

ATHENS TOWNSHIP PLANNING COMMISSION
January 9, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 9, 2012 at 7:04PM by Chairman, Scot Saggiomo. Scot Saggiomo announced that a workshop was held by the Planning Commission on December 27, 2011 to review the submissions, that no decisions were made at that time and was for information only.

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

Comment [E1]:

Hawbaker Greens Landing Wash Facility #12-01

Carl Bankert, representing the developer, Glenn O. Hawbaker, Inc., presented eight (8) copies of a Preliminary Land Development Plan prepared by Hawbaker Engineering, dated December 19, 2011 for construction of a support area for its current operations located on the western side of Route 220 and zoned Industrial. Also received by the Zoning Office on this date were the following documents: Athens Twp. Planning Commission Application for Review; Project Narrative and copy of HOP application; Drainage Area Map prepared by Hawbaker Engineering, and Post Construction Storm water Report.

Project narrative states Glenn O. Hawbaker is the applicant, landowner, developer and operator of the proposed construction of support areas for its current operations. These support areas would include the following: graded area for the stacking and storage of aggregate piles, settling ponds for aggregate plant wash water and supporting gravel access roads and pipeline (process water) installations to both the river water pipeline and the settling ponds. These improvements are proposed on the former "Hirst Tract". A topsoil berm is proposed to be placed around the existing mineral extraction area for the former "Cole Tract". A permit is expected shortly from the SRBC for the water withdrawal from the River. Additionally, Hawbaker has received PennDOT permits to improve the existing driveway from SR 220 into the river side of the property. Hawbaker has also received a permit for the proposed utility line crossing for the river water pipeline. A conditional use plan was recently approved by Athens Township to allow for water withdrawal from the Susquehanna River to wash

aggregate and process water for the existing aggregate and asphalt production facility. The two tracts of land were recently consolidated with a part and parcel plan (lot consolidation) with the former "Cole Tract" and approved by Athens Township.

Check #1064 from Glenn O. Hawbaker, Inc. dated December 19, 2011 in the amount of Five Hundred (\$500.00) Dollars was received on December 19, 2011 for filing fee. Check #1065 in the amount of Twenty-five (\$25.00) Dollars was received on December 22, 2011 made payable to the Bradford County Treasurer for the review fee.

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

- 1) Will need signatures on the Plan.
- 2) Will need a raised seal of the Engineer on the Plan.
- 3) Will need to show bearing and distances on the Plan.
- 4) Right-of-way and easements will need to be shown on the Plan.
- 5) Will need to show gas line running on Route 220 on the Plan.
- 6) Need to show road widths and State right-of-way on the Plan.
- 7) Need approval of the E&S Plan from Bradford County Conservation District.
- 8) Need approved NPDES Permit.
- 9) Need to show railroad on the drawings.
- 10) On Pg. 3, will need to show the wetlands and need to match the Legend of the Plan.
- 11) Need to re-number the pages on the Plan as there are two sets of Pages 2 & 3.
- 12) On Pg. 6, need to correct spelling of the word "ponds".
- 13) Need to show water lines to and from the ponds on the Plan.
- 14) Need to show detail of the lining of the ponds on the Plan.

- 15) Need to show proof of Hawbaker ownership of consolidation of lots.
- 16) Will need either a tract boundary sketch on the Plan or to identify the adjacent owners on the Plan.
- 17) Will need to obtain a Waiver from the Supervisors regarding the sidewalk requirement.

COMMENT: At this point, there will be no additional lighting placed at the site.

Motion by Marion Carling, second by Martha Brennan, to recommend approval to the Supervisors at their meeting to be held on January 25, 2012 for Preliminary Plan approval, contingent upon resolution of the deficiencies, and motion unanimously carried. Chairman Saggiomo asked the applicant to submit the Plan changes a week prior to the Supervisors' meeting to be reviewed prior to the meeting.

Chesapeake Gravel Lay Down Yard #12-02

David Young, P.E. of Larson Design Group was present on behalf of the applicant, Chesapeake Land Development Co., LLC and submitted five (5) full size and five (5) 11 by 17 size of a Land Development dated December 22, 2011 prepared by Larson Design Group and submitted to the Zoning Office on December 22, 2011 for a gravel lay down yard located at the former Camco site on King Lane and Wilawana Road (S.R. 4022). Also submitted were the following documents: Project Narrative, Athens Township Application for Review; copy of Deed; copy of Power of Attorney letter; E&S Control Narrative and Drawing; PCSM Narrative and Drawing; Project Cost Estimate; PNDI Report; Construction Schedule and copy of Lease Agreement.

