

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 5, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 5, 2021 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, and Rebecca Miller. Jason Rogers and Ron Reagan were not in attendance. Secretary, Cindy Parrish, Zoning Officer, Ed Reid were also in attendance. William Schneider from TRC Companies, Inc. was also present as the township's review engineer. A sign-in sheet with all others present is included with these minutes.

**Lowe's Home Centers, Inc.**

Luke Mauro from Solli Engineering attended via GoMeeting (virtual) to present the Preliminary/Final Land Development for an addition to the current Lowe's on Elmira Street which would be used to provide tool rental services. Mauro stated that the new area would include a 3200 sq. ft. indoor area and a 1500 sq. ft. fencing enclosed area on the south side of the existing building. 15 existing parking spaces would be utilized for larger rental items. Overall parking on site will be reduced by 30+/- spaces, and they will be seeking a variance for the required number of parking spaces. A previous variance for parking had been granted in 2004.

Motion by Miller to review the plan, second by Cheeks, and the motion carried. The plan was reviewed.

Motion by Cheeks, second by Miller to recommend the plan for approval with the following deficiencies:

1. Need to obtain variance for parking
2. Need an Improvement Agreement
3. Need an Improvement Guarantee
4. Need owner's signature block on plans
5. Add Preliminary/Final to the plan sets
6. Address Schneider's comment letter

Motion carried.

**JLM Real Estate Investment, LLC**

Chris Karelus from JHA Companies was in attendance to present the Preliminary/Final Land Development for Mavis Tire Centers, LLC on Elmira Street. Bradford County Planning has issued a new address for

the property that differs from what is on the application. The new address will be 2267 Elmira Street. Karelus stated that Mavis deals with tires only as he explained the project. He noted that no big trucks will be on site. The main drive aisle will be adjusted to 25' instead of the 22' depicted on the plan, and a timber guard rail will be added at the rear of the property. Schneider discussed his review comments with the Planning Commission. His comment letter is included with these minutes. Karelus stated that a survey sheet will be submitted and was delayed due the excess snowfall over the winter. Discussion was held between the engineers regarding storm water requirements, HOP, and drive aisles. Ed Davis from JLM Real Estate stated that Mavis only gets about 30 customers/day.

Motion by Miller to review the plan, second by Cheeks, and the motion carried.

The plan was reviewed.

Motion by Miller, second by Cheeks to recommend Preliminary/Final Plan approval with the following deficiencies:

1. Provide 15x70 loading zone
2. Address engineer's comment letter
3. Add Preliminary/Final to the plans
4. ADA spaces need to be 10x20
5. Need owner's and professional's signatures
6. Ensure that the sidewalk connects with Lowe's sidewalk
7. Driveway width needs to be 30' or receive a variance
8. Initial drive aisle needs to be at least 24'
9. Replace "Sayre Area School District" with "Athens Area School District"
10. Replace "Chemung Street" with "Elmira Street" on pg C1.01
11. Parking information needs to be changed to 16 required spaces +1/employee
12. Need bond for Final approval
13. Remove all signage dimensions from plan set
14. Need location and material of permanent monuments and markers
15. Need surveyor's original signature
16. Need Improvement Agreement and Guarantee

The motion passed.

**Bob Gage-GBT Realty Corp.**

Bob Gage from GBT Realty Corp. was present to discuss a possible new development on Front Street. They are subdividing and purchasing a 2

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acre parcel just west of Eaglewood Drive and want to put a 10,640 sq. ft. convenience market on the site. He stated he was looking for Planning Commission input. The project is permitted as a Special Exception within the Rural Center District. They will also seek a variance to decrease the required 56 parking spaces to 36 spaces. Discussion was held about the bond requirements. They will have on lot water and septic. Discussion was held about the application/hearing deadlines and the definition of "convenience market" in our Zoning Ordinance.

**Minutes**

Motion by Cheeks to approve the minutes from February 8, 2021, and March 8, 2021, second by Miller, and the motion carried.

Chairwoman Carling adjourned the meeting at 8:37PM as there was no other business before the commission.

The next Planning Commission meeting is May 3, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary