

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 1, 2023

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 1, 2023 at 7:00PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Ron Reagan, Bob Petruschak, Rebecca Miller, Secretary, Cindy Parrish, and Zoning Officer Ed Reid. Township engineer Skip Schneider was also in attendance. Matt Cooper arrived at 7:05PM.

Bouchard, Brian/Sayre Lodging Associates: Sketch Plan for a restaurant (Dairy Queen) on Elmira Street

Brian Bouchard from CHA Consulting presented a sketch plan for Sayre Lodging Associates for a proposed Dairy Queen at 2775 Elmira Street (the Candlewood Suites site). He noted that the approved 2014 land development for the hotel include a pad site for a restaurant. Most utilities and drainage were already addressed in those previous plans. There will be approximately 170 shared parking spaces for the hotel and restaurant site. Approximately 130 will remain for the hotel and 41 for the proposed restaurant. Discussion was held about the drive thru lanes. Schneider inquired about the previously approved versus proposed green space in the parking area. Conversation continued as to what the Planning Commission would like submitted with the plans. Bouchard stated that they hope to submit within the next few months and to start development this Fall. Discussion continued regarding several design features.

IR Federal Credit Union: Modifications to Preliminary Land Development

Jeff Nason from CEC presented modifications to a previously approved preliminary land development for a credit union to be located on McDuffee Street. He explained that financial constraints forced some design changes to the site plan. The McDuffee Street access was moved 150' east from the original design. The building will be reduced from 9300 square feet to 800 square feet. The impervious coverage will increase from 49%-50%. The underground storm water was modified slightly but will remain in the same place. Nothing will change on the Elmira Street access design, but PennDOT will be requiring that driveway to be a "right in/right out only" access. Discussion was held about drive aisle widths. Reid stated that one aisle needs to be 30', or they should seek a variance. Discussion about parking and traffic flow continued. Discussion was held about a waiver request for having no sidewalk on McDuffee Street. Reid mentioned that the EV charging stations need to meet ADA requirements now. Schneider reviewed his

comment letter. Stop signs and one way arrows will be added to the plans for the parking area.

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Motion to review the plans was made by Reagan and seconded by Cooper.
Motion carried unanimously.

The plan was reviewed and the following deficiencies were found:

1. Need owner's signature
2. Need waiver for sidewalks on McDuffee Street or they need to be added to the plan
3. Need surveyor's signature on acknowledgement statement
4. Need developer's signature
5. Need updated PennDOT HOP
6. Need preliminary copy of the storm water maintenance agreement
7. Need "Preliminary" listed on the cover
8. Need signed and sealed storm water report/plan
9. Need letter from IR requesting modifications to previously approved plans
10. Need lighting plan
11. Need to make one exterior drive aisle compliant with the ordinance

Motion to recommend preliminary approval with the listed 11 deficiencies was made by Cooper, seconded by Reagan. Motion carried unanimously.

Minutes:

Motion to accept the minutes from April 3, 2023 was made by Miller and seconded by Petruschak. Motion carried unanimously.

Zoning/SALDO updates

Reid handed out copies of the Bradford County solar ordinance updates. Discussion will be held at a later date as formatting issues are still being addressed.

Correspondence

Commission members reviewed the correspondence file individually.

Chairwoman Carling adjourned the meeting at 8:55PM as there was no other business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary