

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 5, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 5, 2017 at 7:00PM by Chairman, Scot Saggiomo.

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

SAYRE USED AUTO SALES, LLC #17-02

Tim Gourley, P.E. of Dietz-Gourley Consulting, LLC was present along with the owner and applicant, Tariq Awan, with the application for a land development dated April 7, 2017 and received by the Zoning Office on April 10, 2017 on behalf of the owner of the existing Tobacco World facility for property located at 2477 Elmira Street, zoned Commercial. Documents received were Project Narrative, Storm water Management Plan, E&S Plan, Deed, FEMA Map and Lighting Plan, all dated April 7, 2017.

The Planning Commission Minutes of May 1, 2017 reflect that no formal review of the application was done by the Planning Commission on that date due to the fact that the applicant was not present and no Power of Attorney was in place for Mr. Gourley to proceed. It was therefore agreed to postpone the review to this meeting date.

William (Skip) Schneider, P.E. presented a review letter dated April 26, 2017 with a list of deficiencies and comments.

Mr. Gourley stated the applicant is changing the use of the tobacco shop to a used car facility. He stated that they had received approval for the E & S Plan from Bradford County Conservation, and that there is a Deed correction that needs to be made prior to the application of a Highway Occupancy Permit. He has reviewed the comments of Skip Schneider with him, and they have agreed that he will make the clarifications of the storm water information per Skip Schneider's comments along with his revised submission addressing the remaining deficiencies.

Clif Cheeks asked if he had a signage plan, and Mr. Gourley stated that one had not been submitted yet and should follow after receiving the Highway Occupancy Permit.

Resident and landowner, Roman Rosh, was present and asked when the drainage pipe in the rear was going to be removed and who was going to remove it. The drainage pipe is located on Mr. Rosh's property and the applicant's property. He wants to see the answer to

this question in writing. Ed Reid, Zoning Officer, was asked about the drainage pipe and he stated that he was not aware of the existence of this pipe with the prior owner. Skip Schneider and Tim Gourley felt that this could be resolved with the completion of the storm water plan when the development has been approved by Athens Township.

Mr. Rosh asked who discovered the Deed discrepancy, and Mr. Gourley stated his surveyor found the error. Mr. Rosh then asked if there was a dumpster shown on the Plan, and it was stated "no". Mr. Rosh stated there was a right-of-way on the south side of this property, that he is the owner of that right-of-way, and there is no provision for this project due to what is stated in the previous Deed transfer of this property. The Planning Commission stated that this kind of discrepancy should be discussed and addressed with the attorneys who represent the parties involved. Mr. Rosh then stated that he had a problem with the "meets and bounds" of the survey. Mr. Gourley stated that he would talk with the surveyor and verify the documentation and the level of precision in this matter. Mr. Rosh asked if there was a provision for a fence, and Mr. Gourley stated no fence was proposed for the project. Mr. Rosh also questioned how tractor trailers were going to access the property.

Mr. Gourley stated that he would like to postpone the formal review of this application until the Deed is corrected. In the meantime, he would address the comments and deal with PennDOT for the Highway Occupancy Permit as he needs to submit a plan to PennDOT and get their comments prior to a final submission.

The Planning Commission agreed to list the discrepancies for the applicant's Engineer as follows:

1. Need to address comments of Skip Schneider in his letter dated April 26, 2017 (copy attached).
2. Need Lighting Plan submitted.
3. Need the pavement width on Elmira Street shown on the Plan.
4. Need a sign package submitted.
5. Need the drive aisle addressed as far as the width on the Plan.
6. Need to add a note on the Plan that the drainage pipe on the southwest corner needs to be removed.
7. Need to verify the lot areas on the Plan.
8. Need to provide a corrected Deed.

COMMENT: Need to submit a letter to the Athens Township Planning Commission requesting an extension of time for the land development submission.

PEARL STRANGE #17-03

Bruce Benish of Benish Surveying was present along with the applicant, Pearl Strange, and the proposed lot purchaser and submitted eight (8) copies of a survey plan dated May 13, 2017 as prepared by Bruce Benish, P.L.S. for a two lot subdivision located on Strange Lane, zoned Residential Urban, received by the Zoning Office on May 15, 2017 along with a copy of the Application for Review of a subdivision, copy of Deed and Narrative.

Check #2992 dated May 15, 2017 from Bruce Benish Surveying in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #2993 dated May 15, 2017 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the review fee.

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

1. The shed and carport on the Plan needs to be moved out of the setback.
2. Need a letter from the Athens Township Sewer Authority that the project is authorized.
3. Need the missing will serve letters for the project.

Motion by Clif Cheeks, second by Jason Rogers to recommend Preliminary/final plan approval to the Supervisors at their meeting to be held on June 28, 2017 at 7:00PM, contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Jason Rogers to accept the Minutes of May 1, 2017 as read, second by Ron Reagan, and motion unanimously carried.

Meeting was adjourned at 8:30PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

