

ATHENS TOWNSHIP PLANNING COMMISSION
January 10, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 10, 2011 at 7:05PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Ty Reynard, Martha Brennan, Jean Stromick, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Clif Cheeks was absent. Sign-in sheet was available for all others present.

Arthur-Water Impoundment #11-01

Brian Davis of Chesapeake Appalachia, LLC presented 8 (eight) copies of a Preliminary Land Development Plan dated October 9, 2010 and received by the Athens Township Zoning Officer on October 18, 2010 for a land development located on Murphy Road off Sunnyfield Drive for a parcel which is owned by Arthur E./Marolyn Cole of 2812 Sunnyfield Drive, zoned Agricultural.

Project Narrative states the Chesapeake Appalachia LLC is proposing this centralized Arthur Temporary Water Impoundment facility to hold fresh water to aid in the development of individual Marcellus Shale natural gas wells. Fresh water will be transported from permitted water sources and held at the facility until needed for stimulation of wells. This facility will remain in use for approximately ten years.

Currently, Chesapeake Appalachia LLC has a Surface Use Agreement with the stated owners that gives Chesapeake Appalachia LLC exclusive right to build a water impoundment on said lands, together with all rights necessary or convenient for use of the water impoundment in connection with the oil and gas operations within the Marcellus Shale. Chesapeake Appalachia, LLC will be the sole operator of the proposed temporary Arthur Water Impoundment, and the access to the proposed site will be along Murphy Road (T-323).

The adjacent lots to the north, east and west of the site are Agricultural in use; with a parcel to the South zoned Woodland Conservation. A Conditional Use hearing was held by the Athens Township Supervisors on December 14, 2010 and approved the use for the site with the condition that Chesapeake submit plans for a land development.

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The Water Impoundment will have no buildings constructed on this site. There are currently two proposed islands with four load out stations. Design storage for the site will be approximately thirteen point six million gallons. The perimeter of the site will be surrounded by a six foot chain link fence for security purposes. The anticipated date of construction will be immediately following approval by the Athens Township Supervisors. Construction will take approximately two months.

The estimated cost of development will vary depending upon what requirements are placed on the site by the various review agencies. The facility will not be for public use nor will the public be allowed to access the site, therefore no financial security is needed nor is there a need for an itemized cost estimate.

Per Section D of the ESCGP-1 application, no post construction storm water management computations are required. All runoff will be handled by the pond itself or the gravel loading/unloading area which will act as a filtration bed. Areas disturbed during construction of the project will be restored through seeding and mulching. Upon completion of all pad sites using this impoundment, area to be used as part of the impoundment operation will be restored to its original contour.

Brian Davis stated that there is no lighting proposed on the property and that if any lighting was needed, it would be temporary in nature with the use of generators and portable lighting. A driveway permit and posting and bond of the road are still required. He stated that Murphy Road will need to be upgraded before any water trucks can travel on it, and that is proposed to be completed.

Check #365 of Brian J. Davis in the amount of Two Hundred (\$200.00) Dollars dated October 18, 2010 for filing fees along with Check #366 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee was received on October 18, 2010.

Motion by Ty Reynard to review the application for preliminary plan approval, second by Jean Stromick, and motion

unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to show setback lines on the Plan.
- 2) Right-of-way needs to be shown as 33 feet, not 33.5 feet as it reads on the Plan, and needs to show the pavement width on the Plan.
- 3) Need to show location of all material monuments and markers on the Plan.
- 4) Need acknowledgment statement of Engineer that monuments and markers on the Plan have been set.
- 5) Need raised seal of Engineer on the Plan.
- 6) Need to show location of any port-a-johns on the Plan.
- 7) Need Highway Occupancy Permit and also posting and bonding of Murphy Road.
- 8) On Page 3 of the Plan, water lines are shown as six feet and need to be shown as six inches.
- 9) Requirements for driveway should be 30 feet, and Plan shows 24 feet; will need to apply for a Variance.

Motion by Ty Reynard to recommend preliminary plan approval to the Supervisors at their meeting to be held on January 26, 2011 contingent upon resolution of deficiencies, second by Martha Brennan, and motion unanimously carried.

W.Christopher, Jr./Lori Sutton

Bruce Benish of Benish Surveying, along with the applicant, W. Christopher Sutton presented eight (8) copies of a survey plan dated December 20, 2010 and received by Athens Township on December 27, 2010 for a two-lot subdivision located on Beaver Pond Road and Braddock Road, zoned Woodland Conservation. Upon reviewing the survey plan, it was noted that the minimum lot width was not in compliance with the SALDO requirements. Therefore, the applicant chose to resubmit a survey plan with some reconfiguration in order to meet the requirements and would postpone review of his application until the next regular meeting of the Planning Commission on February 7, 2011.

Jeffrey E./Jean B. Barber #11-02

Dennis Rialland of Navarro & Wright Engineers, Inc. along with the applicant, Jeffrey Barber, presented eight (8) copies of survey plan dated September 27, 2010 and received by the Athens Township Zoning Office on December 27, 2010. The applicant proposes a two-lot subdivision located on Reagan Road, zoned Agricultural. Mr. Rialland states that the applicant proposes to divide the parcel into two lots, one containing an existing residence and well and that sewer perc tests have been done. Don Wright proposes to purchase the lot contiguous to the Barber property and was present as well. The existing fencing will stay and no proposed driveway is planned.

No project Narrative was submitted. A copy of the parent tract Deed was submitted along with a Sewage Facilities Planning Module.

Check #338 from Jeffrey E. and Jean B. Barber dated October 7, 2010 in the amount of One Hundred twenty-five (\$125.00) Dollars was received on December 27, 2010 along with Check #339 from Jeffrey E. and Jean B. Barber in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Ty Reynard to review for preliminary/final plan approval and motion unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) Need to provide a Project Narrative.
- 2) Need to show pavement width on the Plan.
- 3) The 33 feet right-of-way needs to be shown on the Plan.
- 4) The Plan needs to be revised with the statement of surveyor regarding the marking of pins.
- 5) Need an acknowledgement statement on the Plan along with the applicant's signatures.
- 6) All copies will need original ink signatures and a raised seal of surveyor.

Motion by Martha Brennan to recommend preliminary/final plan approval to the Supervisors at their meeting on January 26, 2011 contingent upon resolution of deficiencies, second by Jean Stromick, and motion unanimously carried.

L. Enterprises, Inc. #11-03

James Gensel, P.E., with Fagan Engineers and David Lubin of L. Enterprises, Inc. presented a Sketch Plan of a proposed multiple family development located on Lot #4 of the Valley Business Park on Wilawana Road. The proposed project will consist of up to 150 apartments and townhomes depending on the final layout of the site. A location map depicting the project site and a Concept Plan were presented for review. Mr. Gensel stated that this is proposed for two parcels of just over fifteen (15) acres. Public sewer and public water of sufficient capacity would be available to the site. He explained that this sort of housing was needed and would serve as a desirable buffer between an industrial and commercial location and is a prime site for the project. He stated that there is Floodplain and Floodway within the location and is mostly contained in the tree line. There are four-unit townhouses, eight apartment units - four up and four down, 2-bedroom units, or 1-bedroom units with a study, and two end units have garages. It is planned to build this in phases. It is proposed that they would all be rental units. It was stated that this project will require Conditional Use approval from the Supervisors for cluster housing. A zoning Variance is required for density and a Map Amendment from the Supervisors would be required for the parcel zoned Agricultural. Following review of the proposed project, the owner and developer, Mr. Lubin stated he would begin the process for the approvals which are needed from the Township to proceed with the land development.

Election of Officers

Motion by Ty Reynard to leave the officers as presently serving - Scot Saggiomo, Chairman and Clif Cheeks as Vice Chairman, second by Martha Brennan, and motion was unanimously carried.

Correspondence was reviewed.

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Motion by Ty Reynard to approve the Minutes of December 6, 2010 as read, second by Jean Stromick, and motion unanimously carried.

All members were reminded of the special meeting which is scheduled on Tuesday, January 18, 2011 at 7:00PM to review the plan for the Chesapeake application for the facility on Mile Lane Road.

The meeting was adjourned at 9:25PM by Chairman Saggiomo as there was no further business to discuss.

Regular Supervisors mtg. - Jan. 26, 2011 - 7:00PM
Special Planning Comm'n mtg. - Jan. 18, 2011 - 7:00PM
Regular Planning Comm'n mtg. - Feb. 7, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
January 18, 2011
Special Meeting

The special meeting of the Athens Township Planning Commission was called to order on Monday, January 18, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on January 11, 2011 to review the documents which had been submitted for this application and that no decisions were made at that time.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Ty Reynard was absent. Sign-in sheet was available for all others present.

Chesapeake-Athens Office Complex #11-04

David Young, P.E. for Larson Design Group, presented 8 (eight) copies of a Preliminary Land Development Plan dated December 22, 2010 and received by the Athens Township Zoning Officer on December 27, 2010 for a land development located on Lamoka Road and Mile Lane Road, zoned Industrial. The following documents were submitted along with the Plan: Project Narrative; Copy of Deed; Copy of Power of Attorney letter; Erosion and Sediment Control Narrative and Drawing; PCSM Narrative and Drawing; "Will Serve" letters for water, electric, gas, and Verizon; Fire Chief approval of Plan from Athens Township; Copy of the NPDES Notice of Intent Application and narrative/calculations; copy of the Wetlands Report; new Driveway Application; PNDI Report, and Phase 1 Construction Schedule/Project Cost Estimate, along with the required fees for filing and review.

Check #078978 from Larson Design Group dated December 20, 2010 and received by Athens Township on December 30, 2010 in the amount of Two Thousand Seven Hundred (\$2,700.00) Dollars was received for filing the land development plan, and Check #078979 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee was received by Athens Township on January 4, 2011.

Project Narrative states the purpose of this project is to construct the first phase of the Athens Office Complex which includes contractor's offices, a shop building and associated parking, utilities and site amenities to service these

buildings. This project will be the first of five phases and will occupy 18.96 out of the 55.78 acre parcel.

Contractor's shops and yards are a permitted principal use in the industrial zone as listed in Section 308 of the Athens Township Zoning Ordinance, last revised in 2010. By definition in the Zoning Ordinance definitions and Section 422, a contractor's shop and yard includes office space, equipment repair facilities (indicated on the site plan drawing as a shop building) and storage area for building roadway or pipeline materials.

Access to the project will be gained through the installation of two new driveways on Lamoka Road. All necessary site utilities are available at the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. This set of drawings includes the water and sewer extensions design in full. Gas, electric and telephone extensions will be designed by the utility companies. Information shown on these plans for these services has been obtained from the respective utility companies.

The majority of the Phase 1 project site will be a gravel surfaced equipment laydown yard. Access to the yard will be through automated/card controlled gates in the chain link fence surrounding the laydown yard.

Storm water management will be handled through the installation of a subsurface drainage infiltration system.

As part of the zoning regulations, sufficient documentation is to be provided with the application for an industrial use project that the following performance standards be met:

1. Sound: The volume of sound created from the site shall not cause a nuisance to the adjacent uses. Most of the adjacent uses are either agricultural or abandoned. Noise created at the site is anticipated to be less than or equal to existing ambient noise levels.

2. Vibration: Vibrations should not be an issue outside of the property lines as most of the vehicle traffic is located toward the center of Phase 1. No other vibration generation is anticipated on the site.

3. Odor: There are no anticipated odors on this site.

4. Toxic or Noxious Matter: There are no anticipated toxic or noxious materials that would be generated on site.

5. Glare: There are no anticipated glare issues associated with this project.

6. Heat: There is no anticipated heat generating equipment that would operate at the property site.

7. Dust and Fly Ash: It is not anticipated that these particles would be emitted in any quantities that they would be detectable at the property lines.

8. Smoke: There are no expected emissions of smoke from the site.

9. Fire, Explosion, and Chemical Hazards: Safeguards shall be in place to protect against hazardous material spills. There will be no open burning of industrial waste materials. No hazardous materials will be stored in any significant quantity.

20. Radioactivity or Electrical Disturbances: There are no anticipated activities that would occur onsite which would create any radioactivity or electrical disturbance.

Because of its location and size of project, the project will require the following permits or approvals:

1. Driveway permits from Athens Township.
2. Erosion and Sedimentation Control Plan approval from the Bradford County Conservation District.
3. A NPDES General Permit for Earth Disturbance from the PA. Department of Environmental Protection.
4. Land Development approval by the Athens Township Planning Commission and Supervisors.

5. Building permits from Athens Twp. Zoning Officer.
6. Building permits from Code Inspections, Inc.

Sean Simon, on behalf of Chesapeake Appalachia, presented photos of the buildings which are proposed for the Complex and explained that this was a prototypical building for a Nomac facility and that they are pre-engineered metal buildings.

There were photos of the proposed building and a sample of another completed Nomac facility to view.

Dave Young presented the Preliminary Land Development Master Plan to the Planning Commission, and he explained that this was a 5-Phase project and that Chesapeake proposes to complete Phase 1 and 2 of the Plan and that Phase 3, 4 and 5 are for future development as needed.

Mr. Young stated that no subdividing of the property is proposed and that the subsidiaries will Lease from Chesapeake.

Following Mr. Young's review of the Plans, the Planning Commission questioned him concerning the following:

1) On Page C-3, the Township Driveway Permit needs to read Lamoka Road instead of Mile Lane Road.

2) On Page C-5, need 30-foot driveways, handicap space needs to be 10 ft. wide rather than stated 8 ft. wide.

3) The ten (10) spaces behind the building are not paved as shown.

4) The building area summary calculations do not match office spaces' calculations on Plan.

5) Would like first floor layout architectural drawings.

6) What is the height of the building? Mr. Young stated the shop is 38ft. high side, and Office 18 ft.4in.

7) Would need to come back to Planning for future parts of the Plan.

8) Where is the storm water conveyance swale going to?

9) On Page C-8, the arrow for manhole is pointing to nothing.

10) On Page C-11, need to show lighting impact to the road and other side of road, back and sides of property.

11) On Page W-4, what is the ten foot right-of-way for? Mr. Young stated it was for water line.

12) On Page S-4, the north arrow is the wrong direction on the Plan.

13) Will there be barbed wire on fences and what is the proposed height - need to be shown on the Plan? Mr. Young stated fences would be six feet. The fencing along the road would be slatted and barbed wire atop the fencing between entities to protect the property within the yard.

14) How will the gate be opened from trucks - how does card reader work? Mr. Young explained.

15) With no subdivisions planned, will need a variance from Zoning Hearing Board for signage.

Motion by Clif Cheeks to send the Preliminary Plan and documents to Skip Schneider of CEI Engineering for a Township review of the Plan prior to a review and recommendation of the Planning Commission for the Supervisors. The review should not include the review of the Athens Township Sewer Authority or the Aqua Pennsylvania water main extensions required for this Plan. The remaining phases as submitted would be reviewed by CEI Engineering without requiring a Planning meeting to forward the plans for review. Motion was seconded by Martha Brennan, and motion was unanimously carried.

Following a discussion of the Planning Commission and Attorney Thompson, it was stated that the applicant would not need to proceed to Zoning Hearing Board for a Variance if they submit the other phases as subdivision by lease.

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The meeting was adjourned at 8:15PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
February 8, 2011
Special Meeting

The special meeting of the Athens Township Planning Commission was called to order on Tuesday, February 8, 2011 at 6:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Ty Reynard was absent. Sign-in sheet was available for all others present.

Comment [E1]:

Walmart Supercenter 2208-01 #09-04

William (Skip) Schneider, P.E. of CEI Engineering presented a eight (8) copies of a Preliminary Plan dated January 19, 2011 for the Walmart Supercenter land development located at 1887 Elmira Street. Mr. Schneider stated that the last set of plans had been withdrawn in order to submit a new Land Development Plan utilizing the updated Athens Township Zoning Ordinance. The following items were received by the Township on January 24, 2011: (8) Preliminary Land Development Plans (Sheets 1-25); (8) Preliminary Subdivision Plans (Sheet 1); (8) Lighting Plan (Sheet 1); (3) Preliminary Drainage Report; (3) Response letter to comments from Larson Design Group dated 5/29/2009; (3) PA DEP Sewage Planning Exemption Approval; (3) Truck Turning Exhibits & (1) Athens Township Planning Commission Application.

Check #8126 from William W. Schneider, Jr. dated January 31, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for the review filing fee.

Mr. Schneider explained that the building was proposed to be constructed on the former Bob's Honda property. The parking had been modified that all spaces would be 10 by 20 with 25-foot drive aisles. The parking stalls in the back would be 15 foot wide - the dock was bumped out and fits the setback requirements. One trash compactor (recycling) would be located on the site instead of what was previously proposed. He explained that two more small storm basins had been added and two drywells for roof water discharge, taking half of the building for the roof discharge, which would increase the green space. There would be a storm water system around the perimeter

of the site and the capacity has been doubled of the storm water basin; the remainder of the earlier documentation submissions had not changed. He stated they had extended the entrance access to accommodate the new building. Drawings were submitted regarding the truck turning issues and he explained the drawings. Ed Reid asked if the truck area would be gated and Skip stated it would not be gated. There would be signage warning that there would be truck traffic in that area. It was suggested that possibly the associate parking could be placed in that area to discourage traffic in the truck area.

Chadd Lankford, Manager of Walmart, was present and explained that there were 189 associates working presently, and it is anticipated there would be 289 associates working at the proposed Supercenter. He said the maximum amount of associates in the new building at any one time would be 85.

Mr. Schneider explained that the interior partition walls of the new building would change when Walmart knows who the vendors would be. He also stated some extra landscaping had been added in the new Plan.

All three storm water basins will be fenced, wooden fencing at the front of the building and chain link fencing around the back basin. He also explained the emergency spillway for the storm water plan.

A lighting plan had been submitted, but Mr. Schneider explained that since the submittal, all external pole lighting was being switched to LED lighting so it will need to be resubmitted.

Clif Cheeks asked if Mr. Schneider would explain the Phasing of the construction process in relation to the present store. Mr. Schneider explained that he would need to know whether or not the Plan submitted was suitable to the Planning Commission so that he could move forward with a final plan for phasing. It would require meeting with the architects, and a number of other parties involved in planning the phasing proposal.

Mr. Schneider stated a full sidewalk was added on Winslow Street, and that a sign package would come from the architect once the Plan was approved to begin to construct. He also stated there was no plan for the Garden Center to be in the parking area and should be inside the building. He stated that an updated traffic study would need to be done with PennDOT, that the intersection would need to be updated for the HOP Permit, and he feels that it would be similar to what is presently located at Lowe's facility.

Chairman Saggiomo stated that the revised Preliminary Plan would have to be reviewed by an Engineer, and that the Planning Commission would make arrangements with an Engineer for this service. A retainer fee of One Thousand Five Hundred (\$1,500.00) Dollars would be required for the review fee.

Motion by Clif Cheeks, second by Martha Brennan to table the recommendation of the Planning Commission until the Plan had been reviewed by the Engineer, and motion unanimously carried.

Motion by Martha Brennan, second by Clif Cheeks to appoint Fagan Engineers to review the Walmart Plan, and motion unanimously carried.

The meeting was adjourned at 7:45PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
February 10, 2011
Special Meeting

The special meeting of the Athens Township Planning Commission was called to order on Thursday, February 10, 2011 at 6:06PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Martha Brennan and Jean Stromick were unable to attend. Ty Reynard was absent. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex, Phase I

David Young, P.E. of Larson Design Group was present along with the review Engineer for the project, William Schneider, P.E., of CEI Engineering. Chairman Saggiomo stated that there was not a quorum of the Planning Commission and therefore they would not be able to move forward with a formal review or recommendation due to the absences of the Planning members due to unforeseen circumstances. Mr. Saggiomo apologized to the applicant, the Engineers and those in attendance for the inconvenience and suggested that the Engineers move forward with their review and comments of the Plan submitted. David Young, P.E. of Larson Design Group, for and on behalf of Chesapeake Appalachia, submitted the following documents dated February 10, 2011 (the original Plan having been submitted on December 27, 2010 and signed on December 23, 2010):

- 1) Written responses to Comments letter from the review Engineer;
- 2) Overall Building Floor Plan drawing;
- 3) Copy of the Lease Agreement;
- 4) Preliminary Land Development drawing;
- 5) "Will Serve" letter for Gas
- 6) Copy of the Township Driveway Permit approval;
- 7) Water Company approval letter;
- 8) Fire Chief approval letter;
- 9) ProxPro Card Reader Spec;
- 10) Sewer Easement

The comment letter dated January 28, 2011 from William (Skip) Schneider, P.E. of CEI Engineering Associates, Inc. is hereto attached along with the responses of David Young, P.E. of

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Larson Design Group. Following the review of the Engineers, it was stated that Mr. Young and Mr. Schneider would get together to discuss any changes that would be required for the preparation of the next meeting of the Planning Commission for this Plan.

The meeting was adjourned at 8:00PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
March 7, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 7, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on March 1, 2011 to review the documents which had been submitted for this application and that no decisions were made at that time and was informational only. He also introduced Marion Carling as the new member of the Planning Board. Mrs. Carling had been appointed by the Supervisors to replace Ty Reynard who had submitted his written resignation due to work related commitments.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake-Athens Office Complex #11-04

John Belyea, P.E., Engineer for Larson Design Group was present on behalf of David Young, who was out of town, to discuss the changes that had been made to the Preliminary Plan for the land development. Skip Schneider, the Township review Engineer, was present as well.

On March 3, 2011 the following documents were submitted by David Young, P.E. of Larson Design Group:

- 1) Response to Comments Letter
- 2) Revised Site Plan drawings
- 3) Revised Erosion & Sedimentation Control Plan
- 4) Revised Storm water Management Plan
- 5) Waiver Request
- 6) Revised Cost Estimate
- 7) Valley Energy approval letter
- 8) Sewer Facilities Planning Module Application (Module 3 Status incomplete)
- 9) 11 x 17 Revised Site Plan drawings

Mr. Belyea explained that the only change to the Site Plan drawing was to extend the shop building forty-seven (47) feet and that there would be no other impact on the project. Mr. Schneider briefed the Planning Commission on his comments and deficiencies and discussion followed. There was a discussion of

the Planning Commission to their comments following the information from the Workshop session on March 1st along with the comments of Ed Reid, the Zoning Officer.

Chairman Saggiomo opened the floor for questions from those in attendance to this Plan and the comments of the Engineers and Planning Commission. Roman Rosh of 931 Roman Way asked if the lighting was going to need a zoning Variance if it goes off the property? Clif Cheeks said it is not stated clearly in the Zoning Ordinance what is required. Clif says the light does leave the property on the Plan, and that unless a decision can be made with the Supervisors regarding the lighting, it will need a Variance. Mr. Rosh also asked if it was five (5) lots we were talking about for the 18 acre parcel. It was explained that there are five phases planned, and Phase One is the Plan being reviewed this date which includes the offices and shop (for maintenance on equipment) for Nomac. Mr. Rosh asked if the use included office workers five days a week as a primary use and couldn't it be termed as a Contractor's Shop Yard and was that allowed for Industrial districts? It was explained that the developer proposes to do a subdivision-by-lease and that there is no conveyance of the Deed. Mr. Rosh then wanted to know if you could do a subdivision-by-lease in an Industrial Zone? Attorney Thompson answered that as a practical application this had been researched and it was allowed and is proposed for this application. Mr. Rosh asked if the applicant had done a traffic study on Mile Lane Road due to an anticipated increase in the volume of traffic. The answer was that PennDOT would be doing a Highway Occupancy Permit, and that most probably a traffic study was not required because of the volume of traffic planned. Mr. Rosh wanted to know if the speed limit could be reduced at the intersection, making reference to the Tozer's Boat Landing and the K-Mart intersection traffic? This was not addressed. Mr. Rosh then asked about the storm basin location, and Mr. Belyea stated that the storm water basin was toward the river on the northern and eastern boundary, that they had incorporated swales and the system was designed to completely infiltrate for the 100-year storm.

Robert Smith of 2477 Elmira Street asked what kind of maintenance is planned for the shop? Josh Brown, representing

Chesapeake, explained that there would be maintenance on anything that deals with the gas industry.

Motion by Clif Cheeks to review the revised Preliminary Land Development Plan for preliminary plan approval, second by Jean Stromick, and motion unanimously carried.

The application for review of a Land Development Plan was completed and it was decided by the Planning Commission to use the review letter of Skip Schneider dated March 1, 2011 as a guide for the review listing the deficiencies noted as a "D" and the comments to be considered noted as a "C" on the letter. The letter is hereby attached for reference.

Motion by Martha Brennan to recommend approval of the revised Preliminary Plan for Phase 1 of the land development, contingent upon the resolution of deficiencies, to the Supervisors at their meeting to be held on March 30, 2011, second by Clif Cheeks and motion unanimously carried.

Skip Schneider, review Engineer for Phase 2 (second submittal) of the land development plan for Chesapeake Athens Office Complex, submitted a review letter of comment dated March 4, 2011. Mr. Schneider went over his comments briefly with Mr. Belyea and the Planning Commission, and Mr. Belyea stated that Larson Design Group would address the comments at the next scheduled Planning Commission meeting for Phase 2 proposed for the regular meeting of the Planning Commission on April 4, 2011.

Correspondence was reviewed.

Motion by Marion Carling to approve the Minutes of February 7, 2011 with minor correction, second by Jean Stromick, and motion unanimously carried. Motion by Clif Cheeks to approve the Minutes of February 8, 2011 with minor correction, second by Martha Brennan, and motion unanimously carried. Motion by Clif Cheeks to approve the Minutes of February 10, 2011 as read, second by Scot Saggiomo, and motion carried.

**Conditional Use review for Eastern Pennsylvania Supply
Co.(EPSCO) for Zoning Map Amendment**

A letter dated March 3, 2011 from the Athens Township Supervisors requested a review of the Planning Commission for a Zoning Map Amendment application for property located at 243 West Pine Street, Athens Township. The property is presently zoned Residential Urban, and they are requesting a change to Commercial because they are proposing to expand their Commercial business on this property. Ed Reid, Zoning Officer, explained that they wanted to extend the Commercial zoning to the Borough line as well which involves two parcels. It is the recommendation of the Planning Commission to approve the change in zoning for this application, and a letter would be sent to the Supervisors advising the same for the hearing which is scheduled on April 12, 2011.

Mr. Schneider explained that Walmart would be ready to meet again with the Planning Commission by March 16. Clif Cheeks stated that any Plan the size of the Walmart plan should require a special meeting. It was unanimous to schedule a special meeting to review the Walmart Supercenter Plan on Monday, March 28, 2011 at 6:00PM in the upstairs meeting room.

The meeting was adjourned at 8:55PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
April 4, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 4, 2011 at 7:00PM by Vice Chairman, Clif Cheeks. Clif Cheeks announced that a workshop was held by the Planning Commission on March 29, 2011 to review the submission, but that no decisions were made at that time concerning the application.

Present: Clif Cheeks, Martha Brennan, Jean Stromick, Marion Carling, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Scot Saggiomo was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Wm. Christopher, Jr./Lori Sutton #11-06

Bruce Benish of Bruce Benish Surveying, along with the applicant, William Christopher Sutton, Jr. presented eight (8) copies of a revised survey plan dated March 17, 2011, and was received by Athens Township on March 21, 2011 for a two-lot subdivision located on Mile Lane Road and Highland Drive, zoned Woodland Conservation. Revised Narrative dated March 21, 2011 states that this parcel consists of 20 acres with Lot 1 which is 18+ acres being developed for use as a residential property. Lot 2 which is 2.00 acres and contains a house, well and on-lot septic system to be subdivided off of the parent tract. Surrounding properties are rural, residential and agricultural and on-lot septic systems is the primary sewage disposal method. At this time, there is no possibility of municipal sewer systems in the near future. The closest municipal sewer availability is the Athens Township Municipal Authority which is approximately two miles from this parcel. As per Bradford County Sanitation Committee, there is no municipal sewer system planned at this time and on-lot disposal systems are required as per Ordinance. Percolation testing was conducive to an on-lot sewage system. This system will be maintained by the property owners, W. Christopher and Lori Sutton, their heirs and/or assigns. A privy permit is also being requested at this time. A portion of this property is in the Zone A Floodplain. A Component I Sewage Module from Bradford County Sanitation was submitted by Mr. Benish.

Check #1525 dated March 23, 2011 in the amount of Twenty-five (\$25.00) Dollars from Chris Z and Lori E. Sutton was received, made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Jean Stromick to review the plan for preliminary/final plan approval, and motion unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) Need to submit a revised Narrative (correction to first paragraph).
- 2) Lack of sewage module.
- 3) Lack of Highway Occupancy Permit.

Motion by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting on April 27, 2011 contingent upon resolution of deficiencies, second by Martha Brennan, and motion unanimously carried.

A Chesapeake Athens Office Complex, Component 4A Sewage Facilities Planning Module had been submitted by Larson Design Group, dated March 28, 2011 and was reviewed and executed by the Vice Chairman, Clifton Cheeks for submission to the Athens Township Supervisors.

Correspondence was reviewed.

Motion by Marion Carling to approve the Minutes of March 7, 2011 as read, second by Martha Brennan, and motion unanimously carried. Motion by Marion Carling to accept the Minutes of the Special Meeting on March 28, 2011 as read, second by Jean Stromick, and motion unanimously carried.

Ed Reid asked the Planning Commission about privacy slats being used on the north side of the fencing bordering the Industrial Park and whether or not they would have an objection to no privacy slats being used in that location by the applicant. The Planning Commission felt that the applicant should submit a request for this change to the Supervisors since the Plan that had been submitted had stated the entire development would be fenced in with privacy slats.

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ATHENS TWP. PLANNING COMM'N
April 4, 2011

The meeting was adjourned at 7:40PM, as there was no further business to discuss.

Regular Supervisors mtg. - Apr. 27, 2011 - 7:00PM
Regular Planning Comm'n mtg. - May 2, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
May 2, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 2, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on April 26, 2011 to review the documents which had been submitted and that no decisions were made at that time and was informational only.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake-Athens Office Complex, Phase III #11-08

David Young of Larson Design Group was present for and on behalf of Chesapeake Land Development Company, LLC and presented a Land Development Plan dated April 18, 2011 and received by Athens Township Zoning Office on April 18, 2011 for Phase 3 and Phase 4 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road. Mr. Young stated that project was for Phase 3 and Phase 4 of the Chesapeake Athens Office Complex to construct contractor's offices, shop buildings, associated parking, utilities and site amenities to service these buildings. Phase 3 occupies 8.86 acres out of the 55+ acre parcel. He said Phase 3 faces Phase 4 across the parking lot with Phase 3 containing a three-floor office building and two (2) shop buildings as well as approximately half of the Phase 3 project site being a gravel surfaced equipment laydown yard. Phase 3 is on the west side of the parcel and Phase 4 is a four-floor office building with a basement located on the east side of the parcel. The office buildings contain 16,640 sq. ft. per floor, and the shop buildings contain 9,100 sq. ft. Access to the project will be gained through the installation of a new shared driveway on Mile Lane Road, for which an easement will be obtained. All necessary site utilities are available on the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. The drawings include the water and sewer extensions design in full. Gas, electric and telephone extensions will be designed by the utility companies and will be placed along the back of the building site. Electric will be provided by Penelec. The Athens Township Authority has given preliminary approval for the sewer connection design. Storm water management will be handled through the installation of a

subsurface drainage infiltration system. Parking is for office employees. There is a 30-foot utility easement and 50-foot buffer on the property.

Clif Cheeks asked about the lighting plan, and Mr. Young stated that the lighting proposed for the yards is 40-foot spot type, and one-foot candle lighting in front of the property line. Marion Carling asked what was proposed for the privacy fencing, and Mr. Young stated it would be slatted privacy fencing all around the perimeter of the property. Clif stated they would need a sign package submitted for this Plan for the signage on the site, as well as the fact that the drive lanes would need to be fifteen (15) feet, and a correction would need to be made on Page D2. Clif also stated, and it was agreed by the Planning board members that we would need the comments from the review Engineer, Mr. Schneider, on the storm water plan. Mr. Schneider, however, is presently out of town and had not submitted his comments as yet.

Check #079881 from Larson Design Group in the amount of Two Thousand Five Hundred (\$2,500.00) Dollars dated April 7, 2011 was received by the Zoning Office for Phase 3 on April 19, 2011 for the filing fee for the land development, along with Check #079884 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars dated and received the same date for the Engineer review fee, and Check #079886 in the amount of Twenty-five (\$25.00) Dollars dated and received the same date payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the land development plan for Preliminary Plan approval, second by Marion Carling, and motion unanimously carried. A checklist was completed, and the following deficiencies were noted:

- 1) Would need a completed sign package submitted.
- 2) Would require a Highway Occupancy Permit.
- 3) Would require approval of sewage modules from PaDEP.
- 4) Drive lanes need to be 15 feet on the Plan.
- 5) Correction to Page D2; handicapped spots shown as 160 sq.ft. and must be 200 sq.ft.
- 6) Would require Erosion & Sedimentation approval from the Bradford County Conservation District.

- 7) Would require Storm water review from the Township Review Engineer, must be completed and approved.
- 8) Correction to Page C-7; fire hydrant needs to be taken off the parking lot.
- 9) Correction to Page HOP-2; truck noted as WF57 should be WB67.

Motion by Clif Cheeks to recommend Preliminary Plan approval, contingent upon resolution of deficiencies, to the Supervisors at their meeting on May 25, 2011, second by Martha Brennan, and motion unanimously carried.

It was unanimous by the Planning Commission that Phase 4 would be reviewed at a special meeting, to be scheduled after the comments of the review Engineer had been received, with a proposal to make a recommendation for this Phase to the Supervisors at their May 25, 2011 meeting.

Chesapeake Athens Office Complex
Subdivision by Lease #11-09

David Young of Larson Design Group submitted a Final Subdivision by Lease plan for and on behalf of Chesapeake Land Development Company, LLC dated April 13, 2011 for a five-lot subdivision located on Mile Lane Road and Lamoka Road.

Motion by Clif Cheeks to review the subdivision plan for preliminary/final plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and no deficiencies were noted.

Motion by Martha Brennan to recommend preliminary/final plan approval of the subdivision by lease plan to the Supervisors at their meeting on May 25, 2011, second by Clif Cheeks, and motion unanimously carried.

Dandy Mini-Mart Building Expansion (White Wagon Rd.)

Randy Williams, applicant for the Dandy Mini-Mart located on White Wagon Road was present with a revised plan for a building expansion. David Young of Larson Design Group had submitted a land development application for this project on

April 18, 2011 and received by the Athens Township Zoning Office on that date. However, Mr. Williams submitted another revised Plan at this meeting. He stated they plan five (5) filling stations for diesel, and a building expansion to the Wilawana side of the road to increase the kitchen space and for restaurant seating. They plan to relocate the curbed island to over by the CAT scale.

Clif Cheeks stated that the previous land development plan which was submitted to the Township in 2009 had not been finalized by the Supervisors prior to any consideration of this new plan for expansion. Ed Reid, Zoning Officer, stated that he had spoken to Attorney Thompson who stated that the new expansion plan could be run concurrently with the plan which had not been approved. Clif stated that the impervious surface coverage would need to be verified. Supervisor Ronald Reagan was present and stated that the applicant should submit an as-built for the 2009 plan. After further discussion, the Planning Board members agreed that when they scheduled the special meeting later this month, they would consider this Plan at that time and the applicant stated he would like to do that.

Your Money Matters (Michael Dinich) - Sketch Plan

Andrew Harding, Architect, for and on behalf of Michael Dinich presented a sketch plan for a proposed building addition of 876 square feet to an existing 42 feet by 32 feet building which houses a professional office owned by the applicant and located on Elmira Street. Additional parking is proposed on the north side and back of the building. He explained that this is a non-conforming building site and pre-exists the Athens Township Zoning Ordinance. Narrative states that the existing lot is less than 150 feet wide and the existing building is only 2.9 feet from the property line on the southeast corner. Per Article 9 Section 901, Nonconforming Lots, the side yard setback is reduced to 5 feet. Based on this section, the existing building currently encroaches on the setback line by 2.1 feet. The concern is the owner feels restricting the development on this lot per the nonconforming building regulations is unfair. The nonconforming building regulation restricts the available building footprint to not more than 50% of the existing building. Mr. Harding states that based on the information

provided for the sketch submission, applicant had been able to meet all the requirements of the zoning code. He states the plan is less than 40% lot coverage with structures and less than 70% lot coverage with impervious surfaces.

Marion Carling stated the addition is more than a 50 per cent expansion, and the impervious coverage is at 68 per cent. After discussion, it was suggested that the applicant seek relief for his plan from the Zoning Hearing Board in order to proceed with what is proposed.

Rivers Edge on Wilawana - Sketch Plan

James Gensel, Engineer for the applicant, Dave Lubin had requested to present a sketch plan for the proposed development on Wilawana Road. Mr. Gensel nor the applicant appeared for the appointment.

Conditional Use Hearing for Simonds Excavating, Inc.

A letter from the Supervisors dated April 13, 2011 was received requesting a review by the Planning Commission of an application for a Conditional Use hearing which is scheduled on June 2, 2011 for a gravel mining operation off Wildwood Road by Simonds Excavating, Inc. After review of the application, the Planning Commission would like to submit no adverse comment to the application to the Supervisors for the hearing which is scheduled.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the minutes of April 4, 2011 as read, second by Martha Brennan, and motion unanimously carried.

Meeting was adjourned at 10:10PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
June 6, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 6, 2011 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Martha Brennan, Jean Stromick, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Fine Line Homes Athens Office

Michael McDonnell and David Young of Larson Design Group were present for and on behalf of Fine Line Homes. A Power of Attorney dated June 6, 2011 and executed by the landowner, Joan E. Macafee, was presented to authorize Larson Design Group to represent Ms. Macafee for the development. A Preliminary Site Plan for a Land Development dated May 23, 2011 was received by the Athens Township Zoning Office on May 23, 2011 located on Route 220, South and adjacent to the EMTA Building in Greens Landing, zoned Commercial. Project Narrative states that the purpose of this project is to construct an approximately 2,000 square foot spec home and a 3,860 square foot personal warehouse facility for Fine Line Homes, Inc. The parcel is 2.91 acres and the limit of disturbance is stated as 0.98 acres. The current use of the site is residential which is a non-conforming use in the commercial zone. Access to the project will be gained through the installation of two new driveways on State Route 220, one minimum use and one low volume use. All necessary site utilities are available at the site. Minor extensions will be required for the sewer, electric, telephone and gas in order for each of them to service the project site. Water will be provided through the installation of a proposed well. Storm water management will be handled through the installation of drywells. Power of Attorney from Fine Line Homes dated May 20, 2011 and executed by Ben F. Craig to Larson Design Group was received by Athens Township on May 23, 2011 along with the following documents: Project Narrative; Athens Township Planning Commission land development application; Erosion and Sediment Control Narrative; Elevations for buildings; Copy of Post Card Mailer signed by Athens Township Authority for sewage planning; Copy of Purchase Agreement from Fine Line Homes; "Will Serve" letters for electric, gas and telephone; E-mail correspondence from Valley Energy regarding acceptance of a 20-foot Easement; Copy of the Wetlands Report; PNDI Report;

Construction schedule; Probable Cost Opinion; and Site Plan drawings.

Check #6995 from W. David and Reta B. Manley in the amount of Nine Hundred (\$900.00) Dollars dated May 23, 2011 was received by the Zoning Office on May 26, 2011 for the filing fee for the land development. Check in the amount of Twenty-five (\$25.00) Dollars dated and received the same date payable to the Bradford County Treasurer for the review fee.

Mr. McDonnell explained that they planned to subdivide the 2.91 acre parcel into three lots with Lot 1 to remain as a residential use and to remove the garage and apron area. Lot 2 would be a 2,400 square foot showroom and 3,875 square foot personal warehouse facility, and Lot 3 for construction of a two-story, 3,543 square foot model home. Mr. McDonnell stated that the Plan does not require a NPDES Permit due to the amount of earth disturbance. They have not received a response from the Bradford County Conservation District regarding this Plan. He stated they plan both a low volume entrance and exit and a minimum volume entrance and exit for this Plan. Storm water management will consist of drywells and an infiltration underdrain. Sewage will be provided through an 8" gravity system into an existing sewer manhole. Water will be provided by individual on-site domestic water supply wells.

Clif Cheeks asked why they planned to divide the lots on this parcel. Mr. Craig of Fine Line Homes explained that it was to prepare for long term use in the future for the business units.

Scot Saggiomo explained that the driveway width would be required to be 30 feet, 15 feet per lane, on the lots; the parking would require 24 spaces to include the 7 spaces needed for employees, and the plan was lacking enough spaces; the Ordinance requires sidewalks, so a Waiver of this requirement would be needed for the Supervisors; an existing drainage channel would need to be added to Sheet C-3 of the Plan. It was also noted that the hours of operation would need to be added to the Plan, as well as the location of a dumpster. A lighting plan and signage plan were not submitted and would be required for this Plan.

Since there were a number of deficiencies, no formal review was done, and it was agreed to schedule a Special Meeting of the Planning Commission for Monday, June 20, 2011 at 7:00PM to review the corrected Preliminary Site Plan for this project along with the Subdivision Plan.

Conditional Use Hg. for Integrated Water Technologies

A letter from the Athens Township Supervisors dated May 3, 2011 requested a review of a Conditional Use Application to locate a frac water treatment facility off Wilawana Road. After review of the application, the concerns of the Planning Commission were as follows, based on the limited information that was available:

1) Public health and safety concerns based on its location in proximity to soccer fields, wetlands, and existing and proposed housing.

2) Concern for lack of explanation on the process with respect to evaporation of the open water pits, i.e. saltwater pit, distillate pond, and sediment trap.

Based on the limited information made available, the Planning Commission is unable to recommend approval of the conditional use.

Map Amendment Hg. For Rivers Edge Housing Development

A letter from the Athens Township Supervisors dated May 13, 2011 requested a review of a Map Amendment Hearing for a proposed housing development to be located off Wilawana Road. They are requesting the rezoning of 75 additional feet from Wilawana Road, presently zoned Industrial and part of the KOZ. They wish to have this rezoned to Residential Suburban to better accommodate their development. The 75 feet is part of the Integrated Water Technologies frac water treatment facility proposal in the same location.

After review of the application, the following comments would be made to the Supervisors:

1) The request for a Map Amendment conflicts with the existing contract between Integrated Water Technologies and Raven Holding Company.

2) The proposed re-zoning will still not be adequate acreage to accommodate the proposed residential housing development sketch plan previously submitted to the Planning Commission.

3) Does the State of Pennsylvania have to approve the change to the KOZ Zone status?

Conditional Use Hg. for Todd & Gemma Campbell

A letter from the Athens Township Supervisors dated May 13, 2011 requests a review of a Conditional Use application for a water withdrawal facility on the old Cohen property off Front Street. The property is presently zoned Industrial.

After review of the application, and based on insufficient information supplied as part of the Conditional Use application, the Planning Commission was unable to make a recommendation to approve or disapprove the conditional use. Comments to the Supervisors are as follows:

1) The drawings do not indicate any water withdrawal either from the river or the sewage treatment plant.

2) There is no indication of the volume of truck traffic or truck pattern according to what was submitted.

3) There is no clarification for frac sand and chips on the drawing, or how they plan to contain truck wash residue.

Correspondence was reviewed.

Motion by Martha Brennan to accept the minutes of May 2, 2011 with a minor correction to Page 1, second by Jean Stromick, and motion unanimously carried.

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ATHENS TWP. PLANNING COMMISSION
June 6, 2011

Meeting was adjourned at 9:20PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
June 20, 2011 - Special Mtg.

The special meeting of the Athens Township Planning Commission was called to order on Monday, June 20, 2011 at 7:10PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Martha Brennan, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, Cindy Parrish, Assistant Zoning Officer and Secretary, Elaine Daddona. Jean Stromick was absent. Sign-in sheet was available for all others present.

Comment [E1]:

Joan Macafee Trust #11-13

David Young, P.E. of Larson Design Group along with Ben Craig of Fine Line Homes presented a three-lot subdivision located on Route 220 South and adjacent to the EMTA Building in Greens Landing, zoned Commercial. Eight (8) copies of a survey map prepared by Scott S. Williams, PLS of Butler Land Surveying, LLC were submitted dated June 13, 2011 along with copy of a Quit Claim Deed to the parcel dated April 11, 2001 to Joan E. Macafee, Trustee of the Joan E. Macafee Trust, and copy of a Power of Attorney from Joan E. Macafee to Larson Design Group to design and plan the Fine Line Homes Athens Office, dated June 6, 2011.

Check #15009 from Fine Line Homes, LP in the amount of One Hundred fifty (\$150.00) Dollars dated June 14, 2011 was received by the Zoning Office on June 14, 2011 for the filing fee for the subdivision. Check #15010 in the amount of Twenty-five (\$25.00) Dollars dated and received the same date payable to the Bradford County Treasurer was received for the review fee.

Dave Young reviewed with the Planning Commission that they planned to subdivide the 2.91 acre parcel into three lots with Lot 1 to remain as a residential use and to remove the garage and apron area. Lot 2 would be a 2,400 square foot showroom and 3,875 square foot personal warehouse facility, and Lot 3 for construction of a two-story, 3,543 square foot model home. The plan does not require a NPDES Permit due to the amount of earth disturbance. They have not received a response from the Bradford County Conservation District regarding this Plan, but he stated that they expect their approval by the end of this week. He stated they plan both a low volume entrance and exit and a minimum volume entrance and exit for this Plan. Storm water management will consist of drywells and an infiltration

underdrain. Sewage will be provided through an 8" gravity system into an existing sewer manhole. Water will be provided by individual on-site domestic water supply wells. He stated that the sewer for lots 2 and 3 had been submitted to the Sewer Authority for approval.

Motion by Clif Cheeks to review for preliminary/final plan approval, second by Martha Brennan, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Must remove the proposed driveway off the Subdivision Plan.
2. Need to label the right-of-way on the Plan.

Motion by Martha Brennan to recommend preliminary/final plan approval, contingent upon resolution of the deficiencies to the Supervisors for their meeting to be held on June 29, 2011, second by Marion Carling, and motion unanimously carried.

Fine Line Homes Athens Office #11-12

Larson Design Group submitted the response to comments for the land development plan for the Fine Line Homes Athens Office, along with eight (8) copies of the revised Land Development plan dated June 13, 2011, the Waiver Request for sidewalks, Signage detail plan, Power of Attorney from the owner of the parcel, and revised Erosion and Sediment Control Narrative and received by Athens Township on the same date.

David Young, P.E. of Larson Design Group reviewed the response to the comments of the Planning Commission for the previously submitted Preliminary Plan at the June 6, 2011 meeting of the Planning Commission as follows:

1. The parking spaces were increased to meet the 24 spaces that are required. The storm water calculations were updated to reflect the changes. The peak rate of discharge from the site is still less in the post development condition than in the predevelopment condition.

2. A lighting plan was included on Sheet C-4.
3. The stop sign was removed per PennDOT.
4. Signs were added to the Plan. These signs will be placed as the lots are sold or leased.
5. Dry well location and grading to the dry wells have been modified to account for the increased impervious area from the parking spaces.
6. A summary table was added to Sheet C-2 to account for each lot and identify the requested characteristics of each lot.
7. A waiver request was submitted to request exemption from placing sidewalk at the front of the property.
8. The square footages of the impervious areas have been listed on Sheet C-4. Additionally, the building square footages were updated.
9. A dumpster was added to the Plan.
10. The minimum use driveway was removed from the Plan.

Dave Young stated that the approval of the Bradford County Conservation District was expected this week. He went over the lighting plan with the Planning Commission, and the size of the product identification sign was questioned as well as the height. He was questioned as to whether or not the storage building would have deliveries, and Mr. Craig explained that every two or three weeks a truck comes up from Harrisburg with minor material to be stored, but that mainly the space was to store their trucks out of the weather.

Motion by Clif Cheeks to review for preliminary plan approval of the land development, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Need to remove two of the existing proposed signs on the Plan.
2. On the Plan, the clearance of the sign is at seven (7) feet and needs to be changed to ten (10) feet and no higher than twenty (20) feet.
3. Need to correct square footage of the office space to match 2,256 square feet as stated in the parking requirements.

4. Interior driveway aisle needs to be changed to 24 feet from the 23½ feet as shown on the Plan.

5. Need to add light detail to the Plan.

6. Need to show placement of lights on Pages C-2 and C-3.

7. Need to show easement for overhead electric lights.

8. Need Highway Occupancy Permit from PennDOT.

9. Need Waiver for sidewalks as required by the Ordinance.

Motion by Martha Brennan to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on June 29, 2011 contingent upon resolution of the deficiencies, second by Clif Cheeks, and motion unanimously carried.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the minutes of June 6, 2011 as read, second by Martha Brennan, and motion unanimously carried.

Martha Brennan stated that she would be unavailable for the July 11th regular meeting as she would be out of town.

Meeting was adjourned at 8:20PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
July 11, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 11, 2011 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Jean Stromick, Clif Cheeks, Marion Carling, Cindy Parrish, Assistant Zoning Officer, and Secretary, Elaine Daddona and Township Engineer, Skip Schneider. Martha Brennan was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex
Subdivision by Lease #11-09

David Young of Larson Design Group submitted a Final Subdivision by Lease plan (resubmission) for and on behalf of Chesapeake Land Development Company, LLC dated June 2, 2011 and received by Athens Township on June 27, 2011 for a four-lot subdivision located on Mile Lane Road and Lamoka Road.

The Athens Township Supervisors approved a 5-lot subdivision by lease plan on May 25, 2011 for this development and due to a change in their plan, they are resubmitting this subdivision by lease plan for approval. Dave Young explained that originally they were considering a fueling station at the entrance and have modified the plan to move Phase IV into Phase V. All of the prior documents that had been submitted along with a corrected Narrative were received by Athens Township on June 27, 2011.

Check #080464 from Larson Design Group in the amount of Two Hundred (\$200.00) Dollars dated June 20, 2011 was received by the Zoning Office on June 27, 2011 for the filing fee for the subdivision by lease along with Check #080465 from Larson Design Group in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the subdivision by lease plan for preliminary/final plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiency was noted:

- 1) Need an updated "will serve" utility letter from Valley Energy.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors for their meeting to be held on July 27, 2011 contingent upon resolution of deficiency, second by Jean Stromick and motion unanimously carried.

Chesapeake Athens Office Complex, Phase III #11-08

At the Supervisors meeting on May 25, 2011 this plan was submitted for preliminary plan approval contingent on resolution of deficiencies. A letter from Ed Reid, Zoning Officer, was received by the Supervisors stating Dave Young of Larson Design Group had submitted a revised Preliminary Plan that required being sent back to Planning Commission due to major revision. The Supervisors voted to table the proposal until Planning Commission was able to review the changes.

Dave Young submitted a revised Preliminary Site Plan dated June 17, 2011 and received by the Zoning Office on June 27, 2011 to combine the entrance drives, due to the fact that PennDOT would not approve the original proposal for the land development submitted to the Township on April 18, 2011.

Skip Schneider of CEI Engineering, Township Engineer, submitted his comments to the revised land development plan, and those comments are herein attached and incorporated.

Dave Young explained that PennDOT would not approve the driveway entrance which was proposed which required the change in the Plan. He stated that this Phase would not have a lot of truck traffic as the shifts for the office are intended to be 9 to 5 shifts. Truck traffic would pick up early in the morning and they work a 12-hr shift. He then showed drawings of the proposed buildings which is a two story above-ground glass and metal building with a basement throughout.

Skip Schneider and Dave Young reviewed the Plan regarding the comments of the Township Engineer.

Motion by Marion Carling, second by Jean Stromick to review for preliminary plan approval and motion unanimously carried. A

checklist was completed and the following deficiencies were noted:

- 1) Sign Permit will be required.
- 2) Need to supply copy of temporary Highway Occupancy Permit when it becomes available.
- 3) On Page C-5, the stop sign label must be updated to show proper location.
- 4) On Page C-7, need to change the flow line.
- 5) On Page C-7, need to show trench drain to the west of the shop building.
- 6) Need to place a crosswalk on the Plan from remote parking lot to the building.
- 7) On Page C-2, take wording "Phase 5" off the Plan where the electric is identified.
- 8) Need to remove 24 foot white line striping from C-5 and Page HOP-1.
- 9) On Page C-8, need to show location of the drywell.
- 10) On Page C-5 under sideyard structure, need to note it should be 88 feet, not 76.12 feet.

COMMENT: There is very minimal light spillage off of the property.

Motion by Cliff Cheeks, second by Marion Carling to recommend approval to the Supervisors at their July 27, 2011 meeting, contingent upon resolution of the deficiencies, and motion unanimously carried.

Dave Young agreed to have the changes made to the Plan and delivered to the Zoning Office by July 20, 2011 to be reviewed prior to the Supervisor's meeting.

Chesapeake Athens Office Complex, Phase IV

The Planning Commission agreed that the proposed land development plan for Phase IV was not ready for their review at this meeting due to the comments of the Township Engineer, which are herein attached and incorporated. Dave Young agreed to make any changes and resubmit for the next regular meeting of the Planning Commission on August 1, 2011.

Motion by Clif Cheeks to accept the Minutes of the special meeting of June 20, 2011 as read, second by Marion Carling, and motion unanimously carried.

Dandy Mini Marts, Inc.(White Wagon Rd.) Variance Application

The Planning Commission reviewed a variance application received by the Zoning Office from Dandy Mini Marts, Inc. for property located at 78 White Wagon Road for a variance from the impervious coverage limit for the Interchange Commercial District as stated in Section 307 of the Athens Township Zoning Ordinance. The impervious coverage limit is 70 per cent. Applicant seeks approval of an expansion plan which will result in 75.24 per cent of the subject lot to be impervious coverage.

The Planning Commission will comment the following to the Athens Township Zoning Hearing Board:

Recommend that a Final Plan of the existing Dandy #19, White Wagon Road, be completed since we believe the impervious coverage of the Preliminary Plan has been exceeded.

Michael Dinich, Your Money Matters Variance Application

The Planning Commission reviewed a variance application received by the Zoning Office from Michael Dinich for property located at 2382 Elmira Street for an expansion project in the Commercial District, requesting permission to erect an addition in excess of the expansion authorized by Section 900 D 2(a) and (b) of the Athens Township Zoning Ordinance and without minimum off street parking.

The Planning Commission reviewed a sketch plan for the above expansion at their regular meeting on May 2, 2011. At that time, it was agreed by the Board that the addition was more than a 50 per cent expansion, and that the impervious coverage is at 68 per cent. It was recommended to the applicant to seek relief for his plan from the Zoning Hearing Board.

Correspondence was reviewed.

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ATHENS TWP. PLANNING COMM'N
July 11, 2011

Meeting was adjourned at 9:35PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
September 12, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 12, 2011 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ed Reid and Cindy Parrish, Zoning Officers, and Secretary, Elaine Daddona. Martha Brennan and Jean Stromick were absent. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Appalachia, LLC - Barrett Water Withdrawal - Source #14 - 11-18

Brian Davis and Josh Brown, representing Chesapeake Appalachia, LLC presented eight (8) copies of a Construction Plan dated July 11, 2011 prepared by Larson Design Group for a water withdrawal at an existing site located at 710 State Route 199, approximately three-fourths of a mile north of its interchange with US Route 220 bordered by the Chemung River on the east, zoned Agricultural. Narrative states that the purpose of this project is to construct a water extraction, storage and transport loading area for Chesapeake Appalachia, LLC, the surface lease holder. The lease holder has the northernmost of two parcels owned by Katherine Barrett under Lease Agreement. The project area is to be utilized until the Lease Agreement expires. The site then is to be restored to its original condition. Site improvements will include the installation of a gravel pad with access to State Route 199, a distribution pump, and four truck loading hydrants. Water will be withdrawn from the River by means of a subsurface suction pump. Water will then be conveyed to four truck loading stations located on a gravel pad. Currently, the water intake site is approved and under operation. This modification to the land development proposes that an additional island with two (2) loading hydrants be installed to allow additional withdrawal at the site. An Agreement is in effect with Aqua, PA which will allow the additional withdrawal to come from a proposed water main that will extend along Route 199. The loading pad will also be extended to allow trucks to bypass the proposed hydrants. Brian Davis stated that the Tozer Landing withdrawal site will cease to operate once this project is in operation. Brian Davis stated that they were not planning to add lighting, but they may have to--he would have to check with operations and it is not on the Plan. He also stated that the access road has been eliminated.

Check #1583471 from Chesapeake Operating, Inc. in the amount of One Hundred (\$100.00) Dollars dated August 5, 2011 and received by Athens Township on August 29, 2011 was paid for filing fee along with Check #1585267 in the amount of Twenty-five (\$25.00) Dollars for the review fee and payable to the Bradford County Treasurer.

Motion for review by Clif Cheeks, second by Marion Carling for Preliminary Plan land development, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) On Page C-1 and C-2, need to show road right-of-way on the Plan--needs to be labeled ROW.
- 2) On Page C-1 & C-2, pavement width needs to be shown on the Plan.
- 3) Page C-2, sign needs to indicate "no right hand turn" for water trucks on the Plan.
- 4) On the detail Page, need to show detail on the new hydrant/pump being installed.
- 5) Need to show lighting for existing hydrants on the Plan.
- 6) Access road shown on the Plan needs to be removed.
- 7) On the Cover Page under General Notes, need to change #8 listed as Route 287 to Route 199.
- 8) On the Cover Page under #7, Conditional Use requirements needs to state that there is lighting on the site.
- 9) On the Cover Page under Conditional Use requirements, need to change hours of operation to 7:00AM to 11:00PM.
- 10) Need leaseholder signature on the Plan.

Motion by Marion Carling to recommend preliminary/final plan approval of the land development, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on September 28, 2011, second by Clif Cheeks, and motion unanimously carried.

Five Star Equipment, Inc.- #11-19

David Young of Larson Design Group submitted eight (8) copies of a Preliminary Land Development Plan for and on behalf of Five Star Equipment, Inc., who was represented by Timothy J. Higley, dated August 18, 2011 and received by Athens Township on

August 23, 2011 for a land development located at 711 State Route 199 on west side of highway, zoned Commercial. The following documents were received: Land Development application with cover letter; Project Narrative; Preliminary Land Development drawings; Act 67 Notices; Authorization to Design Letter; NPDES Permit Application; PennDOT Highway Occupancy Permit Application; Copy of Deed; Erosion and Sediment Control Plan; PNDI Report; Post Construction Storm water Management Plan; Construction schedule and Probable Construction Cost Estimate.

Check #196519 from Five Star Equipment, Inc. in the amount of Three Hundred ninety-six and no/100 (\$396.00) Dollars dated August 30, 2011 was received by the Zoning Office on August 30, 2011 for the filing fee for the land development, and the balance due for the filing fee by Check #197066 in the amount of Seven Hundred four and no/100 dated August 30, 2011 and received by the Zoning Office on August 31, 2011 along with Check #3769 from David Young received on August 30, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Narrative states the existing site is occupied by Five Star Equipment, Inc. on State Route 199 in Athens Township, Bradford County. The existing site is used as a construction equipment dealership and is occupied by a 4,960 square foot single story building with both bituminous and gravel parking drive areas. The proposed project involves site improvements for the gravel drive areas and a building addition of approximately 12,000 square feet under the proposed construction. The pavement areas will increase by 14,850 square feet (0.34 ac), concrete by 0.30 ac. And the building areas will increase by 12,000 square feet (0.28 ac). Dave Young stated no Highway Occupancy Permit or Bradford County Conservation District approval has been received as of this date. He also stated that six (6) drywells are to be placed on the site for better storm water management, and the site is currently connected to water and sewer.

Motion to review the Preliminary Plan for land development by Clif Cheeks, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) On Page C-1 need to show and label water line and sewer easements.
- 2) Need Owner's signature on the Plan.
- 3) Need NPDES Permit approval.
- 4) On Cover Page, need corrected parking calculations to read 18.4 under "required".
- 5) Dates need to be corrected on the Construction Schedule.
- 6) Need Highway Occupancy Permit approval.
- 7) Cost Estimate needs to be updated.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary Plan approval to the Supervisors, contingent upon resolution of the deficiencies, at their meeting to be held on September 28, 2011.

Eastern Pennsylvania Supply Co. #11-20

Raymond Earl, Branch Manager for Eastern Pennsylvania Supply Co., along with Willy Rowe of Middendorf Contracting, Inc. were present with a Survey Plan prepared by Butler Land Surveying, LLC dated August 24, 2011 for a land development located at 243 West Pine Street, Athens Township, PA and zoned Residential Urban.

Mr. Earl stated that this project is an expansion of their existing building located at 243 West Pine Street for needed storage, and the black top area around the site will be removed and expanded for the addition by the Contractor, Middendorf Contracting, Inc. No Narrative was submitted with the application for land development. Documents received by the Zoning Office on August 29, 2011 are as follows: Application for review of Land Development; Authorization from W.H. Conyngham & Co., Inc., owner, to Raymond Earl to act for applicant; Storm water statement from contractor, M.R. Dirt; Copy of Deed; Copy of Decision dated June 27, 2011 from Athens Township Zoning Hearing Board re: Variance application; Survey map prepared by Butler Land Surveying, LLC dated August 8, 2011; Proposed Building and Parking Location Site Plan dated August 10, 2011 from McElwain Engineering; copies of filing and review fees payments.

Motion by Marion Carling to review for Preliminary/final Plan approval of the land development, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to change zoning classification on the survey-- should be noted "Commercial".
- 2) Show building setback lines on the Plan.
- 3) Need to provide a Narrative with the Plan.
- 4) Re-word notation on the Plan regarding the Ordinance setback--note the relief which was granted by the Athens Township Zoning Hearing Board regarding the parking and setbacks on June 27, 2011.
- 5) Show on the Plan the street right-of-ways and pavement widths from centerline.

Motion by Marion Carling for recommend preliminary/final plan approval, contingent upon resolution of the deficiencies, at their meeting to be held on September 28, 2011.

Dandy Mini Mart(White Wagon Rd/Wilawana Rd) Final Plan #09-01

David Young of Larson Design Group was present for Randy Watts, PE who was unable to attend the meeting, presented eight (8) copies of a Final Land Development Plan dated April 18, 2011 for the Dandy Mini-Mart Parking Lot Expansion located at the intersection of White Wagon Road and Wilawana Road. Documents submitted to the Zoning Office on August 29, 2011 are as follows: Application for review of land development; Developer's Agreement Stormwater Management Facilities Maintenance dated October 28, 2010 between Randy B./Nancy D. Williams, Landowners; Narrative and fees for filing and review.

Check #0110584 from Williams Oil & Propane dated August 25, 2011 in the amount of One Hundred and no/100 (\$100.00)Dollars was received by the Zoning Office on August 30, 2011 for the filing fee along with Check #0110467 in the amount of Twenty-five and no/100 (\$25.00)Dollars made payable to the Bradford County Treasurer for the review fee.

The Athens Township Supervisors granted Preliminary Plan approval of this land development on February 25, 2009. A

review of this Final Plan was done and the following deficiencies were noted:

- 1) Need to show the parking and building setback lines.
- 2) Need to note the date of the Preliminary Plan approval by the Supervisors.
- 3) General Note #1 needs to be modified.

Motion by Clif Cheeks to recommend Final Plan approval to the Supervisors, contingent upon resolution of the deficiencies, at their meeting to be held on September 28, 2011, second by Marion Carling and motion unanimously carried.

Dandy Mini Mart (White Wagon Rd/Wilawana Rd) Parking Lot Expansion #11-11

David Young of Larson Design Group presented eight (8) copies of a Land Development Plan for Randy Watts, PE who was unable to attend the meeting for Dandy Mini Marts, Inc. dated August 26, 2011 and received by Athens Township on August 29, 2011. The following documents were received: Application for review of land development; Site Plan drawing; Copy of Deed; Copy of Power of Attorney to Larson Design Group from owner; E & S Narrative; PNDI Report; Construction Schedule; Project Cost Estimate; First Floor Architectural Plans; "Will Serve" letter from Valley Energy; Building elevation; and Variance documentation from Athens Township Zoning Hearing Board.

Check #0145871 from Dandy Mini Marts, Inc. dated April 14, 2011 in the amount of Two Hundred and no/100 (\$200.00) Dollars for the filing fee was received by Athens Township on April 19, 2011 along with Check #0145872 in the amount of Twenty-five and no/100(\$25.00)Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review for Preliminary Plan approval, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to show entire water and sewer lines on the Plan.
- 2) Need to show natural gas lines on the Plan.

- 3) Need to show the loading areas of the fuel tanks on the Plan.
- 4) Drive lanes behind the store need to be stated as twenty-four (24) feet.
- 5) Units shown on the back sidewalk need to be identified on the Plan.
- 6) Parking spaces in front of the store need to be shown as 10 by 20.
- 7) Need to show a loading zone on the Plan.
- 8) Need approval from the Athens Township Sewer Authority.
- 9) Show walkway around the building on the Plan.
- 10) Show curb cut-out ramps for handicap access on the Plan.
- 11) Need to add one (1) handicap space on the Plan.
- 12) Need to label right-of-way and pavement widths on the Plan.
- 13) On Cover Page under Zoning Information, proposed sideyard space needs to be shown as 150 ft. on the Plan.
- 14) Need to show proposed lot lines by bearings and distances.
- 15) Need signature of the Engineer on the raised seal.
- 16) Need approved E&S Plan from Bradford County Conservation Department.

COMMENTS: 1) The Planning Commission would recommend a fence around the pond on the north side of the property.

2) The Planning Commission would recommend directional arrows being placed on the ground for better traffic flow.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary Plan approval to the Supervisors, contingent on the Plan corrections being made by September 16, 2011 and motion unanimously carried.

Aqua Resources, Inc. - Conditional Use Review

The Athens Township Supervisors requested the Planning Commission to review the application of Aqua Resources, Inc. by letter dated August 31, 2011 for a Conditional Use Hearing to locate a water withdrawal facility on Riverside Drive in Athens Township. This facility will be a filling site for gas industry water trucks.

COMMENTS following review:

- 1) Concerned with the steepness of the exit ramp.
- 2) Concerned with the widths of the entrance drive and access drive to the site.
- 3) Concern with the ability to properly stay within the lane on the roadway when exiting on to State Route 1043.
- 4) Concern with the proximity of exit from the site in relation to residential driveways.
- 5) Concern with the noise levels with the types of pumps, estimated truck count and operating hours.

The Athens Township Supervisors requested the Planning Commission to review the application of Glenn O. Hawbaker, Inc. for a Conditional Use Hearing for a Surface Water Withdrawal facility located on Route 220 south of and adjacent to their existing asphalt facility in Athens Township.

COMMENTS following review:

There was no adverse comment to this application by the Planning Commission.

Motion by Clif Cheeks to accept the minutes of August 1, 2011 as read, second by Marion Carling, and motion unanimously carried.

Correspondence was reviewed.

The workshop meeting for September will be held on Tuesday, September 27, 11 at 10:00AM.

Meeting was adjourned at 11:10PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
October 3, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 3, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that a Workshop was held by the Planning Commission on September 25, 2011 to review the documents which had been submitted and that no decisions were made at that time and was informational only.

Present: Scot Saggiomo, Clif Cheeks, Martha Brennan, Marion Carling, Jean Stromick, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Glenn O. Hawbaker, Inc.- #11-21

Carl Bankert, appointed representative of the applicant, Glenn O. Hawbaker, Inc., and presented eight (8) copies of a Lot Consolidation Plan prepared by Hawbaker Engineering dated August 25, 2011 and received by Athens Township on September 16, 2011. Narrative states that Glenn O. Hawbaker, Inc. owns a 129.18 acre tract located on Route 220 located south of and adjacent to the existing asphalt facility. Tax parcel 9-33-142, and 9-33-142-2 is zoned Industrial on the western side of Route 220, zoned Commercial from the eastern side of State Route 220 to the railroad tracks and Agricultural from the railroad to the Susquehanna River. This parcel is currently planted in crop and is wooded closer to the River. Tax parcel 9-33-132-2 is zoned Industrial. This parcel currently has a mining operation and asphalt plant on it. The surrounding land to the north is open field, to the south is crop, and the River is east and the railroad is to the west. The applicant is requesting to consolidate these parcels into one parcel. The applicant is the landowner and operator of the lot consolidation. Also submitted was a signed letter dated September 30, 2011 from Daniel R. Hawbaker, President of Glenn O. Hawbaker, Inc., appointing Carl Bankert as the authorized representative with regard to the lot consolidation requested.

Check #003474 in the amount of One Hundred (\$100.00) Dollars from Hawbaker Engineering, LLC was received on September 16, 2011 for the filing fee for the subdivision/lot consolidation, and Check #1050 in the amount of Twenty-five (\$25.00) Dollars from Glenn O. Hawbaker, Inc. dated September

22, 2011 made payable to the Bradford County Treasurer for the Bradford County Planning review fee.

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Motion for review by Clif Cheeks, second by Marion Carling for Preliminary Plan land development, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to identify the zoning classifications and change the setbacks accordingly on the Plan.
- 2) Need to complete the double line that identifies the rail line on the Plan and add this to the legend.
- 3) Need to show the pavement width on the Plan.
- 4) Need to show the electric utility easement on the Plan.
- 5) Need to add address of the owner on the title block of the Plan.
- 6) Need to add the approval block of the Planning Commission to the Plan.
- 7) Need to show the floodplain on the Plan, and the wetlands added to the legend also.
- 8) Need a signature on the acknowledgment statement of the Plan.
- 9) Need a raised seal and signature of the Engineer on the Plan.
- 10) Narrative and tax parcel numbers do not match on the Plan.

Motion by Martha Brennan to recommend preliminary plan approval of the land development, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on October 26, 2011, second by Clif Cheeks, and motion unanimously carried.

Chesapeake Athens Office Complex/Subdivision #11-22

Josh Brown representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a Preliminary Land Development Plan for Final Subdivision on lands of Raven Holding Company, LLC prepared by Christopher P. Iachini, P.L.S. of Larson Design Group and dated September 22, 2011, received by Athens Township on September 26, 2011. This application is for a proposed lot addition of the Chesapeake

Athens Office Complex located on Mile Lane Road and Lamoka Road, zoned Industrial.

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ATHENS TWP. PLANNING COMM'N

October 3, 2011

Check #081009 from Larson Design Group, dated August 24, 2011 in the amount of Four Hundred twenty-five and no/100 (\$425.00) Dollars was received by Athens Township on September 1, 2011 for the filing fee, along with Check #3770 from David W./Lisa L. Young in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the Plan for preliminary/final plan approval, second by Martha Brennan, and motion unanimously carried. A checklist was completed and the following deficiency was noted:

- 1) Need Owner's signature on the Plan.

Motion to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiency, and motion unanimously carried.

Chesapeake Athens Office Complex-Subdivision by Lease #11-14

Josh Brown representing Chesapeake Appalachia for the Chesapeake Land Development Company presented the Plan for the Subdivision by Lease revision for a five lot subdivision which had been granted preliminary and final plan approval by the Board of Supervisors on July 27, 2011 and recorded at the Bradford County Courthouse, Instrument Number 201119533, Book #51 and Page #27 in the office of the Register and Recorder on August 3, 2011.

Motion by Clif Cheeks to review the Subdivision by Lease Plan for preliminary/final plan approval, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need Owner's signature on the Plan.
- 2) Need the signature blocks for Planning Commission and Supervisors on the Cover Page.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on
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October 26, 2011 contingent upon resolution of the deficiencies, second by Martha Brennan, and motion unanimously carried.

Other

Discussion was held with Josh Brown regarding a special meeting being set for the review of Chesapeake Athens Office Complex, Phases 1 through 5. The meeting is set for Thursday, October 13, 2011 at 6:30PM and will be held for the express purpose of reviewing the Phases.

Correspondence was reviewed.

Motion by Clif Cheeks to approve the Minutes of September 12, 2011 as read, second by Marion Carling, and motion carried.

The workshop meeting for November will be held on Tuesday, November 1, 2011 at 10:00AM.

Meeting was adjourned at 8:15PM by Chairman Saggiomo, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
October 13, 2011

The special meeting of the Athens Township Planning Commission was called to order on Thursday, October 13, 2011 at 7:00PM by Chairman, Scot Saggiomo. Chairman Saggiomo stated that numerous Workshops had been held by the Planning Commission to review the documents which had been submitted and that no decisions were made at that time and was informational only.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jean Stromick, Ed Reid, Zoning Officer, Cindy Parrish, Assistant Zoning Officer and Secretary, Elaine Daddona. Martha Brennan was absent. Sign-in sheet was available for all others present.

Comment [E1]:

Chesapeake Athens Office Complex - Phase 1 #11-04

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company, presented eight (8) copies of a revised Preliminary Land Development Plan for Preliminary Plan approval dated September 22, 2011, received by the Athens Township Zoning Office on September 23, 2011. This application is for Phase 1 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, zoned Industrial.

Narrative states that this project consists of the First Phase of the Chesapeake Athens Office Complex which includes construction of a contractor's offices and shop building, associated parking, utilities and site amenities on 17.75 acres of the 103.32 acre parcel as shown on the proposed Site Plan. The development parcel is being "subdivided by lease" concurrently.

It should be noted that this Phase was previously approved in a different configuration, while the buildings have stayed in their original location. The bulk of the laydown yard is on the north of the buildings instead of the east as previously approved.

Access to the project will be gained through the installation of two new driveways on Lamoka Road. All necessary site utilities are available at the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site.

The majority of the Phase 1 project site will be a gravel surfaced equipment laydown yard. Access to the yard will be through gates in the chain link fence surrounding the laydown yard. Stormwater management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young states that the substation for the electric is not yet installed and will go down through the 20 foot wide easement. Tri-County Electric Cooperative will be servicing the entire development. He states that Road "B" (King Lane) will be paved and the width of the pavement will be 28 feet with no shoulders.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission, stating that the Plan was in conformance with the Ordinances and the Storm water Plan is sufficient for drainage.

Motion by Clif Cheeks to review the Plan for preliminary plan approval, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need raised seal of the Engineer on the Plan.
- 2) Need Owner's signature on the Plan.

Motion by Marion Carling, second by Clif Cheeks to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiencies, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase 5 #11-23

David Young, P.E. of Larson Design Group representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of the revised Plan for Phase 5 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, dated September 12, 2011 and received by Athens Township Zoning Office on September 15, 2011.

Project Narrative states that this project consists of the fifth phase of the Chesapeake Athens Office Complex which

includes the construction of a contractor's office, shop buildings and associated parking, utilities and site amenities on 17.26 acres of the 103.32 acre parcel as shown on the proposed Site Plan.

Access to the project will be gained through the installation of a new driveway on Mile Lane Road, the driveway is located entirely on Phase 5. Therefore, the Highway Occupancy Permit for the drive is included in this project. A second gated access point will be located on Road "B"(King Lane).

All necessary site utilities are available at the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. Gas, electric and telephone extensions to be designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young stated that there is a small area of green space and an access gate in between Phase 1 and Phase 5 which will be manual gates.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission and stated what was deficient for the Plan.

Mr. Young was asked about the status of any traffic studies which had been done, and he stated that the traffic study was still being compiled and would be forthcoming shortly.

Motion by Jean Stromick to review the Plan for preliminary plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) The utility "will serve" letters need to be updated.
- 2) Need to provide the revised PennDOT-HOP permit when it becomes available.
- 3) Need to provide the DEP Component 3 approval when it becomes available.

- 4) Need to clarify whether flared end section or head wall will be used under the northern access drive.

COMMENT: All ADA Code requirements need to be met.

Motion by Marion Carling to recommend preliminary plan approval, contingent on resolution of the deficiencies, to the Supervisors at their meeting to be held on October 26, 2011, second by Jean Stromick, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase II #11-16

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 2 of the Chesapeake Athens Office Complex located on Mile Lane Road and Lamoka Road, dated September 23, 2011 and received by the Athens Township Zoning Office on September 23, 2011.

Project Narrative states this is Phase 2 of the Chesapeake Athens Office Complex which includes the construction of contractor's offices and shop building and associated parking, utilities and site amenities on 30.56 acres of the 103.32 acre parcel as shown on the proposed site plan.

It should be noted that this Phase was previously submitted to the Township with a different configuration. The lot shown on the drawings includes a northern extension of the project site of approximately 480 feet. The location of the buildings on the previous submission will not change as a result of this submission. The northern extension will be all gravel laydown yard.

Access to the project will be gained through the installation of a new driveway on Mile Lane Road and a new Township driveway on Road "B"(King Lane).

All necessary site utilities are available at the site. Minor extensions will be required to the water, sewer, electric, telephone and gas in order for each of them to service the project site. Gas, electric and telephone extensions to be

designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system and an infiltration swale.

Mr. Young stated that there is planned parking for larger vehicles throughout the yard with heat plugs available to the vehicles. Access to the yard will be through automated/card controlled gates in the chain link fence surrounding the laydown yard. There is green space in the front with a swale along the front to help with storm water drainage. He stated there will be two companies in one building.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission and stated what he felt was deficient.

Motion to review the Plan for Preliminary Plan approval by Clif Cheeks, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide the revised PennDOT-HOP, PADEP Permits when they become available.
- 2) On Page C-9/C-10, the rim elevations of manholes CHK#19 and CHK#18 are in conflict with the proposed grading and with elevations provided in the profile view.
- 3) On Page C-5, need to remove the reference of chain link fence.
- 4) Need Owner's signature on the Plan.
- 5) Need raised seal of the Engineer on the Plan.

Motion to recommend preliminary plan approval to the Supervisors at their meeting to be held on October 26, 2011, contingent on resolution of the deficiencies, by Marion Carling, second by Clif Cheeks, and motion unanimously carried.

Chesapeake Athens Office Complex-Phase III #11-08

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia for the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 3 of the Chesapeake Athens Office Complex located on Mile Lane

Road and Lamoka Road, dated September 23, 2011 and received by the Athens Township Zoning Office on September 26, 2011.

Project Narrative states that this project consists of the third phase of the Chesapeake Athens Office Complex which includes the construction of a contractor's offices and shop building and associated parking, utilities and site amenities on 10.88 acres of the 103.32 parcel as shown on the proposed Site Plan.

It should be noted that Phase 3 has previously been submitted in a different configuration, and these plans replace the previous submittal in its entirety.

Access to the project will be gained through the installation of one new shared driveway on Mile Lane Road. The driveway will be installed under Phase 4. Therefore the Highway Occupancy Permit for the drive is not included in this set of plans. Phase 3 will also have a rear exit onto Road "B"(King Lane).

All necessary site utilities are available at the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. Gas, electric and telephone extensions to be designed by the utility companies. Storm water management will be handled through the installation of a subsurface drainage infiltration system.

Mr. Young stated that Phase 3 and Phase 4 will have a manual access gate due to the fact that they will be sharing the same yard. He had a visual rendering of the three-story building and grounds.

Skip Schneider, the Township Engineer, discussed his comments with the Planning Commission.

Motion by Jean Stromick to review the Plan for preliminary plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide revised PennDOT HOP and PADEP permits when they become available.
 - 2) Need to provide revised Bradford County Conservation District approval when it becomes available.
 - 3) On Page C-10, C-12 need to label proposed end wall at the northern access drive on the Plan.
 - 4) Need Owner's signature on the Plan.
 - 5) Need raised seal of the Engineer on the Plan.
- COMMENT: All ADA requirements need to be met.

Chesapeake Athens Office Complex-Phase 4 #11-24

David Young, P.E. of Larson Design Group, representing Chesapeake Appalachia of the Chesapeake Land Development Company presented eight (8) copies of a revised Plan for Phase 4 of the Chesapeake Athens Office Complex dated September 25, 2011 and received by the Athens Township Zoning Office on September 26, 2011.

Project Narrative states that this project consists of the fourth phase of the Chesapeake Athens Office Complex which includes the construction of a contractor's offices and shop building and associated parking, utilities and site amenities on 26.87 acres of the 103.32 acre parcel on the proposed site plan.

Access to the project will be gained through the installation of one new shared driveway on Mile Lane Road. The entire drive will be on Phase 3, as well as some parking for Phase 4.

All necessary site utilities are available at the site. Minor extensions will be required for the water, sewer, electric, telephone and gas in order for each of them to service the project site. Gas, electric and telephone extensions are to be designed by the utility companies.

Dave Young stated that this is a four-story building and shared a visual presentation and discussed the construction of the site.

Skip Schneider, the Township Engineer, discussed his review comments with the Planning Commission and noted that there should be dust control for the gravel lay down area which has potential to produce dust. He also noted that they should produce the Bradford County Conservation District permit when available as well as the PennDOT HOP and PADEP permits when they become available. There is a need to provide inverts information on the existing manhole, that sanitary sewer network connects to. All ADA requirements need to be met.

Motion by Jean Stromick to review the plan for Preliminary Plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide revised PennDOT-HOP and PADEP permits when they become available.
 - 2) Need to provide Bradford County Conservation District revised approval when it becomes available.
 - 3) On Page C-10 of the Plan, need to provide inverts information on the existing manhole, that sanitary sewer network connects to.
 - 4) Need Owner's signature on the Plan.
 - 5) Need raised seal of the Engineer on the Plan.
 - 6) Need to provide a copy of a plan for dust control.
- COMMENT: All ADA requirements need to be met.

Clif Cheeks asked Dave Young about the minor light spillage onto the residents of the property across from the development on Mile Lane Road. Dave Young stated that they had adjusted the plan for the lighting which would take care of that.

Motion by Clif Cheeks to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on October 26, 2011 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

Other

Ed Reid, Zoning Officer, stated that he had been contacted by Tim Robinson regarding the water withdrawal site on his property that they wanted to pave the area that is now gravel by

the end of this month to help with dust control issues. Planning Commission stated that they approved of this proposal, and Mr. Reid stated he would contact him accordingly.

There was also a brief discussion about changing the deadline date to submit review applications to the Planning Commission to three weeks prior to the meeting date instead of two weeks as it is now. Ed Reid felt that there would be an adjustment period for applicants to get used to the change, and he would have to be flexible for a short period of time.

Chairman Saggiomo had to leave the meeting at 8:45PM due to a work related appointment.

FEMA/Temporary Mobile Home Park Conditional Use Review

The Athens Township Supervisors by letter dated October 6, 2011 requested the Planning Commission to review the application for a temporary mobile home park located on the Austin property, Parcel #09-006.00-015-000-000 located on Wilawana Road across from Sycamore Drive and west of the Valley Youth Soccer fields in Athens Township. This is an emergency situation to house families displaced by the flooding caused by Tropical Storm Lee.

The Planning Commission had no adverse comment to the application; however, following discussion of the application stated they would like to encourage the limit of eighteen months for the occupation of this housing program.

Correspondence was reviewed.

The workshop meeting for November will be held on Tuesday, November 1, 2011 at 10:00AM.

Meeting was adjourned at 9:20PM, as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
November 7, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 7, 2011 at 7:04PM by Chairman, Scot Saggiomo. Scot Saggiomo announced that a workshop was held by the Planning Commission on November 1, 2011 to review the submissions, but that no decisions were made at that time concerning the application.

Present: Scot Saggiomo, Martha Brennan, Marion Carling, William (Skip) Schneider, Township review Engineer and Secretary, Elaine Daddona. No Zoning Officer was in attendance. Jean Stromick and Clif Cheeks were unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Jeffrey E./Jean B. Barber #11-25

Dennis Rialland of Navarro & Wright Surveyors, along with the applicant, Jeffrey Barber, presented eight (8) copies of a survey plan dated August 10, 2011, and was received by Athens Township on October 17, 2011 for a two-lot subdivision located on Reagan Road, zoned Residential. Narrative dated October 17, 2011 states the applicant is proposing to subdivide the existing 88.55 acres into two residential lots. Lot#3 is 86.56 acres for residential use. Lot#1 is to be 1.99 acres with an existing house and septic. The existing well located to the northeast of the parcel is to be shared by the owners of Lots #1 and #3. Lot#2, 46.76 acres as shown was subdivided previously approved.

Check #2057 dated October 17, 2011 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars from Jean B. Barber was received on October 18, 2011 for filing fee, along with Check #2058 in the amount of Twenty-five (\$25.00) Dollars, made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Marion Carling to review the plan for preliminary/final plan approval, and motion unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) The fence on the Plan will need to be labeled and included in the Legend on the Plan.

- 2) Will need to label the pond/wetlands on the Plan.
- 3) Scale to be corrected to not exceed 100 ft. on the Plan.
- 4) Will need a larger picture of Lot#1 on the Plan.
- 5) Acknowledgment statement of the surveyor needs to be dated.
- 6) Easement for the well will need to be included in the Deed to the property.
- 7) #13 on the Plan should state Lot#3, not Lot#2.
- 8) Topographic contours need to be changed to ten (10)ft. intervals.
- 9) Owners' address needs to be included in the title block.

Motion by Martha Brennan, second by Marion Carling, to recommend preliminary/final plan approval, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on November 30, 2011 and motion unanimously carried.

Microtel Inn & Suites (Sketch Plan)

Gary Burcher, representing the developer, WPAX Ltd., presented eight (8) copies of a Preliminary Land Development Plan for a proposed hotel to be located at 1775 Elmira Street received by the Zoning Office on October 13, 2011. The following listed documents were also received: Application for Review by Athens Twp. Planning Commission; PA Dept. of Transportation HOP Permit application; Traffic Generation Narrative; Utility Will Serve letters; Bradford Co. Conservation District transmittal letter dated Sept. 28, 2011 for NPDES Permit Application; Copy of Deed; PA DEP letter dated Sept. 1, 2011 for Sewage Planning Exemption; copy of Athens Twp. Zoning Hearing Board Variance Decision; and documents associated with the land development plan to include E&S Control Plan.

Check #0000001778 from WPAX, LTD. dated September 19, 2011 in the amount of Three Thousand Six Hundred seventy-five and 60/100 (\$3,675.60) Dollars for the filing fee was received by Athens Township Zoning Office on October 13, 2011 and Check #0000001842 from WPAX, LTD. in the amount of Twenty-five (\$25.00) Dollars dated October 17, 2011 made payable to Bradford County Treasurer for review fee. Check #000001876 from WPAX, LTD. dated November 3, 2011 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars was paid as a retainer for the Engineer fees for Athens Township.

Skip Schneider, the Township review Engineer, was present to review the submitted Plan with Mr. Burcher. Mr. Burcher stated that he would like to review only the items he had questions on regarding the review comments of both Mr. Schneider and the Bradford County Planning Office. He would submit a revised Plan following this sketch plan review for the December Planning Commission meeting for a proposed formal review.

Correspondence was reviewed.

Motion by Martha Brennan to approve the Minutes of October 3, 2011 with minor correction on Page 1, second by Marion Carling, and motion unanimously carried. Motion by Scot Saggiomo to accept the Minutes of the Special Meeting on October 13, 2011 with correction to Page 7, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:35PM, as there was no further business to discuss.

Regular Supervisors mtg. - Nov. 30, 2011 - 7:00PM
Regular Planning Comm'n mtg. - Dec. 5, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
December 5, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 5, 2011 at 7:01PM by Chairman, Scot Saggiomo. Scot Saggiomo announced that a workshop was held by the Planning Commission on November 29, 2011 to review the submissions, that no decisions were made at that time and was for information only.

Present: Scot Saggiomo, Clif Cheeks, Martha Brennan, Marion Carling, Jean Stromick, Ed Reid and Cindy Parrish, Zoning Officers, Attorney John Thompson, William (Skip) Schneider, Township review Engineer, James Gensel, Township review Engineer and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Microtel Inn & Suites #11-26

Gary Burcher, representing the developer, WPAW Ltd., and Richard Zentner, owner contact, presented eight (8) copies of a revised Preliminary Land Development Plan prepared by Tim Jones, P.L.S. of Keystone Consulting & Associates, for a proposed hotel to be located at 1775 Elmira Street, dated November 18, 2011 and received by the Zoning Office on November 21, 2011. The following listed documents were also received: Copy of KCA response letters to Athens Township Zoning Office, CEI Engineering Associates, and Bradford County Planning Commission; Athens Township Planning Commission Application for Review of a land development plan; Land Development Proposal review checklist; Copy of Athens Township Zoning Hearing Board Decision dated September 14, 2011; Copy of e-mail from Ed Reid, Zoning Officer, dated November 9, 2011 regarding minor plan changes; copy of recorded Deed and receipt; PaDOT Deed and Subdivision map; PaDEP Sewage Exemption letter dated September 1, 2011 and previous associated transmittals; Utility "Will Serve" letters from Penelec, Valley Energy, Verizon, Aqua Pennsylvania, and Northern Tier Solid Waste Authority; KCA's Traffic Generation Narrative; Copy of PaDOT HOP approval letter dated November 7, 2011 with attached original application and questionnaire; Copy of KCA's project construction schedule and cost estimate; Copy of Operation and Maintenance Agreement(SWM BMP)and Stormwater Management BMP Operation and Maintenance Requirements; Copy of transmittal letter to the following agencies-Athens Township Zoning Office, CEI Engineering Associates, Bradford County Planning Commission; Bradford County Conservation District Transmittal letter dated September 28, 2011 with revised copy of

E&S Control Plan dated November 18, 2011; revised copy of Stormwater Management Plan dated November 18, 2011; Copy of SJB Services, Inc. Geotech proposal for site work quality control inspection, testing and reporting dated November 16, 2011; Copy of infiltration test procedures provided from NY and Maryland; and the Land Development Plan Set per Cover Sheet Index dated November 18, 2011.

Skip Schneider, the Township review Engineer, was present to review the submitted Plan with Mr. Burcher. Mr. Burcher stated the indoor pool had been removed from the previous Plan which changed the room count from 75 to 77 rooms and the building had been moved closer to the rear setback with the revised Plan. A revised Project Narrative was submitted which states this is a proposed new 77-room Microtel Hotel containing 1.64 acres. The project includes all associated utility connections and parking facilities. Currently the site consists of an existing produce stand served by the existing sewer line and several out buildings. The project will be served by the existing municipal water and sewer. Mr. Burcher also stated that the PaDOT Highway Occupancy application was issued to the Hurleys', prior owners, and had been resubmitted to change to the new owner, WPAW, Ltd.

Mr. Burcher submitted copy of the letter dated December 2, 2011 submitted to Skip Schneider, review Engineer, which was in response to the review comments of Skip Schneider to the revised Plan and documents submission dated November 28, 2011. Discussion of this letter and responses followed. Changes were made in draft form to accommodate the Athens Township Zoning Ordinance and SALDO requirements, and the revised Plan would be submitted to the Supervisors accordingly.

Motion by Clif Cheeks to review the revised Plan for Preliminary Plan approval, second by Marion Carling, and motion was unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to submit a Sign Permit package for the Plan.
- 2) Need to correct the access drive radius to meet required minimum of fifteen (15)ft. in the Zoning Ordinance.

- 3) Provide the exemption letter from PaDEP and PennDOT Highway Occupancy Permit with correct number of proposed rooms.
 - 4) Need to correct dimension of ADA parking spaces on C-1 of the Plan.
 - 5) Pg. C-1: Need to correct the 5 feet minimum distance to the adjacent property corner at the access drive.
 - 6) Pg. C-2: Provide information about proposed sanitary sewer line and structures along the northern property line.
 - 7) Pg. C-3: Need to clarify where 6" curb is proposed due to labeling inconsistency.
 - 8) Pg. C-3: Generated proposed contours appear incorrect. 779 contour discontinues behind the building with no connection to the existing, 778 should appear along the northern property line.
 - 9) Pg. C-3: Inlet schedule conflicts with the pipe schedule for pipes 6 thru 8 (size and slope).
 - 10) Pg. C-3: Insufficient cover (1.2") over pipes behind the building.
 - 11) Pg. C-3: Conflict between sanitary sewer line and storm drain north of the building.
 - 12) Need to verify infiltration depth and existing material are correct
 - 13) Pg. H-1-2: Need to correct spelling of the property owners of Colin Radiven and Citizen's and Northern Bank
- Comments:
Pg. C-5: Correct botanical names in Planting schedule.
Zoning section 504F3 calls for annual inspections of underground facilities with subsequent report.

Elaine Daddona, Secretary, questioned the applicant regarding the fact that the original Land Development application had listed the property owner as WPAX, LTD and this had been changed on the revised Plan to WPAW, LTD. Mr. Zentner stated that WPAW, LTD was a subsidiary. Attorney Thompson stated that the applicant should therefore submit a notarized affidavit to the Zoning Office regarding this change.

Chairman Saggiomo stated that the Planning Commission would request the corrections to the Plan to be received by the Zoning Office one week to ten days prior to the Supervisors' meeting

which is scheduled on December 28, 2011 for a review of same prior to that meeting.

Motion to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on December 28, 2011, contingent on resolution of the deficiencies, by Clif Cheeks, second by Martha Brennan, and motion unanimously carried.

Walmart Supercenter #2208-01

Skip Schneider of CEI Engineering was present to represent the applicant, Wal-Mart Real Estate Business Trust, along with Matt Turowski of Rosenn Jenkins & Greenwald LLP, Attorneys At Law and the Athens Township review Engineer, James Gensel for the review of a Subdivision Plan dated January 20, 2011 and received by the Athens Township Zoning Office on November 14, 2011 along with a Preliminary Land Development Plan last revised and dated April 12, 2011, Lighting Plan dated April 25, 2011 and Exterior Elevations and Sign Details (undated).

Skip Schneider explained that a guide rail along the south side of the main access drive and parking area along the west side of the proposed building to meet developer guidelines, that the PennDOT Highway Occupancy Permit had not been received, and the Traffic Impact Study was not complete. The Walmart pylon sign had been revised to a Walmart monument sign and the Planning Commission stated it would need to be moved back five feet (5') to the required twenty feet (20') of the ROW, and the "Will Serve" letter for the water had been submitted. The comments dated November 15, 2011 of CEI Engineering of Skip Schneider, along with comments dated November 30, 2011 attached and incorporated of the Athens Township Zoning Office were discussed by Mr. Schneider and the Planning Commission. Marion Carling asked about the number of employees relating to the parking spaces on the Plan. He stated that he had been given information that there were 262 current employees and the Supercenter would be 325. This would include approximately 60 daytime employees and the remainder are full-time and part-time employees and they need 125 total amount of employees during the day to run the store. A second shift of 40 full-time employees and 25 part-time employees would be employed as well.

A Truck Turning Exhibit prepared by CEI Engineering and dated November 16, 2011 submitted and received by the Zoning Office on November 28, 2011 was discussed by Mr. Schneider who stated that this had been submitted to PennDOT for approval. He stated a driveway permit for Winslow Street would be required from Athens Township for the Plan. Discussion followed regarding the Truck Turning Exhibit.

Christine Vough of 1057 Front Street, Athens, PA, recently elected as Athens Township Supervisor for 2012, asked if the Plan reflects a change to the LED lighting and the phasing plan, and Skip stated that the Plan did reflect a change to LED lighting. Skip explained there had been a workshop held recently here at Athens Township of the construction crew and that the phasing plan was included as part of the Land Development Plan.

Bob Smith, resident, asked for a definition of the phasing plan and questioned the number of parking spaces. This was answered in an earlier discussion. He also asked about whether or not there was a plan for storage containers and Mr. Schneider stated there was no plan for storage containers at the Supercenter.

Attorney Foster asked about the Storm water Plan during the construction of the new store and the operation of the old store. Skip stated that this was incorporated and identified as part of the phasing plan.

Skip Schneider stated that the Bradford County Conservation District approved the NPDES Permit by letter dated November 22, 2011 and received by the Zoning Office on November 28, 2011.

Attorney Foster asked about the size of the detention pipe that discharges on to the Roman Rosh property. Mr. Schneider explained that there is none, as the current pipe is proposed to be removed. He further stated that the water is infiltrated existing and proposed and if there is overflow, it will be infiltrated into the storm water system. There was further discussion as to overflow if there was an unexpected storm event and flooding. Mr. Schneider explained that there had been no flooding event from the recent storm event that had occurred

here in September. Attorney Thompson stated that he felt that Mr. Schneider had addressed that there was no need of a drainage release.

Roman Rosh submitted a seven-page document entitled Memorandum concerning issues regarding the proposed Walmart Plan. He also submitted photographs of the Elmira Street traffic regarding one of the issues in the Memo. Mr. Foster stated he would like to address each of the issues stated in this document with the Planning Commission, and accordingly discussion followed regarding the document. Mr. Rosh also submitted a number of documents regarding the drainage release to Attorney Thompson.

There was a discussion concerning the outside storage of carts and further storm water drainage discussion.

Bob Smith asked if there were proposed to be other stores in the Supercenter, and Mr. Schneider said "yes".

Walmart Supercenter #2208-01, Subdivision #09-03

Motion to review the Subdivision Plan for preliminary/final plan approval by Marion Carling, second by Jean Stromick, and motion unanimously carried. Checklist was completed and the following deficiencies were noted:

- 1) Lack of signature of surveyor on the Plan.
- 2) Lack of signature of the property owner on the Plan.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors at their meeting on December 28, 2011 contingent upon resolution of the deficiencies, second by Martha Brennan, and motion unanimously carried.

NOTE: Following the motion to recommend approval to the Supervisors for the Subdivision plan, Attorney Jonathan Foster questioned the Planning Commission concerning the fact that the drawing showed only the parcel on the east side of Route 220.

Walmart Supercenter #2208-01 Land Development #09-04

Motion for Preliminary Plan review of the Land Development Plan by Martha Brennan, second by Jean Stromick, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need approval letter from PaDEP.
- 2) Page 2: Need to re-label the two (2) 70D site detail notes.
- 3) Page 2-5: The new pylon monument sign needs to be set back the required 20ft off of the ROW.
- 4) Need signature of surveyor on the Plan.
- 5) Need signature of the property owner on the Plan.
- 6) Page C-5: Need to correct the plant counts with what's on the drawing.

COMMENT: Will need to ask for a Waiver allowing Walmart not to show Parcel 2 property on the Plan.

Motion to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on December 28, 2011 contingent upon resolution of the deficiencies by Clif Cheeks, second by Martha Brennan, and motion unanimously carried.

Walmart Supercenter #2208-01 - Conditional Use Review

The Athens Township Supervisors requested a Conditional Use application review by the Planning Commission by letter dated November 29, 2011 for a Conditional Use Hearing to have three (or more) commercial retail establishments within the building comprising the store.

Following discussion of the conditional use, the Planning Commission supports Walmart's pursuit of a conditional use to have multiple businesses within the proposed store. The applicant showed the layout of the businesses and that there was parking to support each business including employee and patron parking, with the exception of the food court. The applicant showed parking for six patrons when the Ordinance requires nine. The Planning Commission felt that the food court is not a "destination" business but rather an incidental use business,

meaning that patrons typically don't drive to the food court to get something to eat. Therefore, they could be considered part of the Walmart customer parking that has been satisfied. The six patron parking spots are adequate to support any potential destination patrons.

Other

The dates for the Planning Commission meetings for 2012 were set as follows: January 9, February 6, March 5, April 2, May 7, June 4, July 2, August 6, September 10, October 1, November 5, and December 3, 2012.

Motion by Martha Brennan to accept the Minutes of November 7, 2011 meeting as read, second by Marion Carling, and motion unanimously carried.

Correspondence was reviewed.

The meeting was adjourned at 11:13PM, as there was no further business to discuss.

Regular Supervisors mtg. - Dec. 28, 2011 - 7:00PM
Regular Planning Comm'n mtg. - Jan. 9, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary