

ATHENS TOWNSHIP PLANNING COMMISSION
June 6, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 6, 2011 at 7:00PM by Chairman, Scot Saggiomo.

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]:

Fine Line Homes Athens Office

Michael McDonnell and David Young of Larson Design Group were present for and on behalf of Fine Line Homes. A Power of Attorney dated June 6, 2011 and executed by the landowner, Joan E. Macafee, was presented to authorize Larson Design Group to represent Ms. Macafee for the development. A Preliminary Site Plan for a Land Development dated May 23, 2011 was received by the Athens Township Zoning Office on May 23, 2011 located on Route 220, South and adjacent to the EMTA Building in Greens Landing, zoned Commercial. Project Narrative states that the purpose of this project is to construct an approximately 2,000 square foot spec home and a 3,860 square foot personal warehouse facility for Fine Line Homes, Inc. The parcel is 2.91 acres and the limit of disturbance is stated as 0.98 acres. The current use of the site is residential which is a non-conforming use in the commercial zone. Access to the project will be gained through the installation of two new driveways on State Route 220, one minimum use and one low volume use. All necessary site utilities are available at the site. Minor extensions will be required for the sewer, electric, telephone and gas in order for each of them to service the project site. Water will be provided through the installation of a proposed well. Storm water management will be handled through the installation of drywells. Power of Attorney from Fine Line Homes dated May 20, 2011 and executed by Ben F. Craig to Larson Design Group was received by Athens Township on May 23, 2011 along with the following documents: Project Narrative; Athens Township Planning Commission land development application; Erosion and Sediment Control Narrative; Elevations for buildings; Copy of Post Card Mailer signed by Athens Township Authority for sewage planning; Copy of Purchase Agreement from Fine Line Homes; "Will Serve" letters for electric, gas and telephone; E-mail correspondence from Valley Energy regarding acceptance of a 20-foot Easement; Copy of the Wetlands Report; PNDI Report;

Construction schedule; Probable Cost Opinion; and Site Plan drawings.

Check #6995 from W. David and Reta B. Manley in the amount of Nine Hundred (\$900.00) Dollars dated May 23, 2011 was received by the Zoning Office on May 26, 2011 for the filing fee for the land development. Check 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.

Mr. McDonnell explained that they planned to subdivide the 2.91 acre parcel into three lots with Lot 1 to remain as a residential use and to remove the garage and apron area. Lot 2 would be a 2,400 square foot showroom and 3,875 square foot personal warehouse facility, and Lot 3 for construction of a two-story, 3,543 square foot model home. Mr. McDonnell stated that the Plan does not require a NPDES Permit due to the amount of earth disturbance. They have not received a response from the Bradford County Conservation District regarding this Plan. He stated they plan both a low volume entrance and exit and a minimum volume entrance and exit for this Plan. Storm water management will consist of drywells and an infiltration underdrain. Sewage will be provided through an 8" gravity system into an existing sewer manhole. Water will be provided by individual on-site domestic water supply wells.

Clif Cheeks asked why they planned to divide the lots on this parcel. Mr. Craig of Fine Line Homes explained that it was to prepare for long term use in the future for the business units.

Scot Saggiomo explained that the driveway width would be required to be 30 feet, 15 feet per lane, on the lots; the parking would require 24 spaces to include the 7 spaces needed for employees, and the plan was lacking enough spaces; the Ordinance requires sidewalks, so a Waiver of this requirement would be needed for the Supervisors; an existing drainage channel would need to be added to Sheet C-3 of the Plan. It was also noted that the hours of operation would need to be added to the Plan, as well as the location of a dumpster. A lighting plan and signage plan were not submitted and would be required for this Plan.

Since there were a number of deficiencies, no formal review was done, and it was agreed to schedule a Special Meeting of the Planning Commission for Monday, June 20, 2011 at 7:00PM to review the corrected Preliminary Site Plan for this project along with the Subdivision Plan.

Conditional Use Hg. for Integrated Water Technologies

A letter from the Athens Township Supervisors dated May 3, 2011 requested a review of a Conditional Use Application to locate a frac water treatment facility off Wilawana Road. After review of the application, the concerns of the Planning Commission were as follows, based on the limited information that was available:

1) Public health and safety concerns based on its location in proximity to soccer fields, wetlands, and existing and proposed housing.

2) Concern for lack of explanation on the process with respect to evaporation of the open water pits, i.e. saltwater pit, distillate pond, and sediment trap.

Based on the limited information made available, the Planning Commission is unable to recommend approval of the conditional use.

Map Amendment Hg. For Rivers Edge Housing Development

A letter from the Athens Township Supervisors dated May 13, 2011 requested a review of a Map Amendment Hearing for a proposed housing development to be located off Wilawana Road. They are requesting the rezoning of 75 additional feet from Wilawana Road, presently zoned Industrial and part of the KOZ. They wish to have this rezoned to Residential Suburban to better accommodate their development. The 75 feet is part of the Integrated Water Technologies frac water treatment facility proposal in the same location.

After review of the application, the following comments would be made to the Supervisors:

1) The request for a Map Amendment conflicts with the existing contract between Integrated Water Technologies and Raven Holding Company.

2) The proposed re-zoning will still not be adequate acreage to accommodate the proposed residential housing development sketch plan previously submitted to the Planning Commission.

3) Does the State of Pennsylvania have to approve the change to the KOZ Zone status?

Conditional Use Hg. for Todd & Gemma Campbell

A letter from the Athens Township Supervisors dated May 13, 2011 requests a review of a Conditional Use application for a water withdrawal facility on the old Cohen property off Front Street. The property is presently zoned Industrial.

After review of the application, and based on insufficient information supplied as part of the Conditional Use application, the Planning Commission was unable to make a recommendation to approve or disapprove the conditional use. Comments to the Supervisors are as follows:

1) The drawings do not indicate any water withdrawal either from the river or the sewage treatment plant.

2) There is no indication of the volume of truck traffic or truck pattern according to what was submitted.

3) There is no clarification for frac sand and chips on the drawing, or how they plan to contain truck wash residue.

Correspondence was reviewed.

Motion by Martha Brennan to accept the minutes of May 2, 2011 with a minor correction to Page 1, second by Jean Stromick, and motion unanimously carried.

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Meeting was adjourned at 9:20PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary