

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

October 5, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 5, 2015 at 7:03PM by Chairman, Scot Saggiomo.

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

**NORTHERN TIER SITE CONTRACTORS, LLC #15-10**

Christopher L. Wood, Engineer for Hunt Engineers, along with Jon Sindoni who is a partner at Northern Tier Site Contractors, presented (8) copies of an Overall Sketch Plan dated September 14, 2015 for a proposed site development of a Contractor Office/Shop to be developed in two phases located on a 10.5 acre parcel of land off of Shepard Road. The project area is zoned Industrial District which allows for contractor offices, shops and yards. The proposed development will include an approximately 4,815 square foot Office/Shop developed under Phase I and 12,000 square foot Contractor Shop, contractor storage and associated site improvements.

Chris Wood explained that the first phase would consist of office space and a small equipment shop, as well as the storm water management for both phases and the second phase would be constructed within five years and feature a larger 12,000 square-foot equipment shop and a gravel area. The site would also have a parking lot for its employees and two access drives off Shepard Road according to the plans.

Jon Sindoni stated that the proposed office would accommodate planned growth of the business, and it is anticipated that the number of employees would grow from 10 to about 30 by the time construction is complete. The shop would allow staff to perform maintenance on heavy equipment. He also stated that though the site would have some large truck traffic, the equipment would be at the job sites most of the time. He stated that currently the equipment is kept at a farm the Towanda area while he runs the business from an office inside his home.

It was stated that the site would have minimal lighting around the outside of the building and parking lot, that loud noise would not be expected most of the time due to the limited amount of time the equipment would be on the site.

The sketch plan shows granite curbs, grass lawn and landscaping, and Mr. Sindoni stated that the plan is for a professional appearance such as a lawyer's office. He said the firm has been in operation for

about three and a half years and in that time has constructed several commercial projects both locally and in the New York area.

Chris Wood stated that the Sketch Plan is submitted in two Phases, but one application, due to the fact that they would need to obtain an occupancy permit for Phase One before Phase Two is completed. Ed Reid, Zoning Officer, stated that Phase One and Phase Two would have to be two separate applications so the company could occupy the Phase One building. He hoped to submit a formal Plan for approval for the November Planning Commission meeting.

**JOAN E. MACAFEE #15-7**

Joan Macafee was present with Chris Gilbert, ReMax Realtor and presented eight (8) copies of survey plan revised April 2015 and prepared by Duane E. Wetmore, PLS and received by the Zoning Office on September 16, 2015 for a six-lot subdivision located at 27633 Route 220. Lots are zoned Commercial, Agricultural, Industrial and Rural Center. This plan was informally reviewed by the Planning Commission on June 1, 2015 and the applicant was given a list of comments to be addressed prior to submitting for a formal review of the Planning Commission.

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

- 1) Need signature of surveyor that the pins have been set upon final plan approval.
- 2) Need setbacks corrected on the Cover Page and detail sheets to 25 on the west end of Lot#6 and to 25 on the west end of Lot#3.
- 3) Need sewage plan approval from Bradford County Sanitation and the PA DEP.
- 4) Need a letter from the Archaeological Conservancy that they will maintain the easement from State Route 220.

Motion by Clif Cheeks, second by Jason Rogers to recommend preliminary/final plan approval contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on October 28, 2015 at 7:00PM, and motion unanimously carried.

Motion by Ron Reagan to approve the Minutes of September 14, 2015 as read, second by Jason Rogers, and motion unanimously carried.

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The meeting was adjourned at 8:35PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary