

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
February 7, 2022

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 7, 2022 at 7:03PM by Chairwoman, Marion Carling.

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

Sayre Assisted Living Facility (Sayre Healthcare, LLC) Final Land Development plan:

Chris Oleniacz from JHA Companies presented a Final Land Development plan for the Sayre Assisted Living Facility located at 201 Keefer Lane (behind the Sayre Healthcare Nursing Home).

Oleniacz explained that he's submitted the previously approved preliminary plan set with the added as-builts so that Sayre Healthcare can obtain their Certificate of Occupancy for the newly constructed building. Schneider stated that the plan are in general conformance. Although no walkthrough of the site was completed by the Zoning Office and Schneider, he did drive through the property and said that water is flowing in accordance with the plans and utilities are placed as noted. Schneider went through his comment letter (attached). He noted that a verification of the previous sewer will-serve letter may be needed as capacity was in question at the time of preliminary approval. Questions about different owner blocks/addresses were discussed. Schneider said the dumpster doesn't have gates; plantings are in place but not mature. Miller noted that the adjacent property to the north just sold this weekend. No need to change that ownership on the plan set was found. Discussion was held about recording the plans and what sheets are typically recorded was held. Reid suggested recording the cover sheet through sheet C-104 and C-900 and C-900.01. Oleniacz asked if he can put the engineering statement on the as-built rather than the cover sheet, and Schneider said that it wouldn't matter.

Motion to review the plan was made by Miller and seconded by Rogers. Motion carried.

The plan was reviewed and the following deficiencies/comment were found:

1. Verify the 2018 sewer will-serve letter is still valid
2. Verify correct owner address(es) in signature blocks

3. Provide Zoning classification for parcels on the plans (as-builts)
4. Add engineer statement to plans (as-builts) that all PCSM was built in accordance with the approved stormwater design
5. Provide NOT approval for the NPDES permit when available

Comments:

1. Recommend only recording the plan set up to and including sheet C-104 and sheets C-900 and C-900.01
2. Recommend screening the dumpster with a gate

Motion to recommend approval with the noted deficiencies and comments was made by Cheeks, seconded by Miller. The motion carried.

Approval of Minutes:

Motion was made by Cheeks and seconded by Rogers to approve the minutes from January 10, 2022 as written. Motion carried.

Correspondence:

All correspondence was reviewed individually by the members.

Chairwoman Carling adjourned the meeting at 7:50PM as there was no further business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary