

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 7, 2022

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 7, 2022 at 7:02PM 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.

**IR Federal Credit Union** Preliminary Land Development plan:

Jeff Nason from Civil and Environmental Consultants, Inc. (CEC) presented a Preliminary Land Development plan for the IR Federal Credit Union (IRFCU) to be located at 15 McDuffee Street (the old Flowers by Julius property and the adjacent vacant lot).

Nason explained that plan design, storm water mitigation, and showed the architectural design as well. Carling turned the discussion over the Schneider to review his comment letter (attached). He stated that a variance would be needed to have the storm water facilities in the front yard setback. All other comments pertained to SALDO requirements, and those comments were discussed. It was noted that Schneider's letter addressed McDuffee Street as a township road when it is a PennDOT road. Reid stated that his notes and comments were on the checklist.

Nason mentioned that they'd like to get started as quickly as possible but will be held up slightly as he submitted the plans to the township first for review before submitting to PennDOT and the Conservation District. Schneider noted that, currently, the project is located on two separate parcels and no plans to make them part and parcel have been submitted. Tom Mitchell from IRFCU stated that they can't combine the properties until they close on the sale. Carling said that we will need them to be made part and parcel. Discussion was held about the overlap of Reid and Schneider's comments. The list of comments that will need to be addressed are as follows:

1. Need bearings and distances and adjacent zoning on plans
2. Need location and material of all permanent monuments and markers
3. Need acknowledgement statement with signature of surveyor, certifying that monuments and markers shown have been set, including the date they were set
4. Need lighting plan

5. Need to address all comments from Schneider's letter—noting that comments about McDuffee Street as a township road should be reworded to reflect that it is a state roadway.

Carling stated that the list is long, and she would like to see most of the comments addressed before doing a formal review of the plan. **No formal review was done.** Corrected plans will need to be submitted to the township and electronically to Schneider by March 28, 2022 to be on the April 4, 2022 agenda. Nason said he will submit them by then.

**Approval of Minutes:**

Motion was made by miller and seconded by Cheeks to approve the minutes from February 7, 2022 as written. Motion carried.

**Proposed zoning fee schedule changes:**

Discussion was held about the proposed changes to the Zoning fee schedule and whether or not to look at them again to address concerns of the Supervisors, particularly the residential fees and temporary permit fees. Carling will have Parrish request that this issue be put on the agenda for the next Supervisors meeting for discussion.

**Correspondence:**

All correspondence was reviewed individually by the members.

Chairwoman Carling adjourned the meeting at 7:58PM as there was no further business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary