

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 7, 2018

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

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ron Reagan, Robin Smith (alternate), Cynthia Parrish, Zoning Officer, Skip Schneider, Engineer, and Secretary, Elaine Daddona. Scot Saggiomo was unable to attend.

**SAYRE ASSISTED LIVING FACILITY #18-04**

Michael McDonnell of JHA Companies was present for a land development application for the proposed Sayre Assisted Living Facility (ALF) by the property owner, Sayre Healthcare Property, LLC located on Keefer Lane. On April 16, 2018 the Zoning Office received the following documents: Eight (8) copies of a Preliminary Land Development Plan, Application Review Checklist, Project Narrative, Project Cost Estimate, Project Construction Schedule, Project Site Deeds, Will Serve documentation, Wetlands Report, NPDES Notice of Intent, NPDES E & S Plan and appropriate filing fees.

Narrative states that the project is the proposed Sayre Assisted Living Facility for Sayre Healthcare Property, LLC which involves the Parent Tract (Tax Parcel No. 9-6-12) and Subdivision Lot 3 (201 Keefer Lane).

Project Site is Lot 3 (201 Keefer Lane) of approximately 2.43 acres which was subdivided from the Parent Tract of approximately 13.85 acres in order to accommodate the proposed development of the project as a Personal Care Home within a Residential Suburban District. Utilities and access/egress to and from Lot 2 (Existing Sayre Health Care Center-151 Keefer Lane) down to Lamoka Road.

Owner/Applicant is Sayre Healthcare Property, LLC and their anticipated project land development components are expected to involve a 18,765 SF/two (2) story building for the housing of initially 50-beds and a future maximum bed count of 90-beds (by taking 40-single bed rooms and making them double occupancy bedrooms), and amenities (i.e. Dining areas, Laundry, Chapel, Spa, etc.); 35-parking spaces (including two (2) handicapped parking spaces; 24-ft wide paved access/egress drives; 15-ft. wide gravel fire lane; 5-ft wide concrete sidewalks; Courtyard and green spaces, and utility connections.

Parent Tract has previously received various approvals which are transferred to the Project Site Lot 3 (201 Keefer Lane), which involved the Athens Township Supervisors and the Athens Township Zoning Office previously approving the Conditional Uses for the land

development of the existing Nursing Home, and for the Personal Care Home project; and also involved the utility companies having previously approved and provided Will Serve letters for sanitary sewer, water, gas, electric, storm water, and communications, as well as providing the required utility extensions/infrastructure to accommodate this project. A new sanitary sewer Will Serve letter was requested from the Athens Township Sewer Authority to confirm that the Authority continues to have adequate capacity to serve the sanitary sewer needs for the proposed future maximum bed count of 90-beds associated with the project.

Letter dated May 2, 2018 was received from the Athens Township Engineer, William (Skip) Schneider, PE with the review comments and is hereby attached as referenced.

Check #9305 from JHA Companies dated April 16, 2018 and received by the Zoning Office on April 19, 2018 in the amount of Two Thousand Six Hundred sixty-four and 75,100 (\$2,664.75) Dollars was received for the filing fee; along with Check #9304 for One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee; and Check #9306 for Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

The Planning Board reviewed the Engineer review of William (Skip) Schneider. No formal review of the Plan was completed due to the deficiencies and the additional deficiencies as noted:

1. Refer to deficiencies noted in the letter of William (Skip Schneider) dated May 2, 2018 with the exception of #4 under the Subdivision and Land Development Ordinance, and #4 under General Comments.
2. Will need explanation of the encroaching wood fence on the Plan.
3. Will need Power of Attorney from the Owner/Applicant.
4. Will need to identify the 15 by 70-ft loading area on the Plan.
5. Will need to complete the Deed and Utility and Access Agreement documentation.
6. Will need to make the corrections to the Narrative and the Plan regarding the Personal Care Home.

William (Skip) Schneider, Athens Township Engineer, requested that the changes be submitted to the Zoning Office by May 23, 2018 for review prior to the next regular meeting of the Planning Commission.

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Motion by Clif Cheeks, second by Jason Rogers to approve the Minutes of April 2, 2018 as read, and motion carried. Ron Reagan and Robin Smith abstained as they did not attend the meeting.

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

Respectfully submitted,

Elaine Daddona, Secretary