

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 10, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 10, 2017 at 7:02PM by Vice Chairman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Cindy Parrish, Zoning Officer and Secretary, Elaine Daddona. Scot Saggiomo and Ronald Reagan were unable to attend. All others in attendance signed a sign-in sheet hereby attached.

JEFF PAUL #17-04

Jeff Paul was present with his Attorney, Taunya Knolles, concerning a review for a possible land development application for a proposed change of use of a developed parcel which is not paved, located at 301 Shepard Road, Sayre, PA zoned Agricultural. Mr. Paul had applied to the Athens Township Zoning Hearing Board for a variance/special exception for a nonconforming use of the Zoning Ordinance to allow for the mixing of dry flour product and hearing was held on April 25, 2017. The Decision of the Zoning Hearing Board was to approve the request and grant the use; the variance application was withdrawn by stipulation. The Zoning Hearing Board granted the request with the condition that the applicant submit his plan to the Planning Commission.

The Planning Commission reviewed the Sketch Plan and discussed the proposed plan with Mr. Paul. The recommendation would be made to the Athens Township Supervisors that, based on the Athens Township Zoning Hearing Board's decision, this plan did not require a formal land development application.

Tiffany/Brett Merritt #17-05

The applicants, Tiffany and Brett Merritt, presented eight (8) copies of a survey plan dated April 4, 2017 and prepared by John W. Ward of MillStone Surveying for a two-lot subdivision located at 1101 Macafee Road, zoned Residential Suburban, received by the Zoning Office on June 8, 2017 along with a copy of the Application for Review of a subdivision, copy of Deed and Narrative.

Check #410 dated June 8, 2017 from Tiffany R./Barbara J. Ervin in the amount of One Hundred fifty (\$150.00) Dollars was received for the filing fee, along with Check #409 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the review fee.

Project Narrative states that Lot #2 of 1.10 acres has a mobile home and an approved sewage disposal site. Sewage flows for the lot are projected to be 400 gallons per day.

The residual tract (Lot #1) consisting of 6.422 acres has an approved test pit and perc holes.

Sewage flows are estimated to be 400 gallons per day from the 6.422 acre lot.

Adjoining properties are used for agriculture and residential. Sewage systems in the area are in-ground and sand mound.

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

1. Need owners' signature on the Plan;
2. The front building setback line should be sixty-five (65') feet on the Plan.

Motion by Clif Cheeks, second by Jason Rogers to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on July 26, 2017 at 7:00PM, contingent on resolution of the deficiencies, and motion unanimously carried.

Williams Toyota, Phase 2 #17-06

Timothy Gourley, P.E. of Dietz-Gourley Consulting, LLC was present along with David Adams representing the applicant, Randy B. Williams Trust for the Williams Toyota, Phase 2, land development application. Eight (8) copies of the land development application dated June 19, 2017 were hand delivered to the Zoning Office on this date along with Project Narrative, E&S Plan, Post Construction Stormwater Management Plan, copy of the property Deed, and Notarized Power of Attorney to act on the owner's behalf, Exterior Lighting Plan, Parking Inventory, Pending PennDOT HOP, Site Maneuvers, and Subsurface Report, Engineer Cost Estimates and applicable fees for the application.

Check #62329 from Williams Toyota dated June 14, 2017 in the amount of Five Hundred (\$500.00) Dollars for filing fee was received by the Zoning Office, along with Check #62330 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee,

and Check #62331 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Mr. Gourley discussed the changes for the stormwater system, that the Indemnification Agreement for Phase II concerning the Stormwater Plan would be discussed with the Supervisors at the special meeting which is scheduled for Wednesday, July 19, 2017. He stated also that the parking issues have been addressed, and approvals from the Bradford County Conservation District and PennDOT are still pending.

Motion by Clif Cheeks, second by Jason Rogers to review the land development plan for Preliminary Plan approval, and motion unanimously carried.

William (Skip) Schneider, Township Engineer submitted a letter of review comments in his letter dated June 22, 2017 to the Planning Commission, hereto attached and made reference to.

A checklist was completed and the following deficiencies are noted:

1. Skip Schneider's comments #1 thru #8 with the notation about #5 that this is required by the Planning Commission.
2. The utility widths need to be identified in the Plan.
3. The location of any fire hydrants must be added to the Plan.
4. Need the owner's signature on the Plan.

Motion by Jason Rogers, second by Clif Cheeks, to recommend Preliminary plan approval to the Supervisors at their meeting to be held on July 26, 2017 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Jason Rogers to approve the Minutes of June 5, 2017 as read, second by Clif Cheeks, and motion unanimously carried.

Meeting was adjourned at 8:20PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

