

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 2, 2018

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 2, 2018 at 7:00PM by Vice Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ed 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.

SAYRE ASSISTED LIVING FACILITY #18-03

Mike Kelly, Owner/Applicant and Mike McDonnell of JHA Companies were present for a three-lot subdivision application for a proposed Sayre Assisted Living Facility (ALF) by Sayre Healthcare Property, LLC for Lot #1 (47 Keefer Lane), Lot #2 (151 Keefer Lane) and Lot #3 (201 Keefer Lane) and located on Keefer Lane. On March 12, 2018 the Zoning Office received the following documents: Eight (8) copies of a Preliminary Subdivision Plan, Project Narrative dated March 12, 2018 and appropriate filing fees. An updated Project Narrative dated March 28, 2018 was received as well, a summary of the final clarifications with regard to the project.

Narrative states that the project involves the proposed subdivision of the Parent Tract of approximately 13.85 acres into three (3) separate proposed lots which will result in the following:

LOT 1 (47 Keefer Lane) for the existing pad adjacent to Lamoka Road, with Easement 'A' from Lot 2 to allow for utilities and access/egress;

LOT 2 (151 Keefer Lane) for the existing Sayre Health Care Center, with Easement 'A' to allow for utilities and access/egress to LOT 1 and LOT 3;

LOT 3 (201 Keefer Lane) to accommodate the future proposed development of the Sayre Assisted Living Facility-Personal Care Home by the Owner/Applicant on approximately 2.43 acres.

The parent tract has previously received various approvals, which will be transferred to the subdivided lots as generally noted in the following:

1. Athens Township Supervisors and the Athens Township Zoning Officer have previously approved the Conditional Uses provided for the land development of the Nursing Home (existing) and the Personal Care Home (to be proposed on Lot 3) within this Residential Suburban District.

2. Utility Companies for sanitary sewer, water, gas, electric, stormwater and communications have previously approved and provided will serve letters, as well as the required utility

extensions/infrastructure to accommodate the potential subdivision developments. A new will serve letter is being requested from Athens Township Authority to confirm that the ATA has adequate capacity to serve the proposed 90-Beds associated with the Sayre Assisted Living Facility-Personal Care Home to be proposed on Lot 3.

Letter dated March 22, 2018 was received from the Athens Township Engineer, William (Skip) Schneider, PE with the review comments and is hereby attached as referenced.

Check #9172 from JHA Companies dated March 6, 2018 in the amount of One Hundred seventy-five (\$175.00) Dollars was received by the Zoning Office on March 13, 2018 for the filing fee; along with Check #9173 for Five Hundred (\$500.00) Dollars for the Engineer review fee; and Check #9174 for Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

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

1. Refer to deficiencies noted in the letter of William (Skip Schneider) dated March 22, 2018.
2. Will need to change the name of the owner on the Plan.
3. Will need to provide the number of parking spaces as seventy (70) on the Plan.
4. Utility, stormwater and access easement must be provided.

Motion by Clif Cheeks, second by Jason Rogers, to recommend approval to the Supervisors at their meeting to be held on April 25, 2018 at 7:00PM, contingent on resolution of the above referenced deficiencies, motion unanimously carried.

Ed Reid, Zoning Officer, requested that the changes be submitted to the Zoning Office by April 20, 2018 for review prior to the Athens Township Supervisors meeting.

SAYRE USED AUTO SALES, LLC #17-02

The applicant, Tariq Awan, along with Timothy Gourley, PE were present to request a formal review of the documents which had been previously submitted as a revision date of January 9, 2018. Mr. Gourley had been granted a final sixty-day (60) day extension for

submission of the revisions to the land development plan by the Athens Township Board of Supervisors.

Motion by Clif Cheeks, second by Jason Rogers to review for Preliminary plan of a land development, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Refer to the deficiencies as listed in the letter of William (Skip) Schneider dated January 30, 2018 to include the General Comment that a separate Stormwater Operation and Maintenance Agreement is required.
2. Need to provide the interior sight movements for delivery of a vehicle on the Plan.
3. Need the Owner's signature on the Plan.

Motion by Clif Cheeks to recommend approval to the Supervisors at their meeting to be held on April 25, 2018 at 7:00PM contingent on resolution of the deficiencies as noted, second by Jason Rogers, and motion unanimously carried.

Ed Reid, Zoning Officer, requested that the revisions be received by the Zoning Office by April 18, 2018 for review prior to the Athens Township Supervisor's meeting.

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

Meeting was adjourned at 8:25PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

