

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 5, 2018

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 5, 2018 at 7:00PM by Vice Chairman, Marion Carling.

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

ATHENS DOLLAR GENERAL STORE #19599-#18-01

Kevin PJ Melocheck, Jr. PLS PE, project Engineer representing Miller Group Holdings LP, equitable owner of the property currently owned by Joan E. Macafee, Trustee of the Joan E. Macafee Trust and have entered into a Sales Agreement with Ms. Macafee dated September 8, 2017 for the property located along the east side of US Route 220 north of the intersection of Macafee Road and south of the Fine Line Homes parcel. The parcel is 6.17 acres and being the same as Lot #1 shown on the Joan E. Macafee Subdivision recorded in Bradford County Recorder of Deeds as instrument 201600754. The proposed project is to construct a 9,100 square foot commercial retail store. Documents were submitted to the Zoning Office on January 15, 2018 as follows: Preliminary/Final Land Development Plan dated January 12, 2018; Post Construction Stormwater Management Report, Agreement of Sale showing equitable ownership for Miller Group Holdings, LP, current Deed of record, Application for Review of Land Development, Land Development checklist; DEP Sewage Planning approval letter, and Wetland and Stream Report; response to review letter dated January 26, 2018 from Skip Schneider, Township Engineer, and received by the Zoning Office on February 20, 2018 from Kevin PJ Melocheck, Jr. PLS PE along with eight (8) full sets of Land Development plans, and two (2) copies of the revised Stormwater Management Report.

Letter dated February 26, 2018 was received from the Athens Township Engineer, William (Skip) Schneider, PE with the review comments and are hereby attached by reference.

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

1. Lack of the owner's signature on the Plan.
2. The deficiencies which are listed in #2, #3, #4, & #5 under the SALDO in the letter of February 26, 2018 from Skip Schneider, Township Engineer

NOTE: General Comment #2 in letter from Skip Schneider is recommended.

Motion to recommend Preliminary/Final plan approval to the Supervisors at their meeting to be held on March 28, 2018 at 7:00PM, contingent on resolution of the deficiencies, by Jason Rogers, second by Clif Cheeks, and motion unanimously carried.

SAYRE USED AUTO SALES, LLC #17-02

Andrew Harding of AJH Design was present for and on behalf of Tariq Awan who is the applicant for a land development located at 2477 Elmira Street. Mr. Harding was representing Attorney Timothy Gourley PE of Dietz-Gourley Consulting LLC. The applicant was not present and no Power of Attorney has been submitted by the applicant. The formal review for the application for this land development had been postponed previously by Attorney Gourley by the Planning Commission on June 5, 2017 due to Deed corrections which needed to be made. Requests for extensions to complete a formal review had been granted by the Athens Township Board of Supervisors addressed in the letter of Attorney John Thompson, Township Solicitor, dated February 9, 2018 to Attorney Gourley for one (1) final sixty-day (60) day extension for submission of the revisions to the Land Development Plan.

Skip Schneider submitted his letter dated January 30, 2018 for review of the submission of revised documents and response letter of Attorney Gourley, hereby attached by reference.

Due to the fact that there was no Power of Attorney submitted and the applicant was not present, the Planning Commission explained to Mr. Harding that they could not proceed with the review. The Board requested that a letter to this effect be sent to the applicant.

Motion by Clif Cheeks to accept the Minutes of February 5, 2018 as read, second by Jason Rogers, and motion carried.

The Planning Commission received a letter of resignation from Ronald Reagan dated February 8, 2018 and the Board of Supervisors accepted the resignation with regret on February 12, 2018. The Planning Commission thanks Ron for his many years of valuable service to the Planning Commission.

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Meeting was adjourned at 8:00PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary