

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
October 13, 2011

The special meeting of the Athens Township Planning Commission was called to order on Thursday, October 13, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that numerous Workshops had been held by the Planning Commission 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, Marion Carling, Jean Stromick, Ed Reid, Zoning Officer, Cindy Parrish, Assistant Zoning Officer and Secretary, Elaine Daddona. Martha Brennan was absent. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex - Phase 1 #11-04

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company, presented eight (8) copies of a revised Preliminary Land Development Plan for Preliminary Plan approval dated September 22, 2011, received by the Athens Township Zoning Office on September 23, 2011. This application is for Phase 1 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, zoned Industrial.

Narrative states that this project consists of the First Phase of the Chesapeake Athens Office Complex which includes construction of a contractor's offices and shop building, associated parking, utilities and site amenities on 17.75 acres of the 103.32 acre parcel as shown on the proposed Site Plan. The development parcel is being "subdivided by lease" concurrently.

It should be noted that this Phase was previously approved in a different configuration, while the buildings have stayed in their original location. The bulk of the laydown yard is on the north of the buildings instead of the east as previously approved.

Access to the project will be gained through the installation of two new driveways on Lamoka Road. All necessary site utilities are available at 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 majority of the Phase 1 project site will be a gravel surfaced equipment laydown yard. Access to the yard will be through gates in the chain link fence surrounding the laydown yard. Stormwater management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young states that the substation for the electric is not yet installed and will go down through the 20 foot wide easement. Tri-County Electric Cooperative will be servicing the entire development. He states that Road "B" (King Lane) will be paved and the width of the pavement will be 28 feet with no shoulders.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission, stating that the Plan was in conformance with the Ordinances and the Storm water Plan is sufficient for drainage.

Motion by Clif Cheeks to review the Plan for preliminary plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need raised seal of the Engineer on the Plan.
- 2) Need Owner's signature on the Plan.

Motion by Marion Carling, second by Clif Cheeks to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiencies, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase 5 #11-23

David Young, P.E. of Larson Design Group representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of the revised Plan for Phase 5 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, dated September 12, 2011 and received by Athens Township Zoning Office on September 15, 2011.

Project Narrative states that this project consists of the fifth phase of the Chesapeake Athens Office Complex which

includes the construction of a contractor's office, shop buildings and associated parking, utilities and site amenities on 17.26 acres of the 103.32 acre parcel as shown on the proposed Site Plan.

Access to the project will be gained through the installation of a new driveway on Mile Lane Road, the driveway is located entirely on Phase 5. Therefore, the Highway Occupancy Permit for the drive is included in this project. A second gated access point will be located on Road "B"(King Lane).

All necessary site utilities are available at 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. Gas, electric and telephone extensions to be designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young stated that there is a small area of green space and an access gate in between Phase 1 and Phase 5 which will be manual gates.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission and stated what was deficient for the Plan.

Mr. Young was asked about the status of any traffic studies which had been done, and he stated that the traffic study was still being compiled and would be forthcoming shortly.

Motion by Jean Stromick to review the Plan for preliminary plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) The utility "will serve" letters need to be updated.
- 2) Need to provide the revised PennDOT-HOP permit when it becomes available.
- 3) Need to provide the DEP Component 3 approval when it becomes available.

- 4) Need to clarify whether flared end section or head wall will be used under the northern access drive.

COMMENT: All ADA Code requirements need to be met.

Motion by Marion Carling to recommend preliminary plan approval, contingent on resolution of the deficiencies, to the Supervisors at their meeting to be held on October 26, 2011, second by Jean Stromick, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase II #11-16

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 2 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, dated September 23, 2011 and received by the Athens Township Zoning Office on September 23, 2011.

Project Narrative states this is Phase 2 of the Chesapeake Athens Office Complex which includes the construction of contractor's offices and shop building and associated parking, utilities and site amenities on 30.56 acres of the 103.32 acre parcel as shown on the proposed site plan.

It should be noted that this Phase was previously submitted to the Township with a different configuration. The lot shown on the drawings includes a northern extension of the project site of approximately 480 feet. The location of the buildings on the previous submission will not change as a result of this submission. The northern extension will be all gravel laydown yard.

Access to the project will be gained through the installation of a new driveway on Mile Lane Road and a new Township driveway on Road "B"(King Lane).

All necessary site utilities are available at the site. Minor extensions will be required to the water, sewer, electric, telephone and gas in order for each of them to service the project site. Gas, electric and telephone extensions to be

designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system and an infiltration swale.

Mr. Young stated that there is planned parking for larger vehicles throughout the yard with heat plugs available to the vehicles. Access to the yard will be through automated/card controlled gates in the chain link fence surrounding the laydown yard. There is green space in the front with a swale along the front to help with storm water drainage. He stated there will be two companies in one building.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission and stated what he felt was deficient.