Check #082060 from Larson Design Group dated December 21, 2011 in the amount of One Hundred (\$100.00) Dollars was received on December 22, 2011 for the filing fee, and on December 27, 2011 Check #3774 from David W. Young in the amount of Four Hundred (\$400.00) Dollars received also for the filing fee. Check #082061 from Larson Design Group dated December 21, 2011 and received on December 22, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for the review fee.

Project Narrative stated the purpose of this project is to construct the Chesapeake Land Development Company, LLC Gravel Lay down Yard which includes an existing building and associated parking, utilities and site amenities to service the building. The new construction will be the installation of a gravel lay down yard surrounding the building. This project is located on the 9.65 former Camco Facility parcel.

Access to the project will be gained through the existing driveway and the installation of a new driveway on King Lane (Road "B"). Road "B" was previously installed to subbase levels as a part of the Mill's Pride (Masco) project in 1999. This road will be re-graded, paved and turned over to the Township as a part of the Chesapeake Athens Office Complex Phase 1 project.

All necessary site utilities are available at the site. No extensions will be required for water, sewer, telephone or gas, as they already service the project site. An electric service will be required to supply power to the Gravel Lay down Yard lighting. Access to the yard through the new drive will be through automated/card controlled gates in the chain link fence surround the lay down yard.

Storm water management will be handled through the installation of a subsurface drainage infiltration system.

William (Skip) Schneider of CEI Engineering was present as the Athens Township review Engineer for the project and submitted his letter dated January 4, 2012 with review comments and was discussed. Also, letter dated January 9, 2012 from the Athens Township Zoning Officer, Ed Reid, was submitted with his review comments and was discussed.

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

Zoning Ordinance:

1. Section 421-C-2/Detail 1 - Compacted 2A, if used for subbase, will potentially add impervious layer between #3.

Pervious/impervious chart counts the gravel yard as pervious area.

2. Section 800-C-5 Light spill on King Lane and the property across the street.

SALDO:

1. Section 202.A.5-C-3 Show sight distance at the access drives.

2. Section 202.A.7-C-3 Label size of the existing utility lines.

3. Section 202.B-5 Exhibits which the Lease agreement refers to ("A" thru "C") are missing.

4. Section 202.A.8 Provided soil infiltration report is for a different development (Phase 4 Chesapeake Athens Complex). Will need to update in the Spring depending on weather conditions.

General Comments:

1. C-4 Grading behind the fabric fence.

2. C-4 Infiltration area is 11.5 feet deep and 10 feet from existing building - provide discussion on building stability during excavation and long term stability with infiltration.

3. D-2 Trash enclosure detail does not match the size shown on the plan (C-2).

Comments of Zoning Officer:

1. Pg. C-3: The overhead pole symbol on the legend is incorrect.

2. Pg. C-2: All setbacks, except the 15 ft. setback adjoining the Halstead property, are incorrect for the site.

3. No truck turning radii were provided.

4. Lighting plan has no photo metrics and is not accounting for the building lighting. Show lumens/update lighting plan.

5. Sign and flag poles need to be twenty (20) feet off of the right-of-way.

6. Hours of operation are not listed.

7. A waiver will be needed from the Supervisors regarding the sidewalk requirement.

8. Need a letter from Chesapeake stating size of tractors and trailers on site to verify parking sizes are adequate.

9. Need to provide NPDES Permit approval.

Motion by Marion Carling, second by Martha Brennan to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on January 25, 2012 contingent upon resolution of the above referred deficiencies being resolved, and motion unanimously carried.

Athens Township Comfort Inn & Suites - Subdivision #12-03

Casey Cawley, P.E. Project Engineer of Reilly Engineering, along with Thomas Reilly, Jr., P.E. President of Reilly Engineering presented five (5) full size and five (5) half size Subdivision Plans along with the Athens Township Application for Review, Property Deeds, and Project Narrative dated December 20, 2011 and received by the Zoning Office on December 22, 2011 for a lot consolidation of four (4) lots containing 2.39 acres into one lot located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial.

William (Skip) Schneider, P.E. of CEI Engineering was present as Athens Township review Engineer for the project.

Check #025381 from Reilly Associates dated December 23, 2011 and received by the Zoning Office on December 27, 2011 in the amount of Three Hundred (\$300.00) Dollars was paid for the filing fee along with Check #025380 from Reilly Associates dated December 23, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states the site was previously the location of four (4) residential single family homes and associated driveways and parking areas on four separate lots. A lot consolidation to combine the four (4) lots into one (1) lot will be part of this land development. The structures were removed to prepare the lot for the proposed hotel construction and the site is predominantly covered with light and heavy meadow grass.

A review of the Bradford County Planning Office comments were discussed.

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

- 1) The Plan acknowledgment statement will need to be signed.
- 2) Need signatures of owner/owners on the Plan.
- 3) On Pg. sub-1, need to change Elmira Street from "arterial highway" to a "major collector".
- 4) Will need seal and ink signature of PA. registered professional land surveyor on the Plan.
- 5) On Pg. sub-1, need to remove "7" from the "General Note" section.
- 6) Owner's signature and address needs to be added to the title block.

COMMENTS: Change name of project to Athens Township Comfort Inn & Suites.

Motion by Clif Cheeks, second by Martha Brennan to recommend Preliminary/final Plan approval to the Supervisors at their meeting to be held on January 25, 2012 contingent upon resolution of the deficiencies, and motion unanimously carried.

Athens Township Comfort Inn & Suites - #12-04

Casey Cawley, P.E. Project Engineer of Reilly Engineering, along with Thomas Reilly, Jr., P.E. President of Reilly Engineering presented five (5) full size and five (5) half size Land Development for construction of a four-story, 85 room, 17,665 square foot hotel and associated parking areas located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial. Other documents received by the Zoning Office on December 22, 2011 were: Athens Township Application for Review; Post Construction Storm water Management Report; Erosion & Sediment Pollution Control Narrative; Utility will-serve letters (Athens Twp. Authority Sanitary Sewer, Aqua PA Water, Penelec, and Valley Energy); Athens Twp. Road Occupancy Permit Application and fee; Property Deeds; and Project Narrative.

Check #3818 from Donald L. Sherwood dated December 21, 2011 in the amount of Four Thousand Eight Hundred fifty (\$4,850.00) Dollars was received on December 23, 2011 for filing fee. Check #025382 in the amount of Twenty-five (\$25.00) Dollars was received on December 27, 2011 made payable to the Bradford County Treasurer for the review fee.

Skip Schneider of CEI Engineering, Athens Township review Engineer discussed his comments with Mr. Cawley and Mr. Reilly along with a discussion concerning the comments of both Bradford County Planning Office and Ed Reid, Zoning Officer. It was determined from the discussions that due to the number of deficiencies, no formal review would be done at this time, and the applicant would be required to submit changes to the Planning Commission at another meeting.

Other

Attorney Damian Rosettie of Landy & Landy Law firm was present along with the applicants, Lisa and David Scheftic, concerning a Zoning application for a Special Exception before the Athens Township Zoning Hearing Board. Attorney Zeller, Solicitor for the Zoning Hearing Board had requested a review of the application by the Planning Commission prior to the hearing which was to be held on Tuesday, January 24, 2012. Legal Notice for the application states that the applicant seeks a special exception to Section 306 of the Athens Township Zoning Ordinance to operate a daycare center at an existing structure and such other relief as determined by the Zoning Hearing Board.

The Planning Commission reviewed the Site Plan and Site Location of the project.

There was no adverse comment to the Plan, as long as the applicant followed through with the requirements of the land development process.

Attorney Rosettie was present to represent the applicant for the Senior Healthcare Solutions Conditional Use application before the Supervisors for a February hearing. Letter dated December 23, 2011 from the Athens Township Supervisors requested review comments from the Planning Commission prior to the

hearing. Letter states this application concerns a nursing home proposed off Lamoka Road. The zoning designation of this parcel is Residential-Suburban.

The Planning Commission reviewed a Property Overview Plan dated December 15, 2011 for a 13-acre Sayre Borough Site for a new Sayre Health Care Center along with associated documents describing the proposed project.

The Planning Commission had no adverse comment to the location, but does reserve comment concerning adequate buffering and screening for residential property owners.

Election of Officers

Motion by Clif Cheeks to nominate Scot Saggiomo for Chairman, second by Marion Carling, and motion unanimously carried. Motion by Martha Brennan to nominate Clif Cheeks for Vice Chairman, second by Scot Saggiomo, and motion unanimously carried.

Correspondence was reviewed.

Motion by Martha Brennan to accept the Minutes of December 5, 2011 with the exception of two minor corrections, second by Marion Carling, and motion unanimously carried.

Correspondence was reviewed.

The meeting was adjourned at 10:45PM, as there was no further business to discuss.

Regular Supervisors mtg. - Jan. 25, 2012 - 7:00PM
Regular Planning Comm'n mtg. - Feb. 6, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary