

ATHENS TOWNSHIP PLANNING COMMISSION
November 7, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 7, 2011 at 7:04PM by Chairman, Scot Saggiomo. Scot Saggiomo announced that a workshop was held by the Planning Commission on November 1, 2011 to review the submissions, but that no decisions were made at that time concerning the application.

Present: Scot Saggiomo, Martha Brennan, Marion Carling, William (Skip) Schneider, Township review Engineer and Secretary, Elaine Daddona. No Zoning Officer was in attendance. Jean Stromick and Clif Cheeks were unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Jeffrey E./Jean B. Barber #11-25

Dennis Rialland of Navarro & Wright Surveyors, along with the applicant, Jeffrey Barber, presented eight (8) copies of a survey plan dated August 10, 2011, and was received by Athens Township on October 17, 2011 for a two-lot subdivision located on Reagan Road, zoned Residential. Narrative dated October 17, 2011 states the applicant is proposing to subdivide the existing 88.55 acres into two residential lots. Lot#3 is 86.56 acres for residential use. Lot#1 is to be 1.99 acres with an existing house and septic. The existing well located to the northeast of the parcel is to be shared by the owners of Lots #1 and #3. Lot#2, 46.76 acres as shown was subdivided previously approved.

Check #2057 dated October 17, 2011 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars from Jean B. Barber was received on October 18, 2011 for filing fee, along with Check #2058 in the amount of Twenty-five (\$25.00) Dollars, made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Marion Carling to review the plan for preliminary/final plan approval, and motion unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) The fence on the Plan will need to be labeled and included in the Legend on the Plan.

- 2) Will need to label the pond/wetlands on the Plan.
- 3) Scale to be corrected to not exceed 100 ft. on the Plan.
- 4) Will need a larger picture of Lot#1 on the Plan.
- 5) Acknowledgment statement of the surveyor needs to be dated.
- 6) Easement for the well will need to be included in the Deed to the property.
- 7) #13 on the Plan should state Lot#3, not Lot#2.
- 8) Topographic contours need to be changed to ten (10)ft. intervals.
- 9) Owners' address needs to be included in the title block.

Motion by Martha Brennan, second by Marion Carling, to recommend preliminary/final plan approval, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on November 30, 2011 and motion unanimously carried.

Microtel Inn & Suites (Sketch Plan)

Gary Burcher, representing the developer, WPAX Ltd., presented eight (8) copies of a Preliminary Land Development Plan for a proposed hotel to be located at 1775 Elmira Street received by the Zoning Office on October 13, 2011. The following listed documents were also received: Application for Review by Athens Twp. Planning Commission; PA Dept. of Transportation HOP Permit application; Traffic Generation Narrative; Utility Will Serve letters; Bradford Co. Conservation District transmittal letter dated Sept. 28, 2011 for NPDES Permit Application; Copy of Deed; PA DEP letter dated Sept. 1, 2011 for Sewage Planning Exemption; copy of Athens Twp. Zoning Hearing Board Variance Decision; and documents associated with the land development plan to include E&S Control Plan.

Check #0000001778 from WPAX, LTD. dated September 19, 2011 in the amount of Three Thousand Six Hundred seventy-five and 60/100 (\$3,675.60) Dollars for the filing fee was received by Athens Township Zoning Office on October 13, 2011 and Check #0000001842 from WPAX, LTD. in the amount of Twenty-five (\$25.00) Dollars dated October 17, 2011 made payable to Bradford County Treasurer for review fee. Check #000001876 from WPAX, LTD. dated November 3, 2011 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars was paid as a retainer for the Engineer fees for Athens Township.

Skip Schneider, the Township review Engineer, was present to review the submitted Plan with Mr. Burcher. Mr. Burcher stated that he would like to review only the items he had questions on regarding the review comments of both Mr. Schneider and the Bradford County Planning Office. He would submit a revised Plan following this sketch plan review for the December Planning Commission meeting for a proposed formal review.

Correspondence was reviewed.

Motion by Martha Brennan to approve the Minutes of October 3, 2011 with minor correction on Page 1, second by Marion Carling, and motion unanimously carried. Motion by Scot Saggiomo to accept the Minutes of the Special Meeting on October 13, 2011 with correction to Page 7, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:35PM, as there was no further business to discuss.

Regular Supervisors mtg. - Nov. 30, 2011 - 7:00PM
Regular Planning Comm'n mtg. - Dec. 5, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary