

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
January 11, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 11, 2016 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Ron Reagan arrived at 7:05PM. All others in attendance signed a sign-in sheet hereby attached.

**CAL FAR ENERGY TWO, INC. #16-01**

Thomas Calaman, on behalf of Cal Far Energy Two, Inc. presented eight (8) copies of a survey plan dated August 28, 2015 prepared by John W. Ward, P.E. of MillStone Surveying along with an Application for review of a Preliminary/Final plan for a two-lot subdivision located at 507 Farr Road, Lot 4B to become part and parcel to Lot 3 of Theodore Them, zoned Agricultural. Dr. Theodore Them was present with intended lot purchaser, Krysta Them. Mr. Ward, surveyor, was not present. Application for review was received by the Zoning Office on December 11, 2015 along with a Narrative, sewage Component 1-Non-Building Waiver from Bradford County Sanitation, and Copy of Deed. Mr. Calaman presented a witnessed Power of Attorney to act for the applicant.

Check #337 from Cal Far Energy Company was received by the Zoning Office on December 11, 2015 (receipt dated December 22, 2015) in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #338 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states that this is a re-subdivision of Lot 4 of the Joseph Pitek subdivision. Also 10.006 acres was subdivided in 2007. The 3.421 acre lot has a house, well and existing permitted sewage system. The 7.393 acres is to be added to the adjoining 20.980 acres now owned by Theodore F. Them and form a single lot containing 28.373 acres. The Them lot has two approved sewage disposal sites on it. Any future sewage disposal for these lots would be on-lot. Adjoining properties are used for agriculture and residential. Sewage systems in the area are in-ground and sand mound. The original subdivision was a five lot subdivision. In 2002, Lot 5 was subdivided into two residential use lots. Lot 5 was re-subdivided by Douglas C. Tappan.

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

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1. Need address of owner changed from 14 West Lockhart Street to 144 West Lockhart Street on both the surveys and on the Application for review.
2. Need signatures of the owner on the Plan.
3. Need to clarify Tax Parcel, Item #3 in the Notes on the Plan.
4. Need to change setback lines on the surveys from sixty (60) feet to sixty-five (65) feet.

The Planning Commission stated that the corrections needed to be returned to the Zoning Office by January 22, 2016 for review prior to the Supervisors' meeting.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary/Final Plan approval to the Supervisors at their meeting to be held on January 27, 2016 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

#### **ELECTION OF OFFICERS, 2016**

Motion by Ron Reagan, second by Marion Carling, that the officers remain the same with Scot Saggiomo, Chairman, and Clif Cheeks as Vice Chairman, and motion unanimously carried.

Motion by Clif Cheeks, second by Marion Carling to approve the Minutes of December 7, 2015 as read, and motion carried with Ron Reagan abstaining.

The meeting was adjourned at 7:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary