

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
July 22, 2019

The special meeting of the Athens Township Planning Commission was called to order on Monday, July 22, 2019 at 7:00PM by Chairwoman, Marion Carling.

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

WILLIAMS SUBARU OF SAYRE #19-02

Marc Maser, P.E., PMP of Maser Engineering, was present with the applicant Dalton Williams for Williams Auto Group and submitted eight (8) copies of an application for a four-lot Subdivision Plan Review dated July 15, 2019 prepared by Maser Engineering for Williams Subaru, a proposed auto dealership to be located at 1730 Elmira Street in a Commercial District. Documents were received by the Zoning Office on July 16, 2019 along with a Land Development Plan Review application. Mr. Maser stated that they had Scott Williams, PLS of Butler Land Surveying prepare a survey for this Plan dated July 15, 2019 and that pins had been set. He stated that Lot A is to become part and parcel to the adjacent lot of Nancy D. Williams, Trustee described as tax parcel number 9-20.24-099 in Bradford County Deed Book to form a single lot of 35,880 square feet (0.82 acre).

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

1. Lot "A" is to become part and parcel to the Nancy Williams Trustee lot.
2. The acknowledgment statement needs to be signed by the developer.
3. Lot 3, the northeast corner, the setbacks need to be changed to be fifteen (15) feet on the Plan.

Motion by Rebecca Miller, second by Jason Rogers to recommend Preliminary/final plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on July 31, 2019 at 6:00PM and motion unanimously carried.

WILLIAMS SUBARU OF SAYRE, PA #19-01

Marc Maser of Maser Engineering presented eight copies of an application and revised Preliminary Land Development Plan dated July 15, 2019. The applicant, Dalton Williams of Williams Auto Group, was present along with Willy Rowe, Project Manager, and Scott Williams of Butler Land Surveying for a proposed 22,000 sq. ft. auto dealership to be located at 1730 Elmira Street, in a Commercial District. Mr. Maser submitted a revised Land Development application, revised Erosion and Sediment Control Narrative dated July 15, 2019, and revised Post Construction Storm water Management Report dated July 15, 2019.

Skip Schneider, the Township Engineer, was present to review the Land Development Plan and submitted his letter to the Planning Commission dated July 19, 2019, a copy of the review is hereby attached and referred to as part of the review of the Planning Commission.

Mr. Maser stated that the Land Development Plan does not have the variance for the drive on Clinton Street since it is scheduled to be considered by the Athens Township Zoning Hearing Board at their regular meeting on July 23, 2019.

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

1. In Skip Schneider's letter dated July 19, 2019, numbers 2 through 5 and 9 must be completed before construction can commence and prior to obtaining a building permit.
2. Number 6 through 8 are deficiencies and must be completed prior to the Supervisor's meeting to be held on July 31, 2019 at 6:00PM.
3. Under General comments: all five numbers must be addressed.
4. The Plan needs to be signed by the developer.

Motion by Ronald Reagan, second by Rebecca Miller, to recommend approval to the Supervisors for their meeting to be held on July 31, 2019 at 6:00PM contingent on the revisions being received and approved by Skip Schneider, Township Engineer, by Thursday, July 25, 2019.

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

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Meeting was adjourned at 8:40PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary