

ATHENS TOWNSHIP PLANNING COMMISSION
January 18, 2011
Special Meeting

The special meeting of the Athens Township Planning Commission was called to order on Monday, January 18, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on January 11, 2011 to review the documents which had been submitted for this application and that no decisions were made at that time.

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.

Chesapeake-Athens Office Complex #11-04

David Young, P.E. for Larson Design Group, presented 8 (eight) copies of a Preliminary Land Development Plan dated December 22, 2010 and received by the Athens Township Zoning Officer on December 27, 2010 for a land development located on Lamoka Road and Mile Lane Road, zoned Industrial. The following documents were submitted along with the Plan: Project Narrative; Copy of Deed; Copy of Power of Attorney letter; Erosion and Sediment Control Narrative and Drawing; PCSM Narrative and Drawing; "Will Serve" letters for water, electric, gas, and Verizon; Fire Chief approval of Plan from Athens Township; Copy of the NPDES Notice of Intent Application and narrative/calculations; copy of the Wetlands Report; new Driveway Application; PNDI Report, and Phase 1 Construction Schedule/Project Cost Estimate, along with the required fees for filing and review.

Check #078978 from Larson Design Group dated December 20, 2010 and received by Athens Township on December 30, 2010 in the amount of Two Thousand Seven Hundred (\$2,700.00) Dollars was received for filing the land development plan, and Check #078979 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee was received by Athens Township on January 4, 2011.

Project Narrative states the purpose of this project is to construct the first phase of the Athens Office Complex which includes contractor's offices, a shop building and associated parking, utilities and site amenities to service these

buildings. This project will be the first of five phases and will occupy 18.96 out of the 55.78 acre parcel.

Contractor's shops and yards are a permitted principal use in the industrial zone as listed in Section 308 of the Athens Township Zoning Ordinance, last revised in 2010. By definition in the Zoning Ordinance definitions and Section 422, a contractor's shop and yard includes office space, equipment repair facilities (indicated on the site plan drawing as a shop building) and storage area for building roadway or pipeline materials.

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. This set of drawings includes the water and sewer extensions design in full. Gas, electric and telephone extensions will be designed by the utility companies. Information shown on these plans for these services has been obtained from the respective utility companies.

The majority of the Phase 1 project site will be a gravel surfaced equipment laydown yard. Access to the yard will be through automated/card controlled gates in the chain link fence surrounding the laydown yard.

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

As part of the zoning regulations, sufficient documentation is to be provided with the application for an industrial use project that the following performance standards be met:

1. Sound: The volume of sound created from the site shall not cause a nuisance to the adjacent uses. Most of the adjacent uses are either agricultural or abandoned. Noise created at the site is anticipated to be less than or equal to existing ambient noise levels.

2. Vibration: Vibrations should not be an issue outside of the property lines as most of the vehicle traffic is located toward the center of Phase 1. No other vibration generation is anticipated on the site.

3. Odor: There are no anticipated odors on this site.

4. Toxic or Noxious Matter: There are no anticipated toxic or noxious materials that would be generated on site.

5. Glare: There are no anticipated glare issues associated with this project.

6. Heat: There is no anticipated heat generating equipment that would operate at the property site.

7. Dust and Fly Ash: It is not anticipated that these particles would be emitted in any quantities that they would be detectable at the property lines.

8. Smoke: There are no expected emissions of smoke from the site.

9. Fire, Explosion, and Chemical Hazards: Safeguards shall be in place to protect against hazardous material spills. There will be no open burning of industrial waste materials. No hazardous materials will be stored in any significant quantity.

20. Radioactivity or Electrical Disturbances: There are no anticipated activities that would occur onsite which would create any radioactivity or electrical disturbance.

Because of its location and size of project, the project will require the following permits or approvals:

1. Driveway permits from Athens Township.
2. Erosion and Sedimentation Control Plan approval from the Bradford County Conservation District.
3. A NPDES General Permit for Earth Disturbance from the PA. Department of Environmental Protection.
4. Land Development approval by the Athens Township Planning Commission and Supervisors.

5. Building permits from Athens Twp. Zoning Officer.
6. Building permits from Code Inspections, Inc.

Sean Simon, on behalf of Chesapeake Appalachia, presented photos of the buildings which are proposed for the Complex and explained that this was a prototypical building for a Nomac facility and that they are pre-engineered metal buildings.

There were photos of the proposed building and a sample of another completed Nomac facility to view.

Dave Young presented the Preliminary Land Development Master Plan to the Planning Commission, and he explained that this was a 5-Phase project and that Chesapeake proposes to complete Phase 1 and 2 of the Plan and that Phase 3, 4 and 5 are for future development as needed.

Mr. Young stated that no subdividing of the property is proposed and that the subsidiaries will Lease from Chesapeake.

Following Mr. Young's review of the Plans, the Planning Commission questioned him concerning the following:

- 1) On Page C-3, the Township Driveway Permit needs to read Lamoka Road instead of Mile Lane Road.
- 2) On Page C-5, need 30-foot driveways, handicap space needs to be 10 ft. wide rather than stated 8 ft. wide.
- 3) The ten (10) spaces behind the building are not paved as shown.
- 4) The building area summary calculations do not match office spaces' calculations on Plan.
- 5) Would like first floor layout architectural drawings.
- 6) What is the height of the building? Mr. Young stated the shop is 38ft. high side, and Office 18 ft.4in.
- 7) Would need to come back to Planning for future parts of the Plan.

8) Where is the storm water conveyance swale going to?

9) On Page C-8, the arrow for manhole is pointing to nothing.

10) On Page C-11, need to show lighting impact to the road and other side of road, back and sides of property.

11) On Page W-4, what is the ten foot right-of-way for? Mr. Young stated it was for water line.

12) On Page S-4, the north arrow is the wrong direction on the Plan.

13) Will there be barbed wire on fences and what is the proposed height - need to be shown on the Plan? Mr. Young stated fences would be six feet. The fencing along the road would be slatted and barbed wire atop the fencing between entities to protect the property within the yard.

14) How will the gate be opened from trucks - how does card reader work? Mr. Young explained.

15) With no subdivisions planned, will need a variance from Zoning Hearing Board for signage.

Motion by Clif Cheeks to send the Preliminary Plan and documents to Skip Schneider of CEI Engineering for a Township review of the Plan prior to a review and recommendation of the Planning Commission for the Supervisors. The review should not include the review of the Athens Township Sewer Authority or the Aqua Pennsylvania water main extensions required for this Plan. The remaining phases as submitted would be reviewed by CEI Engineering without requiring a Planning meeting to forward the plans for review. Motion was seconded by Martha Brennan, and motion was unanimously carried.

Following a discussion of the Planning Commission and Attorney Thompson, it was stated that the applicant would not need to proceed to Zoning Hearing Board for a Variance if they submit the other phases as subdivision by lease.

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The meeting was adjourned at 8:15PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary