

ATHENS TOWNSHIP PLANNING COMMISSION
May 2, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 2, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on April 26, 2011 to review the documents which had been submitted and that no decisions were made at that time and was informational only.

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

Comment [E1]:

Chesapeake-Athens Office Complex, Phase III #11-08

David Young of Larson Design Group was present for and on behalf of Chesapeake Land Development Company, LLC and presented a Land Development Plan dated April 18, 2011 and received by Athens Township Zoning Office on April 18, 2011 for Phase 3 and Phase 4 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road. Mr. Young stated that project was for Phase 3 and Phase 4 of the Chesapeake Athens Office Complex to construct contractor's offices, shop buildings, associated parking, utilities and site amenities to service these buildings. Phase 3 occupies 8.86 acres out of the 55+ acre parcel. He said Phase 3 faces Phase 4 across the parking lot with Phase 3 containing a three-floor office building and two (2) shop buildings as well as approximately half of the Phase 3 project site being a gravel surfaced equipment laydown yard. Phase 3 is on the west side of the parcel and Phase 4 is a four-floor office building with a basement located on the east side of the parcel. The office buildings contain 16,640 sq. ft. per floor, and the shop buildings contain 9,100 sq. ft. Access to the project will be gained through the installation of a new shared driveway on Mile Lane Road, for which an easement will be obtained. All necessary site utilities are available on the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. The drawings include the water and sewer extensions design in full. Gas, electric and telephone extensions will be designed by the utility companies and will be placed along the back of the building site. Electric will be provided by Penelec. The Athens Township Authority has given preliminary approval for the sewer connection design. Storm water management will be handled through the installation of a

subsurface drainage infiltration system. Parking is for office employees. There is a 30-foot utility easement and 50-foot buffer on the property.

Clif Cheeks asked about the lighting plan, and Mr. Young stated that the lighting proposed for the yards is 40-foot spot type, and one-foot candle lighting in front of the property line. Marion Carling asked what was proposed for the privacy fencing, and Mr. Young stated it would be slatted privacy fencing all around the perimeter of the property. Clif stated they would need a sign package submitted for this Plan for the signage on the site, as well as the fact that the drive lanes would need to be fifteen (15) feet, and a correction would need to be made on Page D2. Clif also stated, and it was agreed by the Planning board members that we would need the comments from the review Engineer, Mr. Schneider, on the storm water plan. Mr. Schneider, however, is presently out of town and had not submitted his comments as yet.

Check #079881 from Larson Design Group in the amount of Two Thousand Five Hundred (\$2,500.00) Dollars dated April 7, 2011 was received by the Zoning Office for Phase 3 on April 19, 2011 for the filing fee for the land development, along with Check #079884 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars dated and received the same date for the Engineer review fee, and Check #079886 in the amount of Twenty-five (\$25.00) Dollars dated and received the same date payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the land development plan for Preliminary Plan approval, second by Marion Carling, and motion unanimously carried. A checklist was completed, and the following deficiencies were noted:

- 1) Would need a completed sign package submitted.
- 2) Would require a Highway Occupancy Permit.
- 3) Would require approval of sewage modules from PaDEP.
- 4) Drive lanes need to be 15 feet on the Plan.
- 5) Correction to Page D2; handicapped spots shown as 160 sq.ft. and must be 200 sq.ft.
- 6) Would require Erosion & Sedimentation approval from the Bradford County Conservation District.

- 7) Would require Storm water review from the Township Review Engineer, must be completed and approved.
- 8) Correction to Page C-7; fire hydrant needs to be taken off the parking lot.
- 9) Correction to Page HOP-2; truck noted as WF57 should be WB67.

Motion by Clif Cheeks to recommend Preliminary Plan approval, contingent upon resolution of deficiencies, to the Supervisors at their meeting on May 25, 2011, second by Martha Brennan, and motion unanimously carried.

It was unanimous by the Planning Commission that Phase 4 would be reviewed at a special meeting, to be scheduled after the comments of the review Engineer had been received, with a proposal to make a recommendation for this Phase to the Supervisors at their May 25, 2011 meeting.

Chesapeake Athens Office Complex
Subdivision by Lease #11-09

David Young of Larson Design Group submitted a Final Subdivision by Lease plan for and on behalf of Chesapeake Land Development Company, LLC dated April 13, 2011 for a five-lot subdivision located on Mile Lane Road and Lamoka Road.

Motion by Clif Cheeks to review the subdivision plan for preliminary/final plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and no deficiencies were noted.

Motion by Martha Brennan to recommend preliminary/final plan approval of the subdivision by lease plan to the Supervisors at their meeting on May 25, 2011, second by Clif Cheeks, and motion unanimously carried.

Dandy Mini-Mart Building Expansion (White Wagon Rd.)

Randy Williams, applicant for the Dandy Mini-Mart located on White Wagon Road was present with a revised plan for a building expansion. David Young of Larson Design Group had submitted a land development application for this project on

April 18, 2011 and received by the Athens Township Zoning Office on that date. However, Mr. Williams submitted another revised Plan at this meeting. He stated they plan five (5) filling stations for diesel, and a building expansion to the Wilawana side of the road to increase the kitchen space and for restaurant seating. They plan to relocate the curbed island to over by the CAT scale.

Clif Cheeks stated that the previous land development plan which was submitted to the Township in 2009 had not been finalized by the Supervisors prior to any consideration of this new plan for expansion. Ed Reid, Zoning Officer, stated that he had spoken to Attorney Thompson who stated that the new expansion plan could be run concurrently with the plan which had not been approved. Clif stated that the impervious surface coverage would need to be verified. Supervisor Ronald Reagan was present and stated that the applicant should submit an as-built for the 2009 plan. After further discussion, the Planning Board members agreed that when they scheduled the special meeting later this month, they would consider this Plan at that time and the applicant stated he would like to do that.

Your Money Matters (Michael Dinich) - Sketch Plan

Andrew Harding, Architect, for and on behalf of Michael Dinich presented a sketch plan for a proposed building addition of 876 square feet to an existing 42 feet by 32 feet building which houses a professional office owned by the applicant and located on Elmira Street. Additional parking is proposed on the north side and back of the building. He explained that this is a non-conforming building site and pre-exists the Athens Township Zoning Ordinance. Narrative states that the existing lot is less than 150 feet wide and the existing building is only 2.9 feet from the property line on the southeast corner. Per Article 9 Section 901, Nonconforming Lots, the side yard setback is reduced to 5 feet. Based on this section, the existing building currently encroaches on the setback line by 2.1 feet. The concern is the owner feels restricting the development on this lot per the nonconforming building regulations is unfair. The nonconforming building regulation restricts the available building footprint to not more than 50% of the existing building. Mr. Harding states that based on the information

provided for the sketch submission, applicant had been able to meet all the requirements of the zoning code. He states the plan is less than 40% lot coverage with structures and less than 70% lot coverage with impervious surfaces.

Marion Carling stated the addition is more than a 50 per cent expansion, and the impervious coverage is at 68 per cent. After discussion, it was suggested that the applicant seek relief for his plan from the Zoning Hearing Board in order to proceed with what is proposed.

Rivers Edge on Wilawana - Sketch Plan

James Gensel, Engineer for the applicant, Dave Lubin had requested to present a sketch plan for the proposed development on Wilawana Road. Mr. Gensel nor the applicant appeared for the appointment.

Conditional Use Hearing for Simonds Excavating, Inc.

A letter from the Supervisors dated April 13, 2011 was received requesting a review by the Planning Commission of an application for a Conditional Use hearing which is scheduled on June 2, 2011 for a gravel mining operation off Wildwood Road by Simonds Excavating, Inc. After review of the application, the Planning Commission would like to submit no adverse comment to the application to the Supervisors for the hearing which is scheduled.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the minutes of April 4, 2011 as read, second by Martha Brennan, and motion unanimously carried.

Meeting was adjourned at 10:10PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

