

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 6, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 6, 2017 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Cindy Parrish and Ed Reid, Zoning Officers, 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.

WILLIAMS TOYOTA #17-01

Timothy Gourley, P.E. of Dietz-Gourley Consulting LLC was present along with Dave Adams of AJH Design, Building Architect, Randy Williams, the applicant and presented (8) copies of a Preliminary Site Plan dated February 13, 2017 for a land development application located at 2468 Elmira Street, zoned Commercial. An Application for Review, Project Narrative, parent tract Deed, E&S Control Plan, Storm water Management Plan, FEMA map and Lighting Plan was received by the Zoning Office on February 13, 2017.

Narrative states that the Randy B. Williams Trust proposes to expand the existing Williams Toyota site at 2468 Elmira Street, Sayre, PA. The project location is in the Commercial Zoning District and not within the 100-year flood plain. The parcels are utilized by the existing Williams Toyota facility.

The proposed facility will include approximately 19,500 square feet of automotive service area and approximately 6,500 square feet of retail area. The maximum number of employees on a single shift is estimated to be thirty (30). All repairs and material storage will occur inside the building.

The proposed expansion will include several tax parcels as noted above. The site plan details the site layout. Utilities for the proposed expansion will be provided by services to the existing building.

The Randy B. Williams Trust will secure the required E&S permit from the Bradford County Conservation District. Copies of the permits issued by the Bradford County Conservation District will be forwarded to the Township upon receipt.

Site storm water will be retained and infiltrated into the subsurface using existing drywells and proposed infiltration systems for the building expansion. The proposed building expansion area is currently paved; there are no new impervious surfaces proposed with

this project. The proposed infiltration systems will collect, store and infiltrate runoff.

Check #61918 from Williams Toyota dated February 10, 2017 was received by the Zoning Office on February 17, 2017 (date of receipt) in the amount of Five Hundred and no/100 (\$500.00) Dollars and Check #61918 dated February 16, 2017 in the amount of One Thousand Nine Hundred and no/100 (\$1,900.00) Dollars for filing fee, Check #61900 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for Engineer review fee, and Check #61899 in the amount of Twenty-five and no/100 (\$25.00) Dollars dated February 10, 2017 made payable to the Bradford County Treasurer for the review fee.

Skip Schneider, P.E., Athens Township Review Engineer, was present and reviewed his letter of comments to the Land Development application with Timothy Gourley, P.E. and a copy is hereby attached. Discussion followed with the Planning Commission regarding the application. No formal review of the application was done due to the number of deficiencies discussed. Mr. Gourley asked that a letter be sent listing the various deficiencies, and he agreed to submit the revised Preliminary Plan and submissions for the workshop session of the Planning Commission on Tuesday, March 27, 2017 for a formal review to take place at the next regular meeting of the Planning Commission on April 3, 2017. The following deficiencies are noted along with the review comments from Skip Schneider in his letter dated February 23, 2017:

- 1) Need to clarify the loading stall and the drive aisle on the Plan.
- 2) Need to show Phase 1 and Phase 2 on the Plan. Will require an Agreement that the paving be completed in the employee parking area within a specified time period.
- 3) Need to show square footage of buildings on the Site Plan.
- 4) Need a Sign Package for the Plan.
- 5) Need to show the turning radius of the truck traffic and clarify traffic patterns.
- 6) Need to identify the customer parking on the Plan.
- 7) Need to show the right-of-way on the Plan.
- 8) Need to show the employee parking on the Plan.
- 9) Need to clarify that the handicap parking is ADA compliant (five spaces).
- 10) A Highway Occupancy Permit will be required for Phase 2 of the Plan.

ELECTION OF OFFICERS, 2017

Motion by Clif Cheeks, second by Jason Rogers, that Scot Saggiomo act as Chairman and Marion Carling act as Vice Chairman, and motion was unanimously carried.

Motion by Jason Rogers to accept the Minutes with the corrections as noted, second by Scot Saggiomo, and motion was unanimously carried.

The meeting was adjourned at 8:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary