

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 3, 2018

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 3, 2018 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. 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 #18-11

Robert E. Myers, Engineer, was present on behalf of Glenn O. Hawbaker, Inc. and submitted eight (8) copies of a revised Preliminary Land Development Plan dated November 6, 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 November 14, 2018 along with a Project Narrative, Waiver letter for sewage facilities and water facilities, Stormwater Systems Maintenance Agreement signed and notarized by owner/developer, E&S Control Report and Post Construction Stormwater Report dated September 17, 2018 and revised November 6, 2018.

Project Narrative states that Glenn O. Hawbaker, Inc. (GOH) currently operates a mine and Asphalt Plant along with construction operations from their Greens Landing Office along the western side of State Route 220 in Athens Township, Bradford County. This operation currently resides on a tract of land that is 162.47 acres. Currently there is an agricultural field that is located south of the asphalt plant that GOH wishes to develop. Over the years, several house, barn and other structures have been removed from this property. At this time, they wish to construct two gravel pads that are separated by a common access drive. A stormwater management facility was designed to manage the stormwater to meet the requirements of the Ordinance. The entire gravel pad was assumed to be impervious for post development calculations to ensure the stormwater facilities were properly sized for the future development. At this point, GOH does not have any plans for the pads but hopes the construction of the pads will help open up a build to suite leasing opportunity in the future. GOH understands that prior to further development, a revised land development would be required to be submitted and approved by Athens Township. Once a tenant is determined, a land development plan

depicting the structure, pavement, sidewalks, parking, setbacks, etc. that meet the requirements of the Ordinances.

William (Skip) Schneider, Township Engineer, was unable to attend this meeting but submitted a review letter dated November 14, 2018 a copy of which is hereto included for reference.

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.

Motion by Clif Cheeks to review the land development for Preliminary Plan approval, second by Marion Carling and motion unanimously carried. A checklist was completed and there were no deficiencies. COMMENT to review of Township Engineer: #1, #2 and #3 are not required as a deficiency.

Motion by Clif Cheeks to recommend approval of the Preliminary Land Development to the Supervisors at their meeting to be held on December 19, 2018 at 6:00PM, second by Marion Carling and motion unanimously carried.

JEANETTE H. MINARD #18-12

Christopher Oleniacz, Project Manager, of JHA Companies presented (8) copies of a Preliminary/Final plan dated November 7, 2018 for a two-lot subdivision, Parcel "A" of lands of Jeanette H. Minard, to become part and parcel to lands of Blaine Elsbree located on Meadowlark Drive containing 64.88 acres, zoned Woodland Conservation. Documents were received by the Zoning Office on November 9, 2018 along with an Application for review, notarized Power of Attorney from Jeanette H. Minard to JHA Companies dated November 2, 2018, an Application Review Checklist, Project Narrative, and Waiver request for the size of the proposed parcel.

Project Narrative states the this project consists of a proposed parcel of land consisting of 64.88 acres of land being subdivided from a parcel of land owned by Jeanette H. Minard, Bradford County Tax Map ID No. 9-20-104. The proposed parcel consists of a wooded hillside

with the new parcel line following along or near a stream and ravine. The proposed parcel will be added to an existing 88-2 having a Instrument No. of 200600342. The proposed parcel being zoned Woodland Conservation. In reference to the parcel of land owned by Mr. Elsbree (TM#9-20-88-2) who will be obtaining the proposed 64.88 acre parcel, this parcel is vacant land in which no structures, well or septic exist. The road frontage is along Meadowlark Drive and this is where the parcels adjoin. At this time there is no plan for development of this lot. Mr. Elsbree attests that the sole purpose for this lot is for recreational use.

Check #8124 from JHA Companies dated November 9, 2018 in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received by the Zoning Office on November 14, 2018 for filing fee, along with Check #8125 made payable to Bradford County Treasurer in the amount of Twenty-five and no/100 (\$25.00) Dollars for the County review fee.

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

1. The 15 ft. side yard setback should be corrected to 25 ft. and the rear yard setback listed as 30 ft. should be corrected to 50 ft.
2. Will need a Non-building Waiver from Bradford County Sanitation.
3. Will need the Owner's signature on the revised Plans.

COMMENT: The Waiver for the scale of the Plan needs to be approved by the Township Supervisors.

Motion by Clif Cheeks to recommend approval to the Supervisors at their meeting to be held on December 19, 2018 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

Motion by Clif Cheeks, second by Jason Rogers, to approve the Minutes of November 5, 2018 as read, and motion carried with Ronald Reagan abstaining.

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Meeting was adjourned at 8:05PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary