drive, zoned Woodland Conservation. Revised Narrative dated March 21, 2011 states that this parcel consists of 20 acres with Lot 1 which is 18+ acres being developed for use as a residential property. Lot 2 which is 2.00 acres and contains a house, well and on-lot septic system to be subdivided off of the parent tract. Surrounding properties are rural, residential and agricultural and on-lot septic systems is the primary sewage disposal method. At this time, there is no possibility of municipal sewer systems in the near future. The closest municipal sewer availability is the Athens Township Municipal Authority which is approximately two miles from this parcel. As per Bradford County Sanitation Committee, there is no municipal sewer system planned at this time and on-lot disposal systems are required as per Ordinance. Percolation testing was conducive to an on-lot sewage system. This system will be maintained by the property owners, W. Christopher and Lori Sutton, their heirs and/or assigns. A privy permit is also being requested at this time. A portion of this property is in the Zone A Floodplain. A Component I Sewage Module from Bradford County Sanitation was submitted by Mr. Benish.

Check #1525 dated March 23, 2011 in the amount of Twenty-five (\$25.00) Dollars from Chris Z and Lori E. Sutton was received, made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Jean Stromick to review the plan for preliminary/final plan approval, and motion unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) Need to submit a revised Narrative (correction to first paragraph).
- 2) Lack of sewage module.
- 3) Lack of Highway Occupancy Permit.

Motion by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting on April 27, 2011 contingent upon resolution of deficiencies, second by Martha Brennan, and motion unanimously carried.

A Chesapeake Athens Office Complex, Component 4A Sewage Facilities Planning Module had been submitted by Larson Design Group, dated March 28, 2011 and was reviewed and executed by the Vice Chairman, Clifton Cheeks for submission to the Athens Township Supervisors.

Correspondence was reviewed.

Motion by Marion Carling to approve the Minutes of March 7, 2011 as read, second by Martha Brennan, and motion unanimously carried. Motion by Marion Carling to accept the Minutes of the Special Meeting on March 28, 2011 as read, second by Jean Stromick, and motion unanimously carried.

Ed Reid asked the Planning Commission about privacy slats being used on the north side of the fencing bordering the Industrial Park and whether or not they would have an objection to no privacy slats being used in that location by the applicant. The Planning Commission felt that the applicant should submit a request for this change to the Supervisors since the Plan that had been submitted had stated the entire development would be fenced in with privacy slats.

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The meeting was adjourned at 7:40PM, as there was no further business to discuss.

Regular Supervisors mtg. - Apr. 27, 2011 - 7:00PM
Regular Planning Comm'n mtg. - May 2, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary