

ATHENS TOWNSHIP PLANNING COMMISSION
October 3, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 3, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on September 25, 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, Clif Cheeks, Martha Brennan, Marion Carling, Jean Stromick, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Glenn O. Hawbaker, Inc.- #11-21

Carl Bankert, appointed representative of the applicant, Glenn O. Hawbaker, Inc., and presented eight (8) copies of a Lot Consolidation Plan prepared by Hawbaker Engineering dated August 25, 2011 and received by Athens Township on September 16, 2011. Narrative states that Glenn O. Hawbaker, Inc. owns a 129.18 acre tract located on Route 220 located south of and adjacent to the existing asphalt facility. Tax parcel 9-33-142, and 9-33-142-2 is zoned Industrial on the western side of Route 220, zoned Commercial from the eastern side of State Route 220 to the railroad tracks and Agricultural from the railroad to the Susquehanna River. This parcel is currently planted in crop and is wooded closer to the River. Tax parcel 9-33-132-2 is zoned Industrial. This parcel currently has a mining operation and asphalt plant on it. The surrounding land to the north is open field, to the south is crop, and the River is east and the railroad is to the west. The applicant is requesting to consolidate these parcels into one parcel. The applicant is the landowner and operator of the lot consolidation. Also submitted was a signed letter dated September 30, 2011 from Daniel R. Hawbaker, President of Glenn O. Hawbaker, Inc., appointing Carl Bankert as the authorized representative with regard to the lot consolidation requested.

Check #003474 in the amount of One Hundred (\$100.00) Dollars from Hawbaker Engineering, LLC was received on September 16, 2011 for the filing fee for the subdivision/lot consolidation, and Check #1050 in the amount of Twenty-five (\$25.00) Dollars from Glenn O. Hawbaker, Inc. dated September

22, 2011 made payable to the Bradford County Treasurer for the Bradford County Planning review fee.

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

- 1) Need to identify the zoning classifications and change the setbacks accordingly on the Plan.
- 2) Need to complete the double line that identifies the rail line on the Plan and add this to the legend.
- 3) Need to show the pavement width on the Plan.
- 4) Need to show the electric utility easement on the Plan.
- 5) Need to add address of the owner on the title block of the Plan.
- 6) Need to add the approval block of the Planning Commission to the Plan.
- 7) Need to show the floodplain on the Plan, and the wetlands added to the legend also.
- 8) Need a signature on the acknowledgment statement of the Plan.
- 9) Need a raised seal and signature of the Engineer on the Plan.
- 10) Narrative and tax parcel numbers do not match on the Plan.

Motion by Martha Brennan to recommend preliminary plan approval of the land development, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on October 26, 2011, second by Clif Cheeks, and motion unanimously carried.

Chesapeake Athens Office Complex/Subdivision #11-22

Josh Brown representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a Preliminary Land Development Plan for Final Subdivision on lands of Raven Holding Company, LLC prepared by Christopher P. Iachini, P.L.S. of Larson Design Group and dated September 22, 2011, received by Athens Township on September 26, 2011. This application is for a proposed lot addition of the Chesapeake

Athens Office Complex located on Mile Lane Road and Lamoka Road, zoned Industrial.

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Check #081009 from Larson Design Group, dated August 24, 2011 in the amount of Four Hundred twenty-five and no/100 (\$425.00) Dollars was received by Athens Township on September 1, 2011 for the filing fee, along with Check #3770 from David W./Lisa L. Young in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need Owner's signature on the Plan.

Motion to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiency, and motion unanimously carried.

Chesapeake Athens Office Complex-Subdivision by Lease #11-14

Josh Brown representing Chesapeake Appalachia for the Chesapeake Land Development Company presented the Plan for the Subdivision by Lease revision for a five lot subdivision which had been granted preliminary and final plan approval by the Board of Supervisors on July 27, 2011 and recorded at the Bradford County Courthouse, Instrument Number 201119533, Book #51 and Page #27 in the office of the Register and Recorder on August 3, 2011.

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

- 1) Need Owner's signature on the Plan.
- 2) Need the signature blocks for Planning Commission and Supervisors on the Cover Page.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on
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October 26, 2011 contingent upon resolution of the deficiencies, second by Martha Brennan, and motion unanimously carried.

Other

Discussion was held with Josh Brown regarding a special meeting being set for the review of Chesapeake Athens Office Complex, Phases 1 through 5. The meeting is set for Thursday, October 13, 2011 at 6:30PM and will be held for the express purpose of reviewing the Phases.

Correspondence was reviewed.

Motion by Clif Cheeks to approve the Minutes of September 12, 2011 as read, second by Marion Carling, and motion carried.

The workshop meeting for November will be held on Tuesday, November 1, 2011 at 10:00AM.

Meeting was adjourned at 8:15PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary