

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

June 7, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 7, 2021 at 7:04PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Ron Reagan, and Rebecca Miller, and Jason Rogers. Secretary/Asst. Zoning Officer, Cindy Parrish, Zoning Officer, Ed Reid, and William "Skip" Schneider of BOW Renewables were also in attendance. A sign-in sheet was available for all others in attendance and is attached.

**Betty Jane/Clifford Evans:**

Bruce Benish of Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Elmira Street. Cindy presenting the Planning Commission and Benish with a letter (attached) from solicitor John Thompson regarding the proposed subdivision and the creation of 2 nonconforming lots. Benish explained that a subdivision was previously done on the property in 1988. He presented an old survey/subdivision map. Sandra Sefcik, the daughter of the applicants, said that it was never filed and explained that they just want to split her parents' property. Discussion was held about the township's involvement at the time. Carling explained that we need to see if the subdivision was ever approved. Discussion about the grandfather clause and its application ensued. Carling stated that we need proof that it was approved back then. Cindy will search Digital Drawer, and Sefcik will look through her records to see if any records can be located.

The applicants' family asked about turning the office building to residential. Reid explained that it's been commercial for over a year and can't be converted to a residential use in a commercial district. Discussion turned back to the original survey and the recording. Reagan mentioned that the 1988 survey was pre-zoning. Seeking Zoning Hearing Board approval for a variance was discussed. Cheeks stated that the Supervisors would still be the ones to decide whether or not to approve the subdivision even if a variance was granted. Reagan talked about future commercial development and why the lot widths would affect that. Benish explained ZHB to the applicants' family. No action was taken and the applicants' family left.

**Smith, Mary F:**

Benish presented the 2-lot subdivision on Sutliff Hill Road. He stated that this lot would be for agricultural and hunting purposes. Discussion about the need for a non-building waiver from Sanitation occurred. Benish said that they are currently waiting on that waiver.

Motion to review was made by Miller, seconded by Reagan. Motion passed unanimously. The plan was reviewed.

The following deficiencies were found:

1. Need to add cartway widths to the plans
2. Need non-building waiver from Sanitation

Motion to recommend approval upon the resolutions of deficiencies was made by Cheeks, seconded by Miller. Motion carried unanimously.

Benish will come in to note/initial the cartway widths on the plans.

**Dandy Mini Marts #16:**

Chris Wood from Hunt Engineers was in attendance to present the Preliminary Land Development for the addition of a drive-thru on Elmira Street. Carling stated her concern over the ownership of the property right next to Cole Street as the plans showed the scope of work going beyond the property line. Wood explained that the property in question is the township right of way. Parrish stated that Susan Seck (Roadmaster) was ok with the proposed work being done in the right of way. Discussion was held about parking spaces along Elmira Street being within the required setback. Wood said he can work around that issue if necessary. Concerns about the filling of the fuel tanks were addressed.

Sandra Sefcik and family returned to the meeting at 8:01PM.

Concerns were brought up about potential noise issues, and Wood will look into it. Screening was discussed. The narrowing of the driveway that close to Elmira Street were mentioned. Miller mentioned the traffic on Cole Street, especially when the 2 school busses come through. A driveway permit will be obtained as discussed by Schneider and Wood. Impervious coverage will not change per Wood and Schneider. Schneider stated that the storm water calculations should be updated to reflect only the property and not the right of way. Schneider read his comments for the Commission, and discussion was held about them. Willy Rowe stated the propane cylinders will be moved, most likely to the southern side of the building. Signage was addressed. Reagan still had concern about the safety at the kerosene pump with a drive-thru lane right there. Wood stated that he will have everything addressed and submitted to the township by June 14, 2021.

Motion to review that plan was made by Reagan, seconded by Miller. Motion carried unanimously. The plan was reviewed, and the following deficiencies were found:

1. Need to address the review engineer's comment
2. Need driveway permit for Cole Street entrance
3. Provide 4' solid fencing at the top of the slope along the area from the order kiosk towards Cole St.
4. Add tax parcel # to map
5. Add right of way and pavement widths to map
6. Label monuments and markers
7. Acknowledgement statement needs to be signed
8. Need all signatures
9. Remove the 5 parking spaces along Elmira St.
10. Add location of propane tanks to map

Concerns over the refueling process and kerosene pump location in regards to safety were noted.

Motion to recommend approval with the noted deficiencies was made by Rogers, seconded by Miller. Motion carries unanimously.

Sefcik spoke again and submitted letters that she claimed showed that the subdivision was approved by the Supervisors. Those letters are attached to the minutes. Parrish will speak to solicitor Thompson to see how to proceed.

**Minutes:**

Motion to approve the minutes from April 5, 2021 was made by Miller, seconded by Cheeks. Motion carried unanimously.

Motion to approve the minutes from May 3, 2021 was made by Miller, seconded by Cheeks. Motion carried with Rogers and Reagan abstaining as they were absent from that meeting.

Discussion was held about having another meeting for ordinance updates. Planning Commission will meet on June 24, 2021 at 7PM without Chris Wood. Parrish will remind solicitor Thompson about our outstanding ordinance questions.

Chairwoman Carling adjourned the meeting at 9:03PM.

The next Planning Commission meeting is July 12, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

