

ATHENS TOWNSHIP PLANNING COMMISSION  
February 8, 2011  
Special Meeting

The special meeting of the Athens Township Planning Commission was called to order on Tuesday, February 8, 2011 at 6:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Ty Reynard was absent. Sign-in sheet was available for all others present.

Comment [E1]:

**Walmart Supercenter 2208-01 #09-04**

William (Skip) Schneider, P.E. of CEI Engineering presented a eight (8) copies of a Preliminary Plan dated January 19, 2011 for the Walmart Supercenter land development located at 1887 Elmira Street. Mr. Schneider stated that the last set of plans had been withdrawn in order to submit a new Land Development Plan utilizing the updated Athens Township Zoning Ordinance. The following items were received by the Township on January 24, 2011: (8) Preliminary Land Development Plans (Sheets 1-25); (8) Preliminary Subdivision Plans (Sheet 1); (8) Lighting Plan (Sheet 1); (3) Preliminary Drainage Report; (3) Response letter to comments from Larson Design Group dated 5/29/2009; (3) PA DEP Sewage Planning Exemption Approval; (3) Truck Turning Exhibits & (1) Athens Township Planning Commission Application.

Check #8126 from William W. Schneider, Jr. dated January 31, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for the review filing fee.

Mr. Schneider explained that the building was proposed to be constructed on the former Bob's Honda property. The parking had been modified that all spaces would be 10 by 20 with 25-foot drive aisles. The parking stalls in the back would be 15 foot wide - the dock was bumped out and fits the setback requirements. One trash compactor (recycling) would be located on the site instead of what was previously proposed. He explained that two more small storm basins had been added and two drywells for roof water discharge, taking half of the building for the roof discharge, which would increase the green space. There would be a storm water system around the perimeter

of the site and the capacity has been doubled of the storm water basin; the remainder of the earlier documentation submissions had not changed. He stated they had extended the entrance access to accommodate the new building. Drawings were submitted regarding the truck turning issues and he explained the drawings. Ed Reid asked if the truck area would be gated and Skip stated it would not be gated. There would be signage warning that there would be truck traffic in that area. It was suggested that possibly the associate parking could be placed in that area to discourage traffic in the truck area.

Chadd Lankford, Manager of Walmart, was present and explained that there were 189 associates working presently, and it is anticipated there would be 289 associates working at the proposed Supercenter. He said the maximum amount of associates in the new building at any one time would be 85.

Mr. Schneider explained that the interior partition walls of the new building would change when Walmart knows who the vendors would be. He also stated some extra landscaping had been added in the new Plan.

All three storm water basins will be fenced, wooden fencing at the front of the building and chain link fencing around the back basin. He also explained the emergency spillway for the storm water plan.

A lighting plan had been submitted, but Mr. Schneider explained that since the submittal, all external pole lighting was being switched to LED lighting so it will need to be resubmitted.

Clif Cheeks asked if Mr. Schneider would explain the Phasing of the construction process in relation to the present store. Mr. Schneider explained that he would need to know whether or not the Plan submitted was suitable to the Planning Commission so that he could move forward with a final plan for phasing. It would require meeting with the architects, and a number of other parties involved in planning the phasing proposal.

Mr. Schneider stated a full sidewalk was added on Winslow Street, and that a sign package would come from the architect once the Plan was approved to begin to construct. He also stated there was no plan for the Garden Center to be in the parking area and should be inside the building. He stated that an updated traffic study would need to be done with PennDOT, that the intersection would need to be updated for the HOP Permit, and he feels that it would be similar to what is presently located at Lowe's facility.

Chairman Saggiomo stated that the revised Preliminary Plan would have to be reviewed by an Engineer, and that the Planning Commission would make arrangements with an Engineer for this service. A retainer fee of One Thousand Five Hundred (\$1,500.00) Dollars would be required for the review fee.

Motion by Clif Cheeks, second by Martha Brennan to table the recommendation of the Planning Commission until the Plan had been reviewed by the Engineer, and motion unanimously carried.

Motion by Martha Brennan, second by Clif Cheeks to appoint Fagan Engineers to review the Walmart Plan, and motion unanimously carried.

The meeting was adjourned at 7:45PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary