

ATHENS TOWNSHIP PLANNING COMMISSION
January 9, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 9, 2012 at 7:04PM by Chairman, Scot Saggiomo. Scot Saggiomo announced that a workshop was held by the Planning Commission on December 27, 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, Ed Reid, Zoning Officer, William (Skip) Schneider, Township review Engineer, and Secretary, Elaine Daddona. Jean Stromick was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Hawbaker Greens Landing Wash Facility #12-01

Carl Bankert, representing the developer, Glenn O. Hawbaker, Inc., presented eight (8) copies of a Preliminary Land Development Plan prepared by Hawbaker Engineering, dated December 19, 2011 for construction of a support area for its current operations located on the western side of Route 220 and zoned Industrial. Also received by the Zoning Office on this date were the following documents: Athens Twp. Planning Commission Application for Review; Project Narrative and copy of HOP application; Drainage Area Map prepared by Hawbaker Engineering, and Post Construction Storm water Report.

Project narrative states Glenn O. Hawbaker is the applicant, landowner, developer and operator of the proposed construction of support areas for its current operations. These support areas would include the following: graded area for the stacking and storage of aggregate piles, settling ponds for aggregate plant wash water and supporting gravel access roads and pipeline (process water) installations to both the river water pipeline and the settling ponds. These improvements are proposed on the former "Hirst Tract". A topsoil berm is proposed to be placed around the existing mineral extraction area for the former "Cole Tract". A permit is expected shortly from the SRBC for the water withdrawal from the River. Additionally, Hawbaker has received PennDOT permits to improve the existing driveway from SR 220 into the river side of the property. Hawbaker has also received a permit for the proposed utility line crossing for the river water pipeline. A conditional use plan was recently approved by Athens Township to allow for water withdrawal from the Susquehanna River to wash

aggregate and process water for the existing aggregate and asphalt production facility. The two tracts of land were recently consolidated with a part and parcel plan (lot consolidation) with the former "Cole Tract" and approved by Athens Township.

Check #1064 from Glenn O. Hawbaker, Inc. dated December 19, 2011 in the amount of Five Hundred (\$500.00) Dollars was received on December 19, 2011 for filing fee. Check #1065 in the amount of Twenty-five (\$25.00) Dollars was received on December 22, 2011 made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the 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) Will need signatures on the Plan.
- 2) Will need a raised seal of the Engineer on the Plan.
- 3) Will need to show bearing and distances on the Plan.
- 4) Right-of-way and easements will need to be shown on the Plan.
- 5) Will need to show gas line running on Route 220 on the Plan.
- 6) Need to show road widths and State right-of-way on the Plan.
- 7) Need approval of the E&S Plan from Bradford County Conservation District.
- 8) Need approved NPDES Permit.
- 9) Need to show railroad on the drawings.
- 10) On Pg. 3, will need to show the wetlands and need to match the Legend of the Plan.
- 11) Need to re-number the pages on the Plan as there are two sets of Pages 2 & 3.
- 12) On Pg. 6, need to correct spelling of the word "ponds".
- 13) Need to show water lines to and from the ponds on the Plan.
- 14) Need to show detail of the lining of the ponds on the Plan.

- 15) Need to show proof of Hawbaker ownership of consolidation of lots.
- 16) Will need either a tract boundary sketch on the Plan or to identify the adjacent owners on the Plan.
- 17) Will need to obtain a Waiver from the Supervisors regarding the sidewalk requirement.

COMMENT: At this point, there will be no additional lighting placed at the site.

Motion by Marion Carling, second by Martha Brennan, to recommend approval to the Supervisors at their meeting to be held on January 25, 2012 for Preliminary Plan approval, contingent upon resolution of the deficiencies, and motion unanimously carried. Chairman Saggiomo asked the applicant to submit the Plan changes a week prior to the Supervisors' meeting to be reviewed prior to the meeting.

Chesapeake Gravel Lay Down Yard #12-02

David Young, P.E. of Larson Design Group was present on behalf of the applicant, Chesapeake Land Development Co., LLC and submitted five (5) full size and five (5) 11 by 17 size of a Land Development dated December 22, 2011 prepared by Larson Design Group and submitted to the Zoning Office on December 22, 2011 for a gravel lay down yard located at the former Camco site on King Lane and Wilawana Road (S.R. 4022). Also submitted were the following documents: Project Narrative, Athens Township Application for Review; copy of Deed; copy of Power of Attorney letter; E&S Control Narrative and Drawing; PCSM Narrative and Drawing; Project Cost Estimate; PNDI Report; Construction Schedule and copy of Lease Agreement.

Check #082060 from Larson Design Group dated December 21, 2011 in the amount of One Hundred (\$100.00) Dollars was received on December 22, 2011 for the filing fee, and on December 27, 2011 Check #3774 from David W. Young in the amount of Four Hundred (\$400.00) Dollars received also for the filing fee. Check #082061 from Larson Design Group dated December 21, 2011 and received on December 22, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for the review fee.

Project Narrative stated the purpose of this project is to construct the Chesapeake Land Development Company, LLC Gravel Lay down Yard which includes an existing building and associated parking, utilities and site amenities to service the building. The new construction will be the installation of a gravel lay down yard surrounding the building. This project is located on the 9.65 former Camco Facility parcel.

Access to the project will be gained through the existing driveway and the installation of a new driveway on King Lane (Road "B"). Road "B" was previously installed to subbase levels as a part of the Mill's Pride (Masco) project in 1999. This road will be re-graded, paved and turned over to the Township as a part of the Chesapeake Athens Office Complex Phase 1 project.

All necessary site utilities are available at the site. No extensions will be required for water, sewer, telephone or gas, as they already service the project site. An electric service will be required to supply power to the Gravel Lay down Yard lighting. Access to the yard through the new drive will be through automated/card controlled gates in the chain link fence surround the lay down yard.

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

William (Skip) Schneider of CEI Engineering was present as the Athens Township review Engineer for the project and submitted his letter dated January 4, 2012 with review comments and was discussed. Also, letter dated January 9, 2012 from the Athens Township Zoning Officer, Ed Reid, was submitted with his review comments and was discussed.

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

Zoning Ordinance:

1. Section 421-C-2/Detail 1 - Compacted 2A, if used for subbase, will potentially add impervious layer between #3.

Pervious/impervious chart counts the gravel yard as pervious area.

2. Section 800-C-5 Light spill on King Lane and the property across the street.

SALDO:

1. Section 202.A.5-C-3 Show sight distance at the access drives.

2. Section 202.A.7-C-3 Label size of the existing utility lines.

3. Section 202.B-5 Exhibits which the Lease agreement refers to ("A" thru "C") are missing.

4. Section 202.A.8 Provided soil infiltration report is for a different development (Phase 4 Chesapeake Athens Complex). Will need to update in the Spring depending on weather conditions.

General Comments:

1. C-4 Grading behind the fabric fence.

2. C-4 Infiltration area is 11.5 feet deep and 10 feet from existing building - provide discussion on building stability during excavation and long term stability with infiltration.

3. D-2 Trash enclosure detail does not match the size shown on the plan (C-2).

Comments of Zoning Officer:

1. Pg. C-3: The overhead pole symbol on the legend is incorrect.

2. Pg. C-2: All setbacks, except the 15 ft. setback adjoining the Halstead property, are incorrect for the site.

3. No truck turning radii were provided.

4. Lighting plan has no photo metrics and is not accounting for the building lighting. Show lumens/update lighting plan.

5. Sign and flag poles need to be twenty (20) feet off of the right-of-way.

6. Hours of operation are not listed.

7. A waiver will be needed from the Supervisors regarding the sidewalk requirement.

8. Need a letter from Chesapeake stating size of tractors and trailers on site to verify parking sizes are adequate.

9. Need to provide NPDES Permit approval.

Motion by Marion Carling, second by Martha Brennan to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on January 25, 2012 contingent upon resolution of the above referred deficiencies being resolved, and motion unanimously carried.

Athens Township Comfort Inn & Suites - Subdivision #12-03

Casey Cawley, P.E. Project Engineer of Reilly Engineering, along with Thomas Reilly, Jr., P.E. President of Reilly Engineering presented five (5) full size and five (5) half size Subdivision Plans along with the Athens Township Application for Review, Property Deeds, and Project Narrative dated December 20, 2011 and received by the Zoning Office on December 22, 2011 for a lot consolidation of four (4) lots containing 2.39 acres into one lot located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial.

William (Skip) Schneider, P.E. of CEI Engineering was present as Athens Township review Engineer for the project.

Check #025381 from Reilly Associates dated December 23, 2011 and received by the Zoning Office on December 27, 2011 in the amount of Three Hundred (\$300.00) Dollars was paid for the filing fee along with Check #025380 from Reilly Associates dated December 23, 2011 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states the site was previously the location of four (4) residential single family homes and associated driveways and parking areas on four separate lots. A lot consolidation to combine the four (4) lots into one (1) lot will be part of this land development. The structures were removed to prepare the lot for the proposed hotel construction and the site is predominantly covered with light and heavy meadow grass.

A review of the Bradford County Planning Office comments were discussed.

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

- 1) The Plan acknowledgment statement will need to be signed.
- 2) Need signatures of owner/owners on the Plan.
- 3) On Pg. sub-1, need to change Elmira Street from "arterial highway" to a "major collector".
- 4) Will need seal and ink signature of PA. registered professional land surveyor on the Plan.
- 5) On Pg. sub-1, need to remove "7" from the "General Note" section.
- 6) Owner's signature and address needs to be added to the title block.

COMMENTS: Change name of project to Athens Township Comfort Inn & Suites.

Motion by Clif Cheeks, second by Martha Brennan to recommend Preliminary/final Plan approval to the Supervisors at their meeting to be held on January 25, 2012 contingent upon resolution of the deficiencies, and motion unanimously carried.

Athens Township Comfort Inn & Suites - #12-04

Casey Cawley, P.E. Project Engineer of Reilly Engineering, along with Thomas Reilly, Jr., P.E. President of Reilly Engineering presented five (5) full size and five (5) half size Land Development for construction of a four-story, 85 room, 17,665 square foot hotel and associated parking areas located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial. Other documents received by the Zoning Office on December 22, 2011 were: Athens Township Application for Review; Post Construction Storm water Management Report; Erosion & Sediment Pollution Control Narrative; Utility will-serve letters (Athens Twp. Authority Sanitary Sewer, Aqua PA Water, Penelec, and Valley Energy); Athens Twp. Road Occupancy Permit Application and fee; Property Deeds; and Project Narrative.

Check #3818 from Donald L. Sherwood dated December 21, 2011 in the amount of Four Thousand Eight Hundred fifty (\$4,850.00) Dollars was received on December 23, 2011 for filing fee. Check #025382 in the amount of Twenty-five (\$25.00) Dollars was received on December 27, 2011 made payable to the Bradford County Treasurer for the review fee.

Skip Schneider of CEI Engineering, Athens Township review Engineer discussed his comments with Mr. Cawley and Mr. Reilly along with a discussion concerning the comments of both Bradford County Planning Office and Ed Reid, Zoning Officer. It was determined from the discussions that due to the number of deficiencies, no formal review would be done at this time, and the applicant would be required to submit changes to the Planning Commission at another meeting.

Other

Attorney Damian Rosettie of Landy & Landy Law firm was present along with the applicants, Lisa and David Scheftic, concerning a Zoning application for a Special Exception before the Athens Township Zoning Hearing Board. Attorney Zeller, Solicitor for the Zoning Hearing Board had requested a review of the application by the Planning Commission prior to the hearing which was to be held on Tuesday, January 24, 2012. Legal Notice for the application states that the applicant seeks a special exception to Section 306 of the Athens Township Zoning Ordinance to operate a daycare center at an existing structure and such other relief as determined by the Zoning Hearing Board.

The Planning Commission reviewed the Site Plan and Site Location of the project.

There was no adverse comment to the Plan, as long as the applicant followed through with the requirements of the land development process.

Attorney Rosettie was present to represent the applicant for the Senior Healthcare Solutions Conditional Use application before the Supervisors for a February hearing. Letter dated December 23, 2011 from the Athens Township Supervisors requested review comments from the Planning Commission prior to the

hearing. Letter states this application concerns a nursing home proposed off Lamoka Road. The zoning designation of this parcel is Residential-Suburban.

The Planning Commission reviewed a Property Overview Plan dated December 15, 2011 for a 13-acre Sayre Borough Site for a new Sayre Health Care Center along with associated documents describing the proposed project.

The Planning Commission had no adverse comment to the location, but does reserve comment concerning adequate buffering and screening for residential property owners.

Election of Officers

Motion by Clif Cheeks to nominate Scot Saggiomo for Chairman, second by Marion Carling, and motion unanimously carried. Motion by Martha Brennan to nominate Clif Cheeks for Vice Chairman, second by Scot Saggiomo, and motion unanimously carried.

Correspondence was reviewed.

Motion by Martha Brennan to accept the Minutes of December 5, 2011 with the exception of two minor corrections, second by Marion Carling, and motion unanimously carried.

Correspondence was reviewed.

The meeting was adjourned at 10:45PM, as there was no further business to discuss.

Regular Supervisors mtg. - Jan. 25, 2012 - 7:00PM
Regular Planning Comm'n mtg. - Feb. 6, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
February 6, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 6, 2012 at 7:02PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Athens Township Comfort Inn & Suites - #12-04

Casey Cawley, P.E. Project Engineer of Reilly Engineering was present with the revision of the Preliminary Plan for the Land Development for construction of a four-story, 85 room, 17,665 square foot hotel and associated parking areas located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial. Documents received by the Zoning Office on January 16, 2012 were: Land Development set; E&S Plans; PCSM Plans; Application package and PCSM Report; Utility will-serve letters for sewer, water, electric and gas; Construction cost estimate and schedule along with a letter of response to the Township Engineer's letter of January 6, 2012 and Zoning Office's letter of January 9, 2012; revised Project Narrative, revised Power of Attorney and Agreement of Sale and copies of Deeds. On January 27, 2012 a Geotechnical Engineering Report and lighting plan and associated information was received in response to the Township Engineer's letter of January 6, 2012. On February 2, 2012 a revised Application for Review, Power of Attorneys for Developer and Seller along with copy of Sales Agreement was received by the Zoning Office.

Check #025493 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer was paid on January 17, 2012 for the review fee.

Skip Schneider of CEI Engineering, Athens Township review Engineer discussed his comments with Mr. Cawley along with a discussion concerning the comments of Ed Reid, Zoning Officer. The comments of Bradford County Planning Office were reviewed by the Planning Commission as well. A copy of the comments are attached for reference.

Mr. Cawley explained that there was a new developer, Bradford Hospitality, LLC, and documents had been changed to reflect this change. He stated they had applied for the NPDES and Highway Occupancy Permits.

Ed Reid asked Mr. Cawley if he had a new set of Architectural drawings, and he stated he would send that to him.

Supervisor, Christine Vough, asked if sidewalks had been added to the revised Plan, and Mr. Cawley stated they had been added.

Mr. Cawley was instructed by the Planning Commission to resubmit the revisions to the Plan by February 21, 2012 for a formal review of the Preliminary Plan to be done at the next regularly scheduled meeting on March 5, 2012.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the Minutes of January 9, 2012 as read, second by Marion Carling, and motion unanimously carried.

Correspondence was reviewed.

The meeting was adjourned at 7:59PM, as there was no further business to discuss.

Regular Supervisors mtg. - Feb. 29, 2012 - 7:00PM
Regular Planning Comm'n mtg. - Mar. 5, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
March 5, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 5, 2012 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jean Stromick, Ronald Reagan, Ed Reid, Zoning Officer, William (Skip) Schneider, Township Review Engineer, and Secretary, Elaine Daddona. Martha Brennan, former Planning Commission member, had submitted her resignation on February 28, 2012. Sign-in sheet was available for all others present. Chairman Saggiomo announced that a workshop was held by the Planning Commission on February 28, 2012 to review the submissions, that no decisions were made at that time and was for information only.

Comment [E1]:

Athens Township Comfort Inn & Suites - #12-04

Casey Cawley, P.E. Project Engineer of Reilly Engineering, was present with the revision dated February 6, 2012 of the Preliminary Plan for the Land Development for construction of a four-story, 85 room, 17,665 square foot hotel and associated parking areas located at the intersection of Elmira Street (S.R.1069) and Westbrook Street, zoned Commercial. Documents received by the Zoning Office on February 21, 2012 were: Land Development plans; Post Construction Storm water Management Plans, E&S Plans; Highway Occupancy Permit Plans, and Architectural Plans; and revised Athens Township review application in response to the Township Engineer's and Zoning Office's letter of January 20, 2012 and Bradford County Conservation District letter of January 31, 2012.

Skip Schneider, Township review Engineer, submitted comments to the revisions in letter dated February 28, 2012 to the Planning Commission and was reviewed at this meeting for any deficiencies. Bruce and Sylvia Fay of 75 Rosh Road, adjacent property owners, were present to ask about the buffer zone, lighting and parking for the proposed project. Mr. Cawley, project Engineer, answered and explained what was proposed, which satisfied their concerns.

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

- 1) Need an underground storm water facilities maintenance plan.
- 2) Lack of PennDOT Highway Occupancy Permit.
- 3) Need raised seal of Engineer and signatures of Owner on the Plan.
- 4) Need will-serve letters from Verizon and Time Warner Cable.
- 5) Lack of NPDES Permit.

COMMENT: The plantings at the rear of the property will be moved to the inside of the fence.

Mr. Reagan asked about the system for external fire protection hookups regarding the sprinkler system, and Mr. Cawley stated that it had been provided for.

Motion by Clif Cheeks to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on March 28, 2012, contingent on resolution of deficiencies, second by Ronald Reagan and motion unanimously carried.

Ronald G./Joyce M. Ellers Subdivision #12-05

Bruce Benish of Benish Surveying was present along with the property owner, Ronald G. Ellers, for a survey plan dated February 10, 2012 and received by the Zoning Office on February 13, 2012 for a two-lot subdivision, Lot #3A to become part and parcel to Lot#1 of Ronald G./Joyce M. Ellers located on Clinton Street, zoned Commercial. The comments of the Athens Township Zoning Office and Bradford County Planning Office were reviewed for deficiencies.

Check #2662 from Bruce Benish Surveying dated February 13, 2012 in the amount of Seventy-five (\$75.00) Dollars, along with Check #2660 in the amount of One Hundred (\$100.00) Dollars was paid for filing fees, and Check #2637 made payable to Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars was paid for the review fee.

Motion to review for preliminary/final plan approval by Ronald Reagan, second by Marion Carling, and motion unanimously

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

- 1) In the notes, Lots 1A should be listed as 3A on the survey plan.
- 2) In the Zoning information, Lots 1 and 3A and a portion of Lot 3 are Commercial and Lot 2 and a portion of 3 are Residential-Urban.
- 3) Lot 2 is to be removed from the survey plan.
- 4) Will need to clarify the 35 foot R-O-W and R-O-W must be added to the plan.

Motion by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on March 28, 2012 contingent upon resolution of the deficiencies, second by Jean Stromick, and motion unanimously carried.

Discover the World Learning Center LLC #12-06

Zachary H. Ranstead, P.E. was present along with Brian J. Huckabee, Project Manager, of T&M Associates and submitted a Preliminary Site Plan dated February 8, 2012 and received by the Zoning Office on February 13, 2012 for a daycare center on behalf of the applicants, David and Lisa Scheftic, for a land development located on Clinton Street, zoned Commercial. Also submitted with the Application for review of a land development was a Project Narrative, copy of Deed, and Waiver for the sidewalk requirement.

Check #2660 from Bruce Benish Surveying in the amount of Five Hundred (\$500.00) Dollars and dated February 13, 2012 was received for filing fees, along with Check #2661 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project narrative states this is a proposed conversion of an existing residence located at 70 Clinton Street into a children's daycare facility. The project is located within the Commercial zoning district where daycare facilities are an allowed use, as permitted by special exception. The project received special exception approval from the Zoning Hearing Board on January 28, 2012. The project (and existing building)

will comply with all applicable setbacks and impervious cover limits, no other zoning relief is anticipated. The existing property is currently not subdivided into the proposed lot depicted on the land development plans. A subdivision plan application is being submitted by Bruce Benish Surveying in conjunction with this project. The existing lot is being subdivided to create the Discover the World parcel according to the Benish survey plan. The existing residence is one story and approximately 2,400 sq. ft. The conversion will involve removal of the existing driveways on the site and construction of a 17-space asphalt parking lot. The parking will comply with the Ordinance requirement, and the maximum capacity is 50 students and 7 teachers. A one way traffic pattern was designed to minimize impervious cover and provide the most efficient layout and circulation given the fixed distance of the existing building to the right-of-way. Other improvements include new fencing for outdoor play areas, trash collection area, and outdoor lighting for the parking lot. The lighting will only be mounted at 10 feet and has a 90-degree cutoff angle. Due to the added impervious cover for the parking lot, a stormwater management raingarden/infiltration trench is proposed. It is located along the downstream property line and is sized to not discharge any collected runoff through a 100-year storm event. If an overflow ever occurred due to a storm event greater than 100 years, runoff would be discharged via a surface spillway to the location of existing flows from the site. Runoff from all site existing and proposed impervious areas are directed to the raingarden via surface grading, no storm piping is necessary. As some fill material will be generated from construction of the parking lot, site grading and raingarden, it is proposed to create berming along a portion of the site frontage. There is no public sidewalk in the vicinity of the site, therefore none is proposed. The proposed disturbance is less than one acre, therefore, a NPDES Permit is not required for post construction runoff.

The comments of the Zoning Office and Bradford County Planning Commission were discussed for deficiencies. The proposed chain-link fencing was discussed, and it was suggested the fencing be slatted for privacy. It was stated the hours of operation would be from 6:30AM to 5:45PM, five days a week. It was also stated that they would like preliminary/final plan

approval for the development, and the Planning Commission stated that would require a written Improvement Guarantee regarding the stormwater construction.

Motion to review by Ronald Reagan for preliminary/final plan, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need a raised seal of Engineer on the Plan.
- 2) Need signatures of the owner and Engineer on the Plan.
- 3) Need address of owner in the title block.
- 4) The parking setback will need to be shown on the Plan.
- 5) The right-of-way will need to be marked on the Plan.
- 6) Need surveyor's signature on the acknowledgment statement.
- 7) Need a driveway permit from the Township.
- 8) Need to show the setback from the play area, at least 25 ft. from the right-of-way.
- 9) Need to provide screening for the play area.
- 10) Need a sign package submitted with the Plan.
- 11) Need a maintenance plan for the raingarden.
- 12) Need submission of an Improvement Guarantee.
- 13) Need a letter from the Athens Township Sewer Authority.

Motion by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on March 28, 2012 contingent upon resolution of the deficiencies, second by Jean Stromick, and motion unanimously carried.

Dandy Phase I - CNG Fueling Facility #12-07

David Young, Engineer, of Larson Design Group presented a Preliminary Land Development Plan dated February 8, 2012 for Phase I of a compressed natural gas fueling facility to be located at the intersection of Route 220 and Pine Street, the former Arnold Truck Center property. The owner/developer is

Dandy 70 Athens, LLC, c/o Randy Williams. The Site Plan was received by the Zoning Office on February 13, 2012 along with a Project Narrative; copy of Deeds; Authorization to design; Project cost estimate; Construction schedule; Letter Storm Water Report, and Sidewalk Waiver.

Check #0113507 dated February 10, 2012 from Williams Oil & Propane in the amount of Three Hundred (\$300.00) Dollars was received for filing fees, along with Check #0113508 made payable to the Bradford County Treasurer for review fee.

Project Narrative states the purpose of the project is to construct a new Dandy Mini Mart (Convenience Market) on the west side of Elmira Street (State Route 1069). In addition to the new store, the proposed site will consist of gas, diesel and compressed natural gas (CNG) fueling islands, parking, stormwater management and other associated utilities. The project is being developed in two separate phases, with Phase 1 consisting of the CNG fueling island with a gravel access drive. Phase 2 will include the remainder of the mini-mart development as shown on the Master Plan on Sheet C-1.

This project is located on a 3.36 acre parcel owned by Dandy Athens 70, LLC. The site is currently zoned as Commercial which allows for the construction of the mini mart as a use by right. Convenience markets are a permitted principal use in the commercial zone as listed in section 306 of the Athens Township Zoning Ordinance. No other zoning action will be necessary for the development of this project.

Access to the project will be gained through use of three existing curb cuts along SR 1069. Two of the curb cuts will be combined to form the south entrance and the last will be significantly widened to form the north entrance. PennDOT District 3-0 Permit Director Jim Krise was contacted during the development of this project to determine PennDOT's requirements for this Phase. Mr. Krise is requiring the submittal of a temporary permit application for the above mentioned widenings and a full Highway Occupancy Permit application to be submitted with the full Dandy Mini-Mart application in April.

All necessary site utilities are available at the site. No extensions will be required for water, sewer, telephone or gas, as they already service the project site.

Stormwater management will be handled through the installation of two vegetated infiltration swales. No increase in stormwater runoff will occur through the development of this project.

Dave Young stated that the project for the CNG Facility involved meeting deadlines for a grant application with Endless Mountains Transportation Authority and was the reason for submitting the Plan with Phase I only of the project at this time. He stated a gravel drive was planned, that the 2-position fueling island was open to the public and would be unmanned.

The review comments to this application of both the Zoning Office and Bradford County Planning Office were discussed. There were a number of deficiencies with the Plan, along with a discussion regarding the Plan as submitted requiring a Zoning variance due to the fact the driveways were less than 300 ft. from the school play yard (Section 418A).

The Planning Commission suggested that if it was the intent of the applicant to submit this Plan in two Phases, to include Phase 2 on the Plan with an anticipated date of construction and submit this Plan for the next regular meeting of the Planning Commission in April.

Visions Hotels - Candlewood Suites (Sketch Plan)

James B. Gensel, P.E. of Fagan Engineers, was present along with Andy Patel, developer, and submitted a land development application for a proposed hotel to be located on lands of Roman Rosh on Elmira Street (S.R.1069), zoned Commercial. On February 13, 2012 a completed Planning Commission application, Location map depicting the project site, and Concept plans for the proposed development were received by the Zoning Office. The Zoning Office notified James Gensel that the plans were too incomplete to be reviewed for a land development submission and suggested newly completed plans and document submittals be

submitted for the following month which was agreed upon by the Engineer. Mr. Gensel and the developer presented a sketch plan for a proposed four-story hotel containing 96 rooms, which would be suites with kitchens and a proposed adjacent restaurant, and they indicated they would resubmit a proposal for the next meeting.

Ed Reid, Zoning Officer, stated that Consulting and Design LLC that had an appointment on the Agenda for this meeting had contacted him this date that they were unable to appear for their application. After a discussion with Ed Reid, they planned to submit a revised Application and Site Plan and requested they be allowed an additional week to submit for next month's meeting. The Planning Commission stated the date for submission would be by March 12, 2012 when it was originally scheduled.

Correspondence was reviewed.

Motion by Clif Cheeks to accept the Minutes of February 6, 2012 as read, second by Marion Carling, and motion carried. Ron Reagan abstained.

The meeting was adjourned at 10:18PM, as there was no further business to discuss.

Regular Supervisors mtg. - Mar. 28, 2012 - 7:00PM
Regular Planning Comm'n mtg. - Apr. 2, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
April 2, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 2, 2012 at 7:01PM by Vice Chairman, Clif Cheeks.

Present: Clif Cheeks, Marion Carling, Ronald Reagan, Ed Reid and Cindy Parrish, Zoning Officers, William (Skip) Schneider, Township Review Engineer, and Secretary, Elaine Daddona. Scot Saggiomo and Jean Stromick were unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Ronald E./Roxann E. Callear - #12-08

Bruce Benish of Benish Surveying was present along with the property owners, Ronald E. and Roxann E. Callear, for a survey plan dated November 12, 2011, signed by surveyor on March 19, 2012, and received by the Zoning Office on March 12, 2012 for a two-lot subdivision, Lot #2 to become part and parcel to Lot#1 of Ronald E./Roxann E. Callear located at 2081 Elmira Street, zoned Commercial. The comments of the Athens Township Zoning Office and Bradford County Planning Office were reviewed for deficiencies.

Check #6878 from Callears R&R Bar-B-Que Catering, Inc. submitted by Roxann E. Callear dated March 13, 2012 in the amount of One Hundred fifty (\$150.00) Dollars was paid for filing fees, along with Check #6869 dated March 12, 2012 made payable to Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars was paid for the review fee.

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

- 1) Northwest pin is not identified on the Plan.
- 2) Contours are not labeled.
- 3) Utilities to the building are not labeled.
- 4) Lack of Owner's signatures on the Plan.

Motion by Ronald Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on April 25, 2012 contingent upon resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

Callears R&R Bar-B-Que Catering, Inc. #12-09

Ronald E. and Roxann Callear presented a Sketch Plan for a land development prepared by James R. Frandsen, P.E. Mrs. Callear explained that they plan in Phase 1 to demolish the residence located at 2081 Elmira Street, do rear entrance modifications for customer visibility when entering from Elmira Street; to establish ingress and egress from Elmira Street to Callears Bar-B-Que Restaurant located at 92 Winslow Street and expand the parking by twenty-four (24) additional spaces at that business; and to locate a new sign for Callears Bar-B-Que Restaurant on Elmira Street. Phase 2 is planned to take place in one to five years to expand Callears Bar-B-Que Restaurant located at 92 Winslow Street (expansion 34 ft. wide by 44 ft. long) to include area for cooking facility and catering business; and install security fence directly behind expanded restaurant building for Bar-B-Que cookers.

