

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 5, 2019

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 5, 2019 at 7:03PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Rebecca Miller, Ed Reid, Zoning Officer, 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.

JACK/ELLA BELLES #19-04

Scott S. Williams, PLS of Butler Land Surveying, LLC was present along with applicants Jack and Ella Belles for a two-lot subdivision located on McCardle Road, zoned Agricultural District. Mr. Williams submitted eight (8) copies of a survey plan dated June 10, 2019 and received by the Zoning Office on June 19, 2019 along with a Project Narrative, copy of the Deed, Notarized copy of an Acknowledgement of Pre-Existing Structures on Lot #5 dated June 18, 2019 and a Non-Building Waiver from Bradford County Sanitation.

Project Narrative states that this is a one-lot subdivision of lands of Jack and Ella Belles of a 106-acre parcel described in Bradford County Deed Book 319 at Page 767. Proposed Lot 5 (15.00 acres) is occupied by a house with on-site septic and water supply systems. Lot 1 is the remaining land. It is vacant and for agricultural use at this time. Lots 2-4 were previously conveyed. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Check #379 from Ella K. and Jack Belles dated June 13, 2019 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee was received by the Zoning Office on June 19, 2019 along with Check #380 made payable to the Bradford County Treasurer for the Bradford County review fee in the amount of Twenty-five (\$25.00) Dollars.

Motion by Jason Rogers, second by Ronald Reagan, 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 Jason Rogers, to recommend preliminary/final plan approval to the Supervisors at their regular meeting to be held on August 28, 2019 at 6:00PM. Motion unanimously carried.

BARRETT, EDWARD/DEANNA & VERDERESE, WILLIAM/JOANN #19-05

Scott S. Williams, PLS of Butler Land Surveying, LLC was present along with applicant Edward Barrett for a three-lot subdivision located on Weaver Road, zoned Agricultural District. Mr. Williams submitted eight (8) copies of a survey plan dated July 11, 2019 along with a Project Narrative, copy of a Deed and received by the Zoning Office on July 15, 2019.

Project Narrative states that this is a three-lot subdivision of a 14.35 acre parcel described in Bradford County Inst. 200112333.

Proposed Lot 7 (8.01 acres) is occupied by a house with an on-site septic system and water supply. Backup perc testing has been performed on this lot. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400g/day).

Proposed Lots 8 & 9 (2.88 acres and 3.46 acres) are vacant and have percolation testing as shown. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400g/day).

The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Check #3277 from Urban Connection/Deanna or Edward Barrett dated July 15, 2019 in the amount of One Hundred seventy-five (\$175.00) Dollars for the filing fee was received by the Zoning Office on July 16, 2019 along with Check #3279 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the County review fee.

Motion by Rebecca Miller, second by Jason Rogers 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 Rebecca Miller to recommend preliminary/final plan approval to the Supervisors at the meeting to be held on August 28, 2019 at 6:00PM. Motion was unanimously carried.

HUNSINGER, JOHN F./THERESA Y. #19-06

Tricia Benish of Bruce Benish Surveying was present along with the applicants John and Theresa Hunsinger for a two-lot subdivision located on Chamberlain Road, zoned Agricultural District. Mrs. Benish submitted ten (10) copies of a survey plan dated June 28, 2019 along with a Project Narrative, copy of a Deed received by the Zoning Office on July 3, 2019 and a Request for Planning Waiver & Non-Building Declaration received this date on August 5, 2019.

Project Narrative states that the purpose of the subdivision is to divide the parent tract of 76.87 acres into two parcels. Lot 3 of 1.99 acres has a house, well and on-lot septic system. The residual parcel of 74.88 acres will be continued for agricultural purposes. Surrounding properties are residential and agricultural. The area is zoned Agricultural.

Check #3101 from Bruce Benish Surveying dated July 3, 2019 was received by the Zoning Office on July 16, 2019 (date of receipt) in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #3102 dated July 3, 2019 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the County review fee.

Motion by Rebecca Miller, second by Clif Cheeks to review the Plan for preliminary/final plan approval, and motion unanimously carried. A checklist was completed and there were no deficiencies.

Motion by Clif Cheeks, second by Rebecca Miller to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on August 28, 2019 at 6:00PM, and motion unanimously carried.

Motion by Ronald Reagan, second by Rebecca Miller, to approve the Minutes of July 22, 2019 as read, and motion unanimously carried.

Meeting was adjourned at 7:50PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

