

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 2, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 2, 2012 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Clif Cheeks, Ronald Reagan, Jean Stromick, Cindy Parrish and Ed Reid, Zoning Officers, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex, Phase 6 - Subdivision by Lease #12-17

Dave Young, P.E. of Larson Design Group presented a subdivision by lease application for and on behalf of Chesapeake Athens Office Complex, c/o Dan Sparks, Chesapeake Land Development Company, for Phase 6. Documents received on June 11, 2012 by the Zoning Office included: Application for review of a subdivision; Narrative; Final Subdivision by Lease Plan dated June 7, 2012 prepared by Christopher P. Iachini, P.L.S. of Larson Design Group; Deed copies; Power of Attorney letter; "Will serve" letters for water, electric, gas and telephone; and Copy of Lease Agreement.

Narrative states that the project proposes a subdivision by lease on lands of Chesapeake Land Development Co., LLC. The parent tract (Lease Lot No. 2) contains 30.5556 acres. It is Chesapeake's intent to subdivide 2.0000 acres (being known as proposed Lease Lot No. 6) from Lease Lot No. 2. Proposed Lease Lot No. 6 is situated in the northeast corner of Lease Lot No. 2 bordered on the north by other lands of Chesapeake Land Development, LLC (being known as Proposed Road "B"), and on the east by Lease Lot No. 3. This proposed subdivision by lease is for one lot, zoned Industrial.

Check #083488 from Larson Design Group dated June 11, 2012 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars was received for filing fee along with Check #083490 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee. It was pointed out by Cindy Parrish of the Zoning Office that the correct filing fee was One Hundred fifty and no/100 (\$150.00) Dollars which would leave a balance due of Twenty-five (\$25.00)

Dollars. Mr. Young felt that this has been paid and would check his records on this.

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

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

COMMENT: Need to research if any monies are owed for the filing fee.

Motion by Ronald Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent upon resolution of the deficiency, second by Marion Carling, and motion unanimously carried.

Chesapeake Athens Office Complex, Phase 6 CNG Facility - #12-18

Dave Young, P.E. of Larson Design Group presented the land development for and on behalf of Chesapeake Land Development Company, c/o Dan Sparks, for a CNG Facility located on Lamoka Road and Mile Lane Road, east of Phase 2, west of Phase 3 and zoned Industrial. Project Narrative states the purpose of this project is to construct Phase 6 of the Athens Office Complex to include a Compressed Natural Gas fueling island with an asphalt access drive. Construction includes a canopied CNG fueling island, a block enclosure containing the compression system, dryer, storage vessel and control panel; two new paved access/egress drives to Road B; and associated paved and concrete surfaces, lawn areas, fencing and lighting. The CNG fueling facility will be open to the public through the use of standard credit cards. The facility will be unmanned and serviced through telecommunications with a local service company.

A Highway Occupancy Permit is not required as Road B is not a State Route. An Athens Township Driveway Permit is not required as Road B is not a Township road. A permit will be obtained when Road B is turned over to the Township. All necessary site utilities are available at the site. Minor extensions will be required for the electric, telephone and gas

in order for each of them to service the project site. Gas, electric and telephone extensions will be designed by the utility companies. No extension will be required for water and sanitary sewer.

Storm water management will be handled through the installation of a connection to the existing subsurface drainage infiltration system on Phase 2. An easement will be put in place between Phase 2 and Phase 6 to cover the sharing of the storm water management facilities.

Check #083487 from Larson Design Group dated June 11, 2012 in the amount of Five Hundred (\$500.00) Dollars was received for filing fee, along with Check #083491 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee received on same date. Check #083411 from Larson Design Group was received in the amount of Eight Thousand Seven Hundred fifty and no/100 (\$8,750.00) Dollars from which a fee of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars was paid for the Engineer review fees for this project.

Discussion followed regarding the Athens Township Zoning Office, the Bradford County Planning Office, and Skip Schneider, the Township Engineer's review comments for this project.

Motion by Ronald Reagan, second by Clif Cheeks, to review the land development for preliminary plan approval, and motion unanimously carried. A checklist was completed and the following deficiencies (see copies attached) were noted as follows:

Athens Township Zoning Office list of deficiencies

- 1) C-7,8: word "Permit" in the legend will need to match the Plan.
- 2) C-7,8: Pink "S" line will need to be shown in the legend.
- 3) Need a sign permit.

- 4) On Page C-4, need to clarify the utility easements depicted on the Plan.
- 5) On Page C-2 under Zoning Information, maximum height should be listed as 65ft or eight (8) stories.
- 6) C-1,2: Need to show property lines on the Plan.
- 7) Easement needs to be noted with more information for storm water between Phases 6 and Phase 2 on the east side of the property.
- 8) Need signatures on the Plan.

COMMENT: Driveways will need to meet Code.

Skip Schneider, Township Engineer, list of deficiencies

Zoning Ordinance: #1 and #3
Subdivision and Land Development Ordinance: #1,3,4,5,6,7,9 and 10 will need to be addressed.
General comments: #1, 2 and 3 will need to be noted

Motion by Marion Carling, second by Jean Stromick, to recommend Preliminary plan approval to the Supervisors contingent on resolution of the deficiencies, at their meeting to be held on July 25, 2012 and motion unanimously carried.

Chesapeake Athens Office Complex, Phase 1, Final Plan #12-19

David Young, P.E. of Larson Design Group presented the application for Final Plan approval of Chesapeake Athens Office Complex, Phase 1 located on 17.75 acres of the 103.32 acre parcel. Final Site Plan drawings were received by the Zoning Office on June 11, 2012 located on Lamoka Road and Mile Lane Road, zoned Industrial. Project Narrative states this project consists of the first 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 as shown on the site plan. The development parcel has been subdivided by lease. Contractor's shop and yards are a permitted principal use in the Industrial zone as

listed in Section 308 of the Athens Township Zoning Ordinance. Access/egress to the project has been provided through the installation of two new driveways on Lamoka Road and one on King Lane (Road "B"). Minor extensions were constructed for water, sewer, electric, and telephone. The majority of the Phase 1 project site is a gravel surfaced equipment laydown yard with access/egress through gates in the chain link fence surrounding the laydown yard. Storm water management is handled through the installation of a subsurface drainage infiltration system.

Check #08341 was received by the Zoning Office from Larson Design Group dated June 11, 2012 in the amount of Eight Thousand Seven Hundred fifty and no/100 (\$8,750.00) Dollars for filing fees in the amount of Three Thousand Seven Hundred fifty and no/100 (\$3,750.00) Dollars and Engineer retainer fee in the amount of Five Thousand (\$5,000.00) Dollars.

Ed Reid, Zoning Officer, stated that he, Skip Schneider the Township Engineer, and Joshua Brown of Chesapeake Land Development had done a walk-through on June 28, 2012 of this completed Phase of the Chesapeake Athens Office Complex.

The review comments of Bradford County Planning Office and Skip Schneider the Township Engineer were discussed, and are hereby attached.

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

Bradford County Planning Office review comments:

- 1) #3 and #4 need to be addressed.

Skip Schneider Township Engineer review comments:

- 2) All need to be addressed except the ADA parking requirements noted.
- 3) Need to show lighting easement between Phase 1 and Phase 5.

- 4) #18 of the Land Development Plan Review Checklist needs to be addressed.
- 5) #19 of the Land Development Plan Review Checklist needs to be addressed.
- 6) Need a Waiver from the Supervisors for the raised seal on the Plan.

COMMENT: Road "B" information needs to be supplied at a later date.

Motion by Ronald Reagan, second by Jean Stromick, to recommend Final Plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent on deficiencies being resolved, and motion unanimously carried.

Fairfield Inn & Suites - Sketch Plan #12-20

Michael Metzger, P.E. of Metzger Civil Engineering, PLLC of Williamsville, NY presented a land development plan dated June 8, 2012 prepared for Silvestri Architects, PC the applicant for a Fairfield Inn & Suites located on 3082 Wilawana Road, zoned Commercial. On June 11, 2012 the Zoning Office received an Application for review of a land development; survey plans, Notice of Intent for NPDES Permit; PNDI Environmental Review receipt; E&S Control Plan narrative; Post Construction Stormwater Management Plan narrative; Municipal Notification letter, and County Planning Notification letter. Project Narrative was received by the Zoning Office on July 2, 2012 which states this project consists of a four story, 85 room wood frame constructed hotel on 1.9 acres of a 5.2 acre site. There are 91 parking spaces provided (4 handicapped spaces). A porte cochere is provided at the main entrance. An enclosed dumpster is provided at the northeast side of the site. Underground detention is provided for storm water at the north parking area. A retaining wall is provided along the north property line. Foundation plantings are provided at the complete perimeter of the building and trees are provided at all islands. The hotel includes an indoor pool, breakfast room and exercise room. The exterior finishes include exterior insulation and finish system, exterior cement board siding and cultured stone. The following documents were also received: Power of Attorney letter from

John Baggerly, Owner of property; Waiver request for no sidewalks for the project; and "will serve" letters from Penelec, Verizon, Aqua Pennsylvania and Valley Energy for utility services on the project. Due to the number of deficiencies noted in review of the documents received, which are hereby incorporated and attached, it was explained to the Engineer that the Planning Commission would be doing a sketch plan review, and the applicant would be required to address the deficiencies by July 23, 2012 to the Township Engineer and the Planning Commission.

Niagara Gas & Oil Services, Inc./Susquehanna River Withdrawal #12-18

Todd Campbell, property owner for this project, presented a land development dated June 6, 2012 on behalf of the applicant, Niagara Gas & Oil Services, Inc. for a proposed surface water withdrawal located at 436 Front Street, zoned Industrial. Mr. Campbell explained that the Engineer for this project had gotten confused about the date for this meeting and was unable to attend. Documents received by the Zoning Office on June 11, 2012 are as follows: Application for review of a land development, Project Narrative, Site Plan prepared by ARM Group, Inc. dated June 6, 2012, SRBC Application, EOG letters to applicant, PNDI Environmental Review, E& S Control Plan, and copies of Deed.

Check #1219 dated June 11, 2012 was received by Zoning Office from Gemma Campbell in the amount of Five Hundred and no/100 (\$500.00) Dollars for filing fee along with Check #1220 made payable to the Bradford County Treasurer for Twenty-five and no/100 (\$25.00) Dollars for the review fee.

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

Athens Twp. Zoning Office comments:

- 1) Need signature block/signature of owners
- 2) Zip code incorrect

- 3) All pages should be stated Preliminary Plan/not Final
- 4) Need radius for driveway on Sheshequin Rd.
- 5) Need name of development in title block.
- 6) Need address of developer in title block.
- 7) Need acknowledgement statement denoting the closing error.
- 8) Building setback lines are not labeled or in legend.
- 9) Label the "box" and clarify with DEP how to reference the cap area.
- 10) Zoning information should be on the plans.
- 11) Need tax parcel number on the plans.
- 12) Clarify the line going across the River and down the driveway.
- 13) Need a "Will serve" letter from the electric company.
- 14) Need to show how much blacktop will come off Sheshequin Road onto the property.

Bradford County Planning Office comments:

- 1) Show the dimensions of the parking and drive areas.
- 2) Show the cartway and right-of-way widths for Front Street and Sheshequin Road.
- 3) Please show the proposed Storm water facilities.
- 4) Plan acknowledgement statement not found on the plan.
- 5) Need to reference the Bradford County Conservation review of the E&S Plan submitted.
- 6) Need two PennDOT Highway Occupancy Permits.
- 7) Need Sign permits, and Lighting Plan details on the Plan.
- 8) Need the location and details of proposed traffic signs.
- 9) Building setback lines must be labeled on the Plan.
- 10) All utilities should be placed underground.

Motion by Ronald Reagan, second by Marion Carling, to recommend Preliminary plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent upon resolution of the deficiencies, and motion unanimously carried. It was requested that the corrections be received by the Zoning Office by July 20, 2012 for review.

Sayre Health Care Center, LLC - Conditional Use Hearing review

A letter dated June 8, 2012 from the Athens Township Supervisors requested a review for a Conditional Use Hearing for a modification to their previously approved application to locate a 50-bed nursing home on the parcel located off Lamoka Road. The previous approval was for a 74-bed nursing home, which would be the only building on the parcel. The applicant has also applied for a Special Exception with the Athens Township Zoning Hearing Board to locate a second building for a personal care home on this site. A third building may be added in the future. The Planning Commission had no adverse comment to this application.

Motion by Marion Carling, second by Clif Cheeks to approve the June 4, 2012 minutes as read, and motion was unanimously carried.

The meeting was adjourned at 11:25PM, as there was no further business to discuss.

Regular Supervisors mtg. - July 25, 2012 - 7:00PM
Regular Planning mtg. - Aug. 6, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary