

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
November 5, 2018

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 5, 2018 at 7:01PM by Chairman, Scot Saggiomo.

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

Chairman Saggiomo stated that a workshop had been held for a review of the plan and that no decisions were made at that time.

**GLENN O. HAWBAKER, INC.- GREENS LANDING SITE IMPROVEMENTS #18-10**

Robert E. Myers, Engineer, was present on behalf of Glenn O. Hawbaker, Inc. and submitted eight (8) copies of a Final Land Development Plan dated September 10, 2018 prepared by Hawbaker Engineering for a proposed land development located south of Glenn O. Hawbaker Greens Landing Office on State Route 220, zoned Industrial District. Documents were received by the Zoning Office on September 21, 2018 along with an Application for Review of a land development, E&S Control Report and Post Construction Stormwater Report dated September 17, 2018. No project Narrative was submitted.

Mr. Myers stated that they propose to develop two gravel pads on a lot area of two (2) acres at the existing Asphalt Plant and Surface Mine of 162+ acres located south of the Greens Landing Office, the area between the wetlands and State Route 220. They propose construction of two gravel pads for future development of proposed tenants, no subdivision, but rather a lease option.

William (Skip) Schneider, Township Engineer was present and discussed his review comments of this submission in his letter dated November 2, 2018 with the Planning Commission, a copy of which is hereto included for reference. He stated as per the Athens Township Zoning Ordinance requirements, there was not enough information provided to determine if the proposed use would be in compliance due to the fact that the application references "Building Pads", "Gravel Pads" or "no building during this phase" on the Plan. Skip stated without a "Use" verification of compliance with bulk requirements cannot be verified. He stated that as for a use, Contractor Shops and yards is a permitted use in an industrial zone and any work that goes on must be enclosed. This was discussed for a use for the Plan in order to be in compliance with the Zoning Ordinance.

Page 2

ATHENS TWP. PLANNING COMM'N  
November 5, 2018

Check #008138 from Hawbaker Engineering, LLC dated September 18, 2018 (receipt dated October 23, 2018) in the amount of Five Hundred and no/100 (\$500.00) Dollars was received by the Zoning Office on September 21, 2018 for the filing fee, along with Check #008137 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee, and Check #008141 for Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the County review fee.

Following discussion of the review comments, it was agreed that a Project Narrative needed to be submitted, and suggested that a revised Preliminary Plan be submitted, and that #2, #8, #10, and #23 of Skip's comments would not be required if a preliminary plan was submitted. Mr. Myers agreed that he would be able to submit the revised Plan to the Zoning Office by November 19, 2018 so that it may be reviewed prior to the next regularly scheduled meeting of the Planning Commission.

Motion by Clif Cheeks, second by Jason Rogers, to approve the Minutes of October 15, 2018 as read, and motion unanimously carried.

Meeting was adjourned at 8:10PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary