

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 1, 2019

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 1, 2019 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Rebecca Miller, Cindy Parrish, Assistant Zoning Officer, Skip Schneider, Township Engineer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

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

**WILLIAMS AUTO GROUP #19-02**

Marc Maser, P.E., PMP of Maser Engineering, was present with the applicants Dalton Williams and Randy Williams for the Williams Auto Group and submitted eight (8) copies of an application for a four-lot Subdivision Plan Review dated May 13, 2019 prepared by Maser Engineering for Williams Subaru, a proposed auto dealership, located at 1730 Elmira Street, zoned Commercial District. Documents were received by the Zoning Office on June 10, 2019 along with a Land Development Plan Review application.

Marc Maser of Maser Engineering discussed the overall scope of the project for a Subaru auto dealership in front of the former P&C building which has been closed since 2012. The facility would be located in the parking lot of the P&C structure and include a large amount of parking spaces for both customers and vehicle inventory. The lot would also stretch over to Clinton Street behind the UPS facility next door and provide an access point from that roadway. The dealership would include a showroom, office space, service garage and fenced dog park located on the premises. Discussion of the Subdivision Plan followed with the Planning Board. A formal review of the Subdivision Plan was not done due to the number of deficiencies on the Plan which was submitted.

The Planning Commission found the following deficiencies as listed:

- 1) Parcel No. 1 requires the front setback on Clinton Street changed to fifty (50) ft.
- 2) Parcel No. 5, the northeast front setback, needs to be changed to fifteen (15) ft. side setback
- 3) Parcel No. 5, the eastern side setback, needs to be changed to twenty-five (25) ft.
- 4) The streets need to be labeled on the Plan.

- 5) Need to identify adjoining landowners on the Plan.
- 6) The signature block is missing on the Plan.
- 7) The location map is missing on the Plan.
- 8) The road right-of-way needs to be shown on the Plan.
- 9) Parcel I.D. area map shows Parcel No. 3's.
- 10) Needs surveyor verification after the pins have been set.
- 11) Contour lines need to be shown on the Plan.
- 12) There is "no parking" within ten (10) ft. of the property line.

**CLIFFORD/MARY LOU CHAMPION #19-03**

Bruce Benish of Benish Surveying was present along with applicants Debra Luchaco, Executrix of the Estate of Mary Lou Champion, and Jason M. Rogers for a two-lot subdivision, Lot 1A to become part and parcel to adjacent lot of Jason M. Rogers located on Shepard Road. Mr. Benish submitted ten (10) copies of a Subdivision Plan dated June 10, 2019 and received by the Zoning Office on that date along with a copy of the Deed, and Short Certificate for Letters Testamentary on the Estate of Mary Lou Champion which was dated March 21, 2019.

Check #3097 from Bruce Benish Surveying dated June 10, 2019 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee along with Check #3098 made payable to the Bradford County Treasurer for the Bradford County review fee in the amount of Twenty-five (\$25.00) Dollars was received by the Zoning Office.

Motion by Ronald Reagan, second by Clif Cheeks, to review the Plan for Preliminary/Final Plan approval, and motion unanimously carried. A checklist was completed and no deficiencies were found.

Motion by Ronald Reagan, second by Clif Cheeks, to recommend preliminary/final plan approval to the Supervisors at their regular meeting to be held on July 31, 2019 at 6:00PM. Supervisor Christine Vought was present and suggested that the Supervisors were having a special session earlier than their regularly scheduled meeting and there was a possibility they would be able to review this at the meeting at that time. She would look into that.

**WILLIAMS SUBARU OF ATHENS, PA #19-01**

Marc Maser of Maser Engineering presented eight copies of an application for a Preliminary Plan dated June 10, 2019 for a Land Development. The applicants, Dalton and Randy Williams of Williams

Auto Group, were present also for a proposed 22,000 sq. ft. auto dealership to be located at 1730 Elmira Street, in a Commercial District. Mr. Maser also submitted a Land Development application, Erosion and Sediment Control Narrative dated June 10, 2019, and copies of the Post Construction Storm water Management Report dated June 10, 2019 and the copies of the Zoning Variance Application for two additional Variances before the Athens Township Zoning Hearing Board and appropriate fees.

Check #8454 from Williams Subaru in the amount of Three Thousand One Hundred fifty and no/100 (\$3,150.00) Dollars for the filing fee; along with Check #8455 from Williams Subaru in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee; and Check #8457 from Williams Subaru made payable to the Bradford County Treasurer for the Bradford County review fee was received by the Zoning Office on June 10, 2019 (receipt dated June 11, 2019).

Skip Schneider, the Township Engineer, was present to review the Land Development Plan and submitted his letter to the Planning Commission dated June 28, 2019, a copy of the review is hereby attached.

The Planning Commission reviewed the Plan and submitted the following list of deficiencies for a formal review along with the listed comments of Skip Schneider, the Township Engineer, as follows:

1. Need to remove "Subdivision" and state that it is a "Preliminary Land Development Plan" on the Cover Sheet.
2. Need to verify line parking space requirements.
3. A sidewalk is required along Clinton Street for Lot No. 1 on the Plan.
4. Need to show loading/unloading zone on the Plan.

It was agreed with Mr. Maser that the corrections would be submitted to the Township Engineer and the Zoning Office by July 15, 2019 so that the Planning Commission could formally review this application at a special session on July 22, 2019 at 7:00PM.

Motion by Ronald Reagan, second by Rebecca Miller, to approve the Minutes of April 1, 2019 as read, and motion unanimously carried.

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Meeting was adjourned at 9:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary