

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
December 11, 2019

The regular meeting of the Athens Township Planning Commission was called to order on Wednesday, December 11, 2019 at 7:00PM by Chairwoman, Marion Carling. Ms. Carling explained that this meeting had been postponed from the regular date due to inclement weather.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Rebecca Miller, Cindy Parrish, Assistant 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.

SAYRE VALLEY, LLC #19-07

Chris Oleniacz, Project Manager of JHA Companies was present along with Tom Collins of the Guthrie Clinic for a two-lot subdivision located at 2900 Elmira Street, zoned Commercial District. Mr. Oleniacz submitted eight (8) copies of a survey plan dated October 4, 2019 and received by the Zoning Office on November 8, 2019 along with an Application for Review of a Subdivision, Project Narrative, copy of the Deed, Notarized Power of Attorney from Guthrie Clinic to JHA Companies, Request for a Waiver, Notarized Plan Acknowledgment Statement, Notarized Power of Attorney to JHA Companies, utility Willing to Serve statements, and Restrictive Covenants between Sayre Valley, LLC and The Guthrie Clinic.

Project Narrative states that this project consists of a two-lot subdivision of an existing parcel of land owned by Sayre Valley LLC, being denoted as Bradford County Tax ID #09-007.10-041-000. The existing parcel of land consists of 20.95 acres of land. Lot 1 being the remaining lands will consist of 11.57 acres of land.

Lot 2 is the intended portion to be conveyed to the Guthrie Clinic which will consist of 9.38 acres of land. This lot contains the former Kmart. The new boundary line is defined by an existing party wall on the north. The project site is zoned Commercial.

There will; be a recorded ECCR Agreement that will be effective upon closing. The ECCR shall set forth cross easements across both parcels for ingress and egress, parking, any common utility facilities, common utility facilities, common areas, and maintenance of the retention pond. Also, the pylon signage will be for the benefit of both properties with Guthrie having the current Kmart panel and there will be an agreement for shared services for landscaping, sweeping/cleaning, snow removal and salting. A party wall agreement

will be entered into separately given the party wall between the former Kmart building and the shopping center.

The intended purpose of this subdivision is to acquire the former Kmart, as Guthrie intends to move certain clinical departments to this location in order to grow their services in order to help meet community needs.

Check #10635 in the amount of One Hundred fifty (\$150.00) Dollars from JHA Companies dated November 8, 2019 was received on November 8, 2019 by the Zoning Office for the filing fee along with Check #10636 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

There was a discussion concerning the ATM on the premises, and Mr. Oleniacz stated this was a lease through the current owner and conveyance would be up to the present owner. He also stated it was projected to take 12 to 18 months to construct from this date.

Mr. Steinfeld was present from the Athens Township Volunteer Fire Department and requested a Knoxbox installed on the business.

Motion by Ronald Reagan, second by Rebecca Miller, 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 their regular meeting to be held on December 18, 2019 at 6:00PM, and motion unanimously carried.

Motion by Ronald Reagan, second by Rebecca Miller, to approve the Minutes of September 9, 2019 as read, and motion unanimously carried.

Meeting was adjourned at 7:38PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