Motion to review the Plan for Preliminary Plan approval by Clif Cheeks, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide the revised PennDOT-HOP, PADEP Permits when they become available.
- 2) On Page C-9/C-10, the rim elevations of manholes CHK#19 and CHK#18 are in conflict with the proposed grading and with elevations provided in the profile view.
- 3) On Page C-5, need to remove the reference of chain link fence.
- 4) Need Owner's signature on the Plan.
- 5) Need raised seal of the Engineer 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 deficiencies, by Marion Carling, second by Clif Cheeks, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase III #11-08

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 3 of the Chesapeake Athens Office Complex located on Mile Lane

Road and Lamoka Road, dated September 23, 2011 and received by the Athens Township Zoning Office on September 26, 2011.

Project Narrative states that this project consists of the third phase of the Chesapeake Athens Office Complex which includes the construction of a contractor's offices and shop building and associated parking, utilities and site amenities on 10.88 acres of the 103.32 parcel as shown on the proposed Site Plan.

It should be noted that Phase 3 has previously been submitted in a different configuration, and these plans replace the previous submittal in its entirety.

Access to the project will be gained through the installation of one new shared driveway on Mile Lane Road. The driveway will be installed under Phase 4. Therefore the Highway Occupancy Permit for the drive is not included in this set of plans. Phase 3 will also have a rear exit onto Road "B"(King Lane).

All necessary site utilities are available at 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. Gas, electric and telephone extensions to be designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young stated that Phase 3 and Phase 4 will have a manual access gate due to the fact that they will be sharing the same yard. He had a visual rendering of the three-story building and grounds.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission.

Motion by Jean Stromick to review the Plan for preliminary plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide revised PennDOT HOP and PADEP permits when they become available.
 - 2) Need to provide revised Bradford County Conservation District approval when it becomes available.
 - 3) On Page C-10, C-12 need to label proposed end wall at the northern access drive on the Plan.
 - 4) Need Owner's signature on the Plan.
 - 5) Need raised seal of the Engineer on the Plan.
- COMMENT: All ADA requirements need to be met.

Chesapeake Athens Office Complex-Phase 4 #11-24

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia of the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 4 of the Chesapeake Athens Office Complex dated September 25, 2011 and received by the Athens Township Zoning Office on September 26, 2011.

Project Narrative states that this project consists of the fourth phase of the Chesapeake Athens Office Complex which includes the construction of a contractor's offices and shop building and associated parking, utilities and site amenities on 26.87 acres of the 103.32 acre parcel on the proposed site plan.

Access to the project will be gained through the installation of one new shared driveway on Mile Lane Road. The entire drive will be on Phase 3, as well as some parking for Phase 4.

All necessary site utilities are available at 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. Gas, electric and telephone extensions are to be designed by the utility companies.

Dave Young stated that this is a four-story building and shared a visual presentation and discussed the construction of the site.

Skip Schneider, the Township Engineer, discussed his review comments with the Planning Commission and noted that there should be dust control for the gravel lay down area which has potential to produce dust. He also noted that they should produce the Bradford County Conservation District permit when available as well as the PennDOT HOP and PADEP permits when they become available. There is a need to provide inverts information on the existing manhole, that sanitary sewer network connects to. All ADA requirements need to be met.

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

- 1) Need to provide revised PennDOT-HOP and PADEP permits when they become available.
 - 2) Need to provide Bradford County Conservation District revised approval when it becomes available.
 - 3) On Page C-10 of the Plan, need to provide inverts information on the existing manhole, that sanitary sewer network connects to.
 - 4) Need Owner's signature on the Plan.
 - 5) Need raised seal of the Engineer on the Plan.
 - 6) Need to provide a copy of a plan for dust control.
- COMMENT: All ADA requirements need to be met.

Clif Cheeks asked Dave Young about the minor light spillage onto the residents of the property across from the development on Mile Lane Road. Dave Young stated that they had adjusted the plan for the lighting which would take care of that.

Motion by Clif Cheeks to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

Other

Ed Reid, Zoning Officer, stated that he had been contacted by Tim Robinson regarding the water withdrawal site on his property that they wanted to pave the area that is now gravel by

the end of this month to help with dust control issues. Planning Commission stated that they approved of this proposal, and Mr. Reid stated he would contact him accordingly.

There was also a brief discussion about changing the deadline date to submit review applications to the Planning Commission to three weeks prior to the meeting date instead of two weeks as it is now. Ed Reid felt that there would be an adjustment period for applicants to get used to the change, and he would have to be flexible for a short period of time.

Chairman Saggiomo had to leave the meeting at 8:45PM due to a work related appointment.

FEMA/Temporary Mobile Home Park Conditional Use Review

The Athens Township Supervisors by letter dated October 6, 2011 requested the Planning Commission to review the application for a temporary mobile home park located on the Austin property, Parcel #09-006.00-015-000-000 located on Wilawana Road across from Sycamore Drive and west of the Valley Youth Soccer fields in Athens Township. This is an emergency situation to house families displaced by the flooding caused by Tropical Storm Lee.

The Planning Commission had no adverse comment to the application; however, following discussion of the application stated they would like to encourage the limit of eighteen months for the occupation of this housing program.

Correspondence was reviewed.

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

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

Respectfully submitted,

Elaine Daddona, Secretary

