

ATHENS TOWNSHIP PLANNING COMMISSION
July 11, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 11, 2011 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Jean Stromick, Clif Cheeks, Marion Carling, Cindy Parrish, Assistant Zoning Officer, and Secretary, Elaine Daddona and Township Engineer, Skip Schneider. Martha Brennan was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex
Subdivision by Lease #11-09

David Young of Larson Design Group submitted a Final Subdivision by Lease plan (resubmission) for and on behalf of Chesapeake Land Development Company, LLC dated June 2, 2011 and received by Athens Township on June 27, 2011 for a four-lot subdivision located on Mile Lane Road and Lamoka Road.

The Athens Township Supervisors approved a 5-lot subdivision by lease plan on May 25, 2011 for this development and due to a change in their plan, they are resubmitting this subdivision by lease plan for approval. Dave Young explained that originally they were considering a fueling station at the entrance and have modified the plan to move Phase IV into Phase V. All of the prior documents that had been submitted along with a corrected Narrative were received by Athens Township on June 27, 2011.

Check #080464 from Larson Design Group in the amount of Two Hundred (\$200.00) Dollars dated June 20, 2011 was received by the Zoning Office on June 27, 2011 for the filing fee for the subdivision by lease along with Check #080465 from Larson Design Group in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the subdivision by lease plan for preliminary/final plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiency was noted:

- 1) Need an updated "will serve" utility letter from Valley Energy.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors for their meeting to be held on July 27, 2011 contingent upon resolution of deficiency, second by Jean Stromick and motion unanimously carried.

Chesapeake Athens Office Complex, Phase III #11-08

At the Supervisors meeting on May 25, 2011 this plan was submitted for preliminary plan approval contingent on resolution of deficiencies. A letter from Ed Reid, Zoning Officer, was received by the Supervisors stating Dave Young of Larson Design Group had submitted a revised Preliminary Plan that required being sent back to Planning Commission due to major revision. The Supervisors voted to table the proposal until Planning Commission was able to review the changes.

Dave Young submitted a revised Preliminary Site Plan dated June 17, 2011 and received by the Zoning Office on June 27, 2011 to combine the entrance drives, due to the fact that PennDOT would not approve the original proposal for the land development submitted to the Township on April 18, 2011.

Skip Schneider of CEI Engineering, Township Engineer, submitted his comments to the revised land development plan, and those comments are herein attached and incorporated.

Dave Young explained that PennDOT would not approve the driveway entrance which was proposed which required the change in the Plan. He stated that this Phase would not have a lot of truck traffic as the shifts for the office are intended to be 9 to 5 shifts. Truck traffic would pick up early in the morning and they work a 12-hr shift. He then showed drawings of the proposed buildings which is a two story above-ground glass and metal building with a basement throughout.

Skip Schneider and Dave Young reviewed the Plan regarding the comments of the Township Engineer.

Motion by Marion Carling, second by Jean Stromick to review for preliminary plan approval and motion unanimously carried. A

checklist was completed and the following deficiencies were noted:

- 1) Sign Permit will be required.
- 2) Need to supply copy of temporary Highway Occupancy Permit when it becomes available.
- 3) On Page C-5, the stop sign label must be updated to show proper location.
- 4) On Page C-7, need to change the flow line.
- 5) On Page C-7, need to show trench drain to the west of the shop building.
- 6) Need to place a crosswalk on the Plan from remote parking lot to the building.
- 7) On Page C-2, take wording "Phase 5" off the Plan where the electric is identified.
- 8) Need to remove 24 foot white line striping from C-5 and Page HOP-1.
- 9) On Page C-8, need to show location of the drywell.
- 10) On Page C-5 under sideyard structure, need to note it should be 88 feet, not 76.12 feet.

COMMENT: There is very minimal light spillage off of the property.

Motion by Clif Cheeks, second by Marion Carling to recommend approval to the Supervisors at their July 27, 2011 meeting, contingent upon resolution of the deficiencies, and motion unanimously carried.

Dave Young agreed to have the changes made to the Plan and delivered to the Zoning Office by July 20, 2011 to be reviewed prior to the Supervisor's meeting.

Chesapeake Athens Office Complex, Phase IV

The Planning Commission agreed that the proposed land development plan for Phase IV was not ready for their review at this meeting due to the comments of the Township Engineer, which are herein attached and incorporated. Dave Young agreed to make any changes and resubmit for the next regular meeting of the Planning Commission on August 1, 2011.

Motion by Clif Cheeks to accept the Minutes of the special meeting of June 20, 2011 as read, second by Marion Carling, and motion unanimously carried.

Dandy Mini Marts, Inc.(White Wagon Rd.) Variance Application

The Planning Commission reviewed a variance application received by the Zoning Office from Dandy Mini Marts, Inc. for property located at 78 White Wagon Road for a variance from the impervious coverage limit for the Interchange Commercial District as stated in Section 307 of the Athens Township Zoning Ordinance. The impervious coverage limit is 70 per cent. Applicant seeks approval of an expansion plan which will result in 75.24 per cent of the subject lot to be impervious coverage.

The Planning Commission will comment the following to the Athens Township Zoning Hearing Board:

Recommend that a Final Plan of the existing Dandy #19, White Wagon Road, be completed since we believe the impervious coverage of the Preliminary Plan has been exceeded.

Michael Dinich, Your Money Matters Variance Application

The Planning Commission reviewed a variance application received by the Zoning Office from Michael Dinich for property located at 2382 Elmira Street for an expansion project in the Commercial District, requesting permission to erect an addition in excess of the expansion authorized by Section 900 D 2(a) and (b) of the Athens Township Zoning Ordinance and without minimum off street parking.

The Planning Commission reviewed a sketch plan for the above expansion at their regular meeting on May 2, 2011. At that time, it was agreed by the Board that the addition was more than a 50 per cent expansion, and that the impervious coverage is at 68 per cent. It was recommended to the applicant to seek relief for his plan from the Zoning Hearing Board.

Correspondence was reviewed.

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Meeting was adjourned at 9:35PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary