

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 2, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 2, 2015 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ron Reagan, Cindy Parrish, Zoning Officer, Skip Schneider, Township Engineer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

GATEWAY COMMONS #15-11

David Young, P.E. of JHA Companies, was present along with Dennis Phelps, Executive Director of Trehab, Inc. and presented (8) copies of a survey plan dated October 12, 2015 for a Preliminary/Final Plan application for a two-lot subdivision located on Gateway Industrial Park Road, zoned Residential Suburban along with an Application for Review, Project Narrative, parent tract Deed, Sewage site investigation and Percolation report, Utility availability letters, notarized letter of representation, and received by the Zoning Office on October 12, 2015. The project site consists of 39.02 acres.

Narrative states that this subdivision application is submitted simultaneously with the land development to divide fifteen acres from the eastern portion of the parent tract. The eastern parcel is where the development will occur and will be accessed directly off of Gateway Industrial Park Road (T-319). Currently the entire site is vacant with slightly over half of the development parcel meadowland use and the rest of the parcel wooded. While there are wetlands on the site, there are no streams on the site. Murray Creek is just off site from the southwest site corner. While the site is bordered on the east by Gateway Industrial Park Road, the uses to the north and south of the site are residential in nature. The remainder of the vacant parent tract borders the site on the west.

Check #199406 from Trehab, Inc. dated August 20, 2015 was received by the Zoning Office on October 13, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #6797 from Dennis Phelps in the amount of Twenty-five and no/100 (\$25.00) Dollars dated October 12, 2015 made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review for Preliminary/Final Plan approval, second by Marion Carling and motion unanimously carried. A checklist was completed and the following deficiency was noted:

- 1) Lack of Sewage Planning information on Lot#1 from the Bradford County Sanitation Office.

Motion by Ron Reagan, second by Clif Cheeks, to recommend approval of the Preliminary/Final Plan to the Supervisors at their meeting to be held on November 18, 2015 at 7:00PM, contingent on resolution of the deficiency, and motion unanimously carried.

GATEWAY COMMONS (TREHAB, INC.) #15-12

Dave Young, P.E. of JHA Companies, was present along with Dennis Phelps, Executive Director of Trehab, Inc. and presented (8) copies of of a Site Plan dated October 12, 2015 for a Preliminary Land Development application located on Gateway Industrial Park Road, zoned Residential Suburban along with an Application for Review, Project Narrative, Project site Deed, NPDES cover letter and application, E&S Sediment Control Report, Post Construction Storm water Management Report, Project Cost estimate, Project Schedule, Notarized letter of representation, utility "Will Serve" letters, Road Occupancy Permit Application, Sewage documentation, and Wetlands report received by the Zoning Office on October 12, 2015.

Project Narrative states that the project is being developed by Trehab with forty townhouse units in ten buildings and a separate community building. Townhouses are classified as single-family attached dwelling structures (SFDS) in the Township Zoning Ordinance. An SFADS development is classified as a Conditional Use in the RS District according to the Zoning Ordinance Section 303. The conditional use for the site was approved on September 16, 2015 by the Athens Township Supervisors.

Trehab is the developer of the project site, however, the legal owner of the development parcel is the Endless Mountains Community Development Corporation, Inc. This corporation is a subsidiary of Trehab.

The project site will connect to the gas, electric, water and sewer systems that front the site on Gateway Industrial Park Road. The storm water management for the site will be handled through the installation of storm water infiltration trenchesbio-retention cells and a detention basin. Solid waste generated at the site will be collected in a dumpster in the southeast corner of the site and picked up by a local contractor. It will be served by three private roads and have 90 parking spaces, according to Dave Young of JHA Companies.

Amenities at the site will include a sidewalk system that will create an effective walking trail for residents, a pavilion that overlooks the woods and wetlands on the site, and a playground/recreation area.

The complex consists of ten (10) townhouse buildings, each containing between three and five units. The one, two and three-bedroom units will have no age or income restrictions. Four of the units would be equipped for handicapped tenants.

The non-profit housing development agency is funding the \$11 million project partially through a private investor according to Dennis Phelps, Executive Director of Trehab, Inc. The project has also received tax credits and loans from the State's housing finance authority.

Check #199404 of Trehab, Inc. dated August 20, 2105 in the amount of One Thousand Two Hundred and no/100 (\$1,200.00) Dollars for filing fee was received by the Zoning Office on October 13, 2015 along with Check #199405 in the amount of Five Thousand and no/100 Dollars for the Engineer review fee and Check #199409 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Skip Schneider of CEI Engineers, Athens Township Review Engineer, was present and reviewed his letter of comments to the Land Development application with Dave Young of JHA Companies, a copy is hereby attached. Discussion followed with the Planning Commission which included questions and concerns of Mel and Sue Fahnstock who live north of the development and their parcel contains a three-acre pond. They were concerned that the tenants, particularly children, who might wander onto their property in the area of the pond and stated they had previously had experiences with other nearby neighbors accessing the pond. Dennis Phelps of Trehab explained that the development would employ an on-site Manager to address any problems such as uninvited access to the pond and also stated they would be installing a six-foot high stockade fence. Mr. Fahnstock wanted some sort of guarantee from the applicant that they would take care of this issue and their concerns, and Mr. Phelps stated that they would do all they could to see that their concerns were handled.

Bob Birks, Athens Township Fire Chief, was present and stated that he wants to be involved in the final location of the fire hydrants and wanted them in a different location than that which appeared on the plan submitted.

Mr. Phelps stated that the development Manager would be on site five days a week, that there would be a contract for snow removal and a maintenance person to take care of the grounds. He was asked about the hours of operation for the Community Center, and he stated that the Center was for the tenant's use and there would be no set timetable for use by the tenants. There would be no lighting on the playground, and lighting would be shown on the front and rear of the buildings.

The Planning Commission set the date of Monday, November 16, 2015 for Dave Young of JHA Companies to return the revised plans for a formal review and recommendation at the December meeting.

Gary R. Burcher, P.E. of Keystone Consulting & Associates, LLC was present with Michael Kelly of Senior Health Care Solutions, LLC and presented (7) As-Built Site Plan/Final Land Development Plans for the 40-bed Addition of Sayre Health Care Center, date of revision on August 11, 2014 prepared by Tad W. Moser. P.E., and received by the Zoning Office on October 12, 2015 along with an Application for Review, Project Narrative, copy of Storm water Maintenance Agreement and recording receipt.

Check dated October 12, 2015 from Senior Health Solutions LLC in the amount of Four Thousand Eight Hundred seventy-five (\$4,875.00) Dollars was paid for filing fee, and Check #5926 from Keystone Consulting & Associates dated October 13, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for review fee. The fee for the Engineer review fee would be deducted from the funds received in escrow for this Plan.

Skip Schneider, Athens Township Review Engineer, reviewed the comments with Mr. Burcher and the Planning Commission, a copy of the review comments hereby attached.

Mr. Burcher agreed to return the corrected As-Builts to the Zoning Office by November 13, 2015 to be considered for approval by the Athens Township Supervisors at their November 18, 2015 meeting. Motion by Clif Cheeks, second by Marion Carling, to recommend approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on November 18, 2015 and motion unanimously carried.

Motion by Jason Rogers to approve the Minutes of October 5, 2015 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 9:10PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary