

ATHENS TOWNSHIP PLANNING COMMISSION
June 20, 2011 - Special Mtg.

The special meeting of the Athens Township Planning Commission was called to order on Monday, June 20, 2011 at 7:10PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Joan Macafee Trust #11-13

David Young, P.E. of Larson Design Group along with Ben Craig of Fine Line Homes presented a three-lot subdivision located on Route 220 South and adjacent to the EMTA Building in Greens Landing, zoned Commercial. Eight (8) copies of a survey map prepared by Scott S. Williams, PLS of Butler Land Surveying, LLC were submitted dated June 13, 2011 along with copy of a Quit Claim Deed to the parcel dated April 11, 2001 to Joan E. Macafee, Trustee of the Joan E. Macafee Trust, and copy of a Power of Attorney from Joan E. Macafee to Larson Design Group to design and plan the Fine Line Homes Athens Office, dated June 6, 2011.

Check #15009 from Fine Line Homes, LP in the amount of One Hundred fifty (\$150.00) Dollars dated June 14, 2011 was received by the Zoning Office on June 14, 2011 for the filing fee for the subdivision. Check #15010 in the amount of Twenty-five (\$25.00) Dollars dated and received the same date payable to the Bradford County Treasurer was received for the review fee.

Dave Young reviewed with the Planning Commission 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. 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, but he stated that they expect their approval by the end of this week. 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. He stated that the sewer for lots 2 and 3 had been submitted to the Sewer Authority for approval.

Motion by Clif Cheeks to review for preliminary/final plan approval, second by Martha Brennan, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Must remove the proposed driveway off the Subdivision Plan.
2. Need to label the right-of-way on the Plan.

Motion by Martha Brennan to recommend preliminary/final plan approval, contingent upon resolution of the deficiencies to the Supervisors for their meeting to be held on June 29, 2011, second by Marion Carling, and motion unanimously carried.

Fine Line Homes Athens Office #11-12

Larson Design Group submitted the response to comments for the land development plan for the Fine Line Homes Athens Office, along with eight (8) copies of the revised Land Development plan dated June 13, 2011, the Waiver Request for sidewalks, Signage detail plan, Power of Attorney from the owner of the parcel, and revised Erosion and Sediment Control Narrative and received by Athens Township on the same date.

David Young, P.E. of Larson Design Group reviewed the response to the comments of the Planning Commission for the previously submitted Preliminary Plan at the June 6, 2011 meeting of the Planning Commission as follows:

1. The parking spaces were increased to meet the 24 spaces that are required. The storm water calculations were updated to reflect the changes. The peak rate of discharge from the site is still less in the post development condition than in the predevelopment condition.

2. A lighting plan was included on Sheet C-4.
3. The stop sign was removed per PennDOT.
4. Signs were added to the Plan. These signs will be placed as the lots are sold or leased.
5. Dry well location and grading to the dry wells have been modified to account for the increased impervious area from the parking spaces.
6. A summary table was added to Sheet C-2 to account for each lot and identify the requested characteristics of each lot.
7. A waiver request was submitted to request exemption from placing sidewalk at the front of the property.
8. The square footages of the impervious areas have been listed on Sheet C-4. Additionally, the building square footages were updated.
9. A dumpster was added to the Plan.
10. The minimum use driveway was removed from the Plan.

Dave Young stated that the approval of the Bradford County Conservation District was expected this week. He went over the lighting plan with the Planning Commission, and the size of the product identification sign was questioned as well as the height. He was questioned as to whether or not the storage building would have deliveries, and Mr. Craig explained that every two or three weeks a truck comes up from Harrisburg with minor material to be stored, but that mainly the space was to store their trucks out of the weather.

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

1. Need to remove two of the existing proposed signs on the Plan.
2. On the Plan, the clearance of the sign is at seven (7) feet and needs to be changed to ten (10) feet and no higher than twenty (20) feet.
3. Need to correct square footage of the office space to match 2,256 square feet as stated in the parking requirements.

4. Interior driveway aisle needs to be changed to 24 feet from the 23½ feet as shown on the Plan.

5. Need to add light detail to the Plan.

6. Need to show placement of lights on Pages C-2 and C-3.

7. Need to show easement for overhead electric lights.

8. Need Highway Occupancy Permit from PennDOT.

9. Need Waiver for sidewalks as required by the Ordinance.

Motion by Martha Brennan to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on June 29, 2011 contingent upon resolution of the deficiencies, second by Clif Cheeks, and motion unanimously carried.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the minutes of June 6, 2011 as read, second by Martha Brennan, and motion unanimously carried.

Martha Brennan stated that she would be unavailable for the July 11th regular meeting as she would be out of town.

Meeting was adjourned at 8:20PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary