

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 4, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 4, 2015 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Marion Carling, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

NOMAC HOUSING & TRAINING FACILITY #15-6

Michael D. O'Connell, P.E. of Larson Design Group was present on behalf of the applicant, Chesapeake Land Development Company, LLC c/o Tony R. Blasier, and submitted ten (10) copies of a Final Plan dated April 6, 2015 and received by the Zoning Office on April 10, 2015 for a land development located on Lamoka Road. Parcel is zoned Residential Suburban. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the project consists of a self-contained housing and training complex for a maximum of 276 residents in five dormitory style buildings, six additional buildings that provide support for the residents including a cafeteria, training building, two recreational buildings, recreational ball field and a laundromat. There can be as many as 30 to 40 persons employed at the facility, the project occupies approximately 8.3 acres of a 13.087 acre parcel as shown on the site plan.

Access/egress to the project is provided through the installation of new drives on Lamoka Road, minor utility extensions were constructed to serve the facility as noted on the Plan.

The majority of the development area is covered with buildings, gravel, or paved surfaces with the remainder of the parcel being maintained lawn or open space. Stormwater management has been addressed through a combination of subsurface infiltration (drywells), open swales, and basins.

Check #5261921 from Chesapeake Operating, LLC dated April 8, 2015 was received in the amount of Three Thousand Seven Hundred and no/100 (\$3,700.00) Dollars for the filing fee and received by the Zoning office on April 13, 2015 along with Check #5261925 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Clerk for the review fee.

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

1. A light pole, and five sheds not shown need to be added to the Plan.
2. Six drywells need the BMP's removed.

Motion by Clif Cheeks to recommend approval of the Final Plan to the Supervisors at their meeting to be held on May 27, 2015 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

ROAD "B" (KING LANE) FINAL PLAN

Michael D. O'Connell, P.E. of Larson Design Group submitted on behalf of Chesapeake Land Development, LLC the Final Plan as-builts which were previously received by the Zoning Office on October 10, 2014. Mr. O'Connell explained that the deficiencies discussed in the meeting of the Planning Commission on November 3, 2014 had not been addressed due to the winter conditions. He was therefore submitting this Plan to move forward with the approval of Road "B" (King Lane) by the Supervisors as per the letter from Robin Smith, Township Secretary, dated March 9, 2015 regarding the dedication of Road B as constructed. The following corrections needed to be made to the Plan prior to preparing the Deed as follows:

1. Five (5) driveways off the road on the north side need to be shown on the Plan.
2. Across from the Seaboard development, a rock lined channel on the south side of the road need to be shown on the Plan.

Motion by Clif Cheeks to approve the Minutes of April 6, 2015 with the exception of a correction on Page 2, paragraph 6, second by Scot Saggiomo, and motion unanimously carried.

The meeting was adjourned at 7:40PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary