

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting  
December 7, 2015

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

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

**ROY B. HAWKINS #15-13**

Bruce Benish of Benish Surveying was present on behalf of Roy S. Hawkins and presented eight (8) copies of a survey plan dated November 13, 2015 along with a Preliminary/Final plan application for a two-lot subdivision located at 4441 Wilawana Road, zoned Residential Suburban. Application for review was received by the Zoning Office on November 16, 2015 along with a Narrative, and Copy of Deed.

Check #2904 from Bruce Benish Surveying was received by the Zoning Office on November 16, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #2905 from Bruce Benish Surveying in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

No letter of representation was submitted by the surveyor who explained that Roy S. Hawkins, the owner of the property, was in Florida and would not be returning until December 24, 2015.

Motion by Clif Cheeks to review for Preliminary/Final plan, second by Jason Rogers, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Needs a letter from the utilities, electric, water and sewer regarding availability of service.
- 2) Needs signature of the Owner on the Plan.
- 3) Needs the lot numbers added to Plan.
- 4) Needs the signature of the surveyor on the Plan.

Motion by Marion Carling, second by Jason Rogers to recommend approval to the Supervisors at their meeting to be held on December 16, 2015 at 7:00PM, contingent on resolution of the deficiencies.

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

Dave Young, P.E. of JHA Companies submitted eight (8) copies of a revised Preliminary Land Development plan dated initial October 12, 2015, received by the Zoning Office on November 16, 2015 along with a response letter and associated documentation.

Dave explained that he had submitted a request to the Supervisors at their meeting held on November 18, 2015 for three more Waivers for the development, listed below:

- 1) Our Ordinance has a higher formula for calculating rainfall dated than NOAA's formula. He would like to use the NOAA formula and requests a waiver from the Ordinance requirements.
- 2) Our Ordinance requires maximum slopes of 3:1 and he requests a waiver from the requirements of our Ordinance to 2:1 slopes in two areas.
- 3) Our Ordinance requires 4ft shoulders on the access drive and he would like a waiver to only have 1ft shoulders. He said trailer parks don't have to have 4ft shoulders so he is requesting this waiver from the Ordinance requirements.

The Supervisors granted all three waiver requests contingent upon the review Engineer's comments regarding the stormwater.

Skip Schneider, Township review Engineer, presented a letter dated November 30, 2015 which addressed his comments to what had been submitted to him for review, a copy is hereby attached. Dave Young stated what had been done to address the deficiencies to this date and requested conditional approval to meet a January closing date for financing on the 40-unit project. Trehab, a non-profit housing development agency is funding the \$11 million project from both a private investor and tax credits and loans from the Pennsylvania Housing Finance Authority.

Dave explained that one change to the plans includes the relocation of two planned fire hydrants to the serve the complex due to the fact that Aqua PA requested that the hydrants be moved closer to the road and the Fire Chief agreed as well since they had worked together to determine the best place for the hydrants. He also stated they were waiting for approval from the Athens Township Authority regarding the sewer.

Dave also explained that the plans had been modified to reduce the footprint of a trail that had been planned for a northern wetland portion of the property, that the trail was "greatly reduced" at the request of the neighboring property owners Mel and Sue Fahnstock who were concerned about tenants being able to access a pond on their

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property. Mr. Young further stated that the loop trail would be mowed only and the surrounding areas would not be maintained, and could not be completely removed due to the fact that financing includes a proposal to include the trail and removing the trail would jeopardize the funding source. Scot Saggiomo stated that the trail's footprint is definitely smaller than previously proposed.

Dave stated that Trehab agrees to place a six-foot fence along part of the property to block the pond's view from the playground area, but that further measures would be restricted by the disturbance of the wetlands. He stated that they would be able to connect the six-foot fence with the four-foot fence proposed in the plan, as the Planning Commission questioned the gap between the fencing proposed on the plan. Mrs. Fahnestock was present at this meeting and thanked Dave for listening to their concerns and addressing them to the best of their ability. She stated she feels this will make a big difference.

Dave Young explained that he felt most of the review Engineer's deficiencies had been addressed, but Skip Schneider stated that he should be able to approve the corrections, as long as they were very straightforward, between now and the Supervisor's meeting to be held on December 16, 2015. Dave explained that they would at least need "conditional approval" from the Supervisors in order to move forward with the project.

Motion to review for Preliminary Plan by Jason Rogers, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies noted:

- 1) The deficiencies listed in Skip Schneider's letter from CEI Engineers dated November 30, 2015 need to be addressed.
- 2) Need a letter from Aqua PA and Athens Twp. Volunteer Fire Company that their requirements have been met.
- 3) Need a letter from the Athens Township Authority regarding the Plan.

COMMENT: Need letter regarding the intention of the owners that they agree to meet the request of the adjoining owner to continue with the 4ft fence on the plan.

Motion by Clif Cheeks, second by Jason Rogers to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on December 16, 2015 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

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The dates of the meetings for 2016 were planned and are as follows: January 11, February 1, March 7, April 4, May 2, June 6, July 11, August 1, September 12, October 3, November 7 and December 5, 2016.

Motion by Clif Cheeks to accept the Minutes of November 2, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:25PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary