

# ATHENS TOWNSHIP ZONING HEARING BOARD

April 26, 2011

Zoning Hearing Board members in attendance were: Solicitor, Gerard A. Zeller, Esq., John Baird, Diane Marvin, Rita Jo Swingle, and Secretary, Elaine Daddona. Ed Reid was unable to attend. Stenographer was Linda Wettlaufer. Sign-in sheet was available for all others in attendance and is hereby attached.

Chairman, John Baird, called the meeting to order at 6:36PM. Mr. Baird explained that since there had been no meeting in 2011, it was necessary to reorganize and elect officers for 2011. Motion by Rita Jo Swingle to elect John Baird to remain as Chairman, second by Diane Marvin, and motion carried. Motion by Rita Jo Swingle to elect Diane Marvin as Vice Chairman, second by John Baird, and motion carried.

Motion by Rita Jo Swingle to approve the minutes of December 28, 2010 as read, second by Diane Marvin, and motion carried.

Attorney Zeller explained to those in attendance how the hearing process would work.

**Raven Holding Co., LLC**  
**Parcel #09-006.00-013-000-000**

Hearing began at 6:45PM regarding the application of Raven Holding Co., LLC for property located at 4510 Wilawana Road. Applicant seeks a variance from Section 407-A to increase the maximum density from four (4) dwelling units per acre to ten (10) units; a variance from Section 407 E-3b to decrease the minimum distance between the buildings from 30 feet to 25 feet, and a variance from Section 407 E-4a to decrease the distance between building and parking area from 15 feet to 10 feet, and such other relief as determined by the Zoning Hearing Board.

Testimony of James Gensel, Engineer for the applicant, explained the project to those in attendance which included pictures of the dwelling units. He explained that they proposed eleven (11) buildings of eight (8) apartments which would be fifty-nine (59) total units on approximately fifteen (15) acres of property. Testimony concluded at 7:23PM.

Testimony of residents in attendance immediately followed: Sue Sperazza of 4874 Wilawana Road regarding filling in the Canal and concerns of water runoff and the credibility of the developer; Dick Endres of 476 Queen Esther Drive regarding multi-family housing and added traffic concerns in the Wilawana area; Rhonda Brown of 4309 Wilawana Road regarding concerns about the added volume of traffic on Wilawana Road ; Gary Rosh of 4139 Wilawana Road regarding fencing around the project as a buffer, and traffic concerns; Roman Rosh of 931 Roman Way regarding questions about the high point of the river bank and the size of the project being made smaller to fit the Ordinance; Susan Park of 4309 Wilawana Road regarding concerns about the changes a project such as this would bring to a rural area and filling in the Canal; Catherine Rossiter of 89 White Birch Lane regarding concerns that the residences would be occupied by “gas people” and also about the plans of the developer for other property he owns in the area of where she resides. Testimony concluded at 8:38PM.

Mr. Zeller asked if the density request generated the variance requests, and Mr. Gensel replied that it did not.

Executive session began at 8:40PM to determine if a decision could be rendered and at 8:45PM, Mr. Zeller announced that a decision would not be rendered until the next regular meeting of the Zoning Hearing Board on Monday, May 24, 2011.

The meeting was adjourned at 9:00PM, as there was no further business to discuss.

Respectfully submitted,

Elaine J. Daddona, Secretary