The Athens Township Zoning Office and Bradford County Planning Office comments were reviewed and discussed. The following deficiencies were noted on the Plan which was submitted:

- 1) 10-foot setback on existing east side of the property.
- 2) Location map needs to be on the Plan.
- 3) Utilities to the building must be shown on the Plan.
- 4) Will require a Stormwater Management Plan.

Michael D./Kelly L. Miner #12-10

Michael and Kelly Miner presented a survey plan prepared by John W. Ward, P.L.S. of Millstone Surveying dated December 1, 2011 and revised March 2, 2012 and received by the Zoning Office on March 12, 2012 for a 3-lot subdivision located on Meadowlark Drive, zoned Residential Suburban. Mrs. Miner explained that they were dividing their property into lots for future building by their children. Project Narrative states this is two residential use lots consisting of 1.250 acres each. Each lot has an approved sewage disposal area. A house, well and sewage system are proposed for each lot. The residual tract consist of 2.841 acres with a house, barn, shop, shed, well and existing permitted sewage system that was installed in 1988. A 3.79 acre

lot was subdivided from this parent tract in 1989. Adjoining properties are used for agriculture and residential. Sewage systems in the area are in-ground and sand mound.

Check #2462 from Michael D./Kelly L. Miner in the amount of One Hundred seventy-five and no/100 (\$175.00) Dollars was paid on March 5, 2012 for filing fees, along with Check #2464 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for review fees.

Motion by Ronald Reagan to review 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 five (5) corrected copies of the plan by April 18, 2012.
- 2) Street and right-of-way must be on the Plan.
- 3) Need to show the base flood elevation on the Plan.
- 4) Will require a raised seal of the surveyor on the Plan.

NOTE: See the "Notes" on the Plan for the topographic contours.

Motion by Ronald Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on April 25, 2012 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

Consulting & Design (Drake Petroleum Co., Inc.) #12-11

Ron Fortune, authorized agent for Drake Petroleum Co., Inc. and Xtramart presented a Sketch Plan dated January 4, 2012 and prepared by Consulting and Design, LLC for a land development to make site improvements to the parcel located at 2789 Elmira Street. Project Narrative states that currently the site consists of a parcel that maintains 271.51 of frontage along Elmira Street and has a total lot area of 43,560 sq.ft. under Lease Agreement. An additional 50 ft. of frontage is under contract adding 13, 225 sq.ft. to the current parcel to the south.

The existing building is a 2660 sq.ft. convenience store with Dunkin Donut sublet and drive thru window. The underground

tank farm is existing. Site currently has two-pump islands with an existing overhead canopy and an existing diesel island.

The Site Improvements are as follows: Alter existing southerly curb cut by moving to the south by 27 feet, maintaining existing width. Remove existing dispenser and island at northerly portion of site.

Relocate one existing curb cut moving in a southerly direction maintaining the same width. Upgrade dispensers to allow for two-sided fueling while maintaining same number of fueling vehicles and canopy, 28ft by 42ft and one (1) 12,000 diesel underground fuel tank. Upgrade existing tanks as noted.

Lessee to acquire additional land for this development, adding fifty (50) ft. of frontage for a total of 321.50 ft.

Check #1348 from Consulting and Design, LLC dated March 7, 2012 from Ronald Fortune in the amount of Three Hundred and no/100 (\$300.00) Dollars for filing fee was received on March 15, 2012 along with Check #1349 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Planning Commission reviewed the comments of the Zoning Office and Bradford County Planning Office for the Sketch Plan submitted. After reviewing the Sketch Plan, the Planning Commission stated that a Subdivision by Lease would be required to include the following:

- 1) Utility lines need to be labeled on the Plan.
- 2) Will need a raised seal of surveyor on the Plan.
- 3) The parking setback must be identified.

The following deficiencies were noted in the Sketch Plan:

- 1) On Pg.TS43, remove note on existing utility pole.
- 2) Construction date needs to be changed from 2010.
- 3) Parking setback needs to be identified.
- 4) Pg.S2 - Utility lines need to match the symbols.
- 5) Pg.S4 - Will need a letter from Conservation District that the E&S Plan is not necessary.
- 6) Need Highway Occupancy Permit.

- 7) Need sign permit.
- 8) Need to remove existing driveway at the rear of the property from the Plan.
- 9) Need raised seal of surveyor on the Plan.

Chesapeake Athens Office Complex, Phase 3 Amendment #11-08

David Young of Larson Design Group presented a revised Site Plan for a revision to Phase 3 of the Chesapeake Athens Office Complex, Preliminary Plan approval by the Supervisors previously on October 26, 2011 contingent on resolution of deficiencies. Letter dated March 12, 2012 states that the Owner desired an increase in the height of the building to five floors due to extremely poor soil conditions recently discovered in the field that were not known during the design phase of the project. Due to this problem, a basement for the building is not economically feasible. Phase 3 is currently designed and approved as three stories, but with the elimination of the basement portion of the building, the interior configuration will require two additional floors to accommodate this rearrangement.

As a result of the change to the building capacity, it was necessary to add additional parking spaces to maintain compliance with applicable zoning requirements. This parking expansion, in turn, required minor modifications to site grading and the stormwater management system calculations. These attached modifications did not result in any required changes to the current stormwater system design.

Additional changes from the approved design also included revisions to the sanitary sewer system. With the elimination of the basement, the building no longer requires a lift station and force main to discharge to the ATA sewer system. The plans submitted show an 8" gravity connection to the trunk line installed on the site as part of Phase 1. The modifications to this system, as well as the revised projected sewer flows from the additional story will be submitted to both DEP and ATA for review and approval.

Skip Schneider, Township review Engineer, was present due to the fact that he had reviewed the revisions to this Plan and submitted his comments in letter dated March 14, 2012. The

comments of Skip Schneider, the Zoning Office and Bradford County Planning Office were reviewed, and the following deficiencies were noted:

- 1) Adjust parking at rear of the building.
- 2) Need "will serve" letters from water and sewer.
- 3) Identify parking setbacks.
- 4) Sight triangle has wrong dimension.

RECOMMENDATION: Additional parking for visitors.

Planning Commission stated that the deficiencies would need to be resolved when the Final Plan was submitted to the Supervisors. It was also stated that a retainer fee for the Engineer review would not be required due to the fact that this was an amendment to a previously approved Plan, and the Engineer should submit his bill to the applicant for payment.

Special Exception review for Zoning Hearing Board

Application to the Athens Township Zoning Hearing Board for a Special Exception hearing was received by the Zoning Office on March 9, 2012 for the IBEX Corporation which is located at 31 Eddy Lane. The subject property is currently leased to IBEX Inc. IBEX is a water transportation company in the energy industry. They currently use the house as living quarters for employees that travel from out of the area to work on a temporary basis. The pole barn is used as a shop for doing light maintenance on the equipment used by the company. According to Item 4 under Special Exceptions of Section 309, the pole barn and area around it would qualify as a contractor's shop and yard. The trailer house on the property was damaged beyond repair by the flood and is not being used. The office for IBEX Inc. is not at this location.

A review of this application is required by the Planning Commission prior to the hearing date of the Zoning Hearing Board.

Page 7
ATHENS TWP. PLANNING COMM'N
April 2, 2012

The Planning Commission had no adverse comment to the application, except to state that the applicant would need to submit a Land Development application.

Correspondence was reviewed.

Motion by Marion Carling to accept the Minutes of March 5, 2012 with a typographical correction on Page 4 and to add Marion Carling to Paragraph 2 as having made the motion, second by Clif Cheeks, and motion unanimously carried.

The meeting was adjourned at 10:30PM, as there was no further business to discuss.

Special Planning Comm'n mtg. - Apr. 16, 2012 - 7:00PM
Regular Supervisors mtg. - Apr. 25, 2012 - 7:00PM
Regular Planning Comm'n mtg. - May 7, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 7, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 7, 2012 at 7:04PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Jean Stromick, Ronald Reagan, Skip Schneider and James Gensel, Township Review Engineers, Cindy Parrish, Zoning Officer and Secretary, Elaine Daddona. Ed Reid and Clif Cheeks were out of town. Sign-in sheet was available for all others present.

Comment [E1]:

Walmart Supercenter #2208-01 Final Plan #12-15

Skip Schneider, Walmart Engineer, presented the Final Plan for the land development located at 1887 Elmira Street. James B. Gensel, P.E. of Fagan Engineers, the Township review Engineer, was present as well during the presentation. Transmittal letter and documents dated April 9, 2012 were received by the Township Zoning Office on April 12, 2012 as follows: Final Land Development Plan, Truck Turning Exhibit, Lighting Plan, Athens Township Planning Commission Application and Checklist, Final Drainage Report (Post-Construction Stormwater Management Narrative), Chamberlain Deed (Old Bob's Honda property), Walmart Deed, Valley Energy will serve letter, Valley Joint Sewer Authority will serve letter, Aqua PA will serve letter, Penelec will serve letter, PA DEP Sewage Planning Exemption letter, Bradford County Conservation District E&S Plan approval letter and NPDES Permit, Engineer's Cost Estimate, and filing fee. Project Narrative letter dated April 11, 2012 was received by the Zoning Office on April 16, 2012 and is hereby incorporated along with the review comments of James B. Gensel, P.E. of Fagan Engineers.

Check #9870475 from Walmart dated April 4, 2012 in the amount of Fifteen Thousand and no/100 (\$15,000.00) Dollars was received by the Zoning Office on April 12, 2012 for the filing fee for Final Plan approval. The check for the Bradford County review fee in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was sent directly to the Courthouse for processing.

Skip Schneider explained that there had been no material change of the Preliminary Plan approval which had been granted by the Township Supervisors on December 28, 2011 contingent on

resolution of deficiencies. He explained that the Final Plan includes an access drive which is wider by four or five feet which is based on PennDOT's comments to meet their current requirements for a Highway Occupancy Permit.

Cindy Parrish, Zoning Officer, commented she noticed that one parking space was missing from the Plan in the Associate Parking count. Skip Schneider agreed that this was correct and stated this would be corrected to reflect that change.

A sign package was required for the sign permit, and Skip stated that the signs should all be as per the Ordinance and would be submitted with the sign package for the Permit from the Township.

Motion by Ronald Reagan, second by Jean Stromick to review for Final Plan approval, and motion unanimously carried. A checklist was completed and the followed deficiencies were noted:

- 1) Lack of Township driveway permit.
- 2) Lack of Highway Occupancy Permit from PennDOT.
- 3) Need sign package and Permit approval for signage.
- 4) Sheet 2 - Need to change employee associate parking count from 196 to 195 and total number of spaces from 818 to 817 on the Final Plan.
- 5) Lack of signatures on the Final Plan.
- 6) Need Improvement Agreement and Guarantee.

Motion by Ronald Reagan to recommend Final Plan approval to the Supervisors at their meeting to be held on May 30,

Motion by Marion Carling, second by Jean Stromick to recommend preliminary plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Subdivision by Lease - Drake Petroleum #12-12

Dillon Marino of Navarro & Wright Engineers presented a Subdivision by Lease plan dated April 12, 2012 prepared by Jeffrey W. Geiss, P.E. which had been requested by the Planning Commission at the meeting held on April 2, 2012.

Motion by Ronald Reagan, second by Clif Cheeks to review the Subdivision by Lease plan for approval, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Title block containing owners of the tract need to be on the Plan.
- 2) Lack of signatures of all four (4) Owners of the parcel on the Plan.
- 3) Lack of plan review approval signature block for Planning Commission, Supervisors, and Athens Township Authority.
- 4) Lack of fees paid for the Plan.
- 5) Need to label right-of-way on the Plan.

Motion by Clif Cheeks, second by Ronald Reagan for preliminary/final plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Douglas C./Patricia D. Tappan #12-13

Douglas C. Tappan, applicant, presented a subdivision plan dated October 10, 2011 prepared by Millstone Surveying for a two-lot subdivision located on Mile Lane Road, zoned Woodland Conservation. The plan was received by the Zoning Office on March 23, 2012 along with the review application, Project Narrative, PNDI documents, copy of Deed, and Sewage Planning Module.

ATHENS TWP. PLANNING COMM'N
April 16, 2012

Check #1030 dated March 23, 2012 from Douglas C. Tappan in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee was paid, along with Check #1031 dated March 23, 2012 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer for the review fee.

Motion by Ronald Reagan, 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) Lack of raised seal and original ink signature of Engineer on the Plan.
- 2) Need to show road widths and right-of-ways on the Plan.
- 3) Need Owner's signatures on the Plan.
- 4) Setback information is inaccurate and should be corrected to 60ft front, 25ft side, and 50ft rear on the Plan.

Motion by Clif Cheeks, second by Marion Carling to recommend preliminary/final plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Candlewood Suites & Restaurant-Visions Hotels #12-14

James Gensel, of Fagan Engineers, presented a Preliminary Site Plan dated March 12, 2012, revised as per the review comments of the Township Engineer and Zoning Office on April 4, 2012 and revised on April 16, 2012 for review of the Planning Commission for a land development located on Elmira Street, zoned Commercial. Project narrative states the existing project area contains seasonal green houses, an ice cream shop and related infrastructure. The applicant proposes the demolition of the existing structures and the construction of an 85-room Candlewood Inn and a 5,750 square foot outparcel building intended to be a restaurant on a 3.898 leased parcel. The project site is served by Aqua Pennsylvania for public water and Athens Township Authority for public sewer. The proposed project will require permits for two private, project drives from PennDOT District 3. The project will also require an

Page 4

ATHENS TWP. PLANNING COMM'N
April 16, 2012

Erosion and Sediment Control Plan and a Post Construction Storm water Management Plan approved by Bradford County Conservation District. All storm water related work shall be in conformance with the NPDES Permit for storm water discharges associated with construction activity.

Check #6177 of Fagan Engineers dated February 12, 2012 was received by Zoning Office for Land Development filing fee in the amount of Two Thousand Six Hundred twenty-five (\$2,625.00) Dollars, along with cash in the amount of Twenty-five (\$25.00) Dollars for the Bradford County Treasurer review fee. Check #6284 of Fagan Engineers dated March 19, 2012 was received by the Zoning Office on March 19, 2012 in the amount of Four Thousand Six Hundred seventy-seven and no/100 (\$4,677.00) Dollars for the balance of the land development filing fees and One Hundred fifty and no/100 (\$150.00) Dollars for the Subdivision by Lease application filing fee, along with Check #6285 of Fagan Engineers dated March 19, 2012 in the amount of Five Thousand (\$5,000.00) Dollars which is the retainer fee for the Engineer review.

The Planning Commission reviewed the Site Plan received this date for the deficiencies which had been stated previously and appeared as review comments of Skip Schneider in his letter dated April 11, 2012 to the Planning Commission. James Gensel stated he had submitted a revised Site Plan on this date to the Zoning Office for the regular meeting of the Planning Commission on May 7, 2012.

Correspondence was reviewed.

Motion by Clif Cheeks, second by Marion Carling to accept the Minutes of April 2, 2012 as read, and motion unanimously carried.

ATHENS TWP. PLANNING COMM'N
April 16, 2012

The meeting was adjourned at 9:04PM, as there was no further business to discuss.

Regular Supervisors mtg. - Apr. 25, 2012 - 7:00PM
Regular Planning mtg. - May 7, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 7, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 7, 2012 at 7:04PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Jean Stromick, Ronald Reagan, Skip Schneider and James Gensel, Township Review Engineers, Cindy Parrish, Zoning Officer and Secretary, Elaine Daddona. Ed Reid and Clif Cheeks were out of town. Sign-in sheet was available for all others present.

Comment [E1]:

Walmart Supercenter #2208-01 Final Plan #12-15

Skip Schneider, Walmart Engineer, presented the Final Plan for the land development located at 1887 Elmira Street. James B. Gensel, P.E. of Fagan Engineers, the Township review Engineer, was present as well during the presentation. Transmittal letter and documents dated April 9, 2012 were received by the Township Zoning Office on April 12, 2012 as follows: Final Land Development Plan, Truck Turning Exhibit, Lighting Plan, Athens Township Planning Commission Application and Checklist, Final Drainage Report (Post-Construction Stormwater Management Narrative), Chamberlain Deed (Old Bob's Honda property), Walmart Deed, Valley Energy will serve letter, Valley Joint Sewer Authority will serve letter, Aqua PA will serve letter, Penelec will serve letter, PA DEP Sewage Planning Exemption letter, Bradford County Conservation District E&S Plan approval letter and NPDES Permit, Engineer's Cost Estimate, and filing fee. Project Narrative letter dated April 11, 2012 was received by the Zoning Office on April 16, 2012 and is hereby incorporated along with the review comments of James B. Gensel, P.E. of Fagan Engineers.

Check #9870475 from Walmart dated April 4, 2012 in the amount of Fifteen Thousand and no/100 (\$15,000.00) Dollars was received by the Zoning Office on April 12, 2012 for the filing fee for Final Plan approval. The check for the Bradford County review fee in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was sent directly to the Courthouse for processing.

Skip Schneider explained that there had been no material change of the Preliminary Plan approval which had been granted by the Township Supervisors on December 28, 2011 contingent on

resolution of deficiencies. He explained that the Final Plan includes an access drive which is wider by four or five feet which is based on PennDOT's comments to meet their current requirements for a Highway Occupancy Permit.

Cindy Parrish, Zoning Officer, commented she noticed that one parking space was missing from the Plan in the Associate Parking count. Skip Schneider agreed that this was correct and stated this would be corrected to reflect that change.

A sign package was required for the sign permit, and Skip stated that the signs should all be as per the Ordinance and would be submitted with the sign package for the Permit from the Township.

Motion by Ronald Reagan, second by Jean Stromick to review for Final Plan approval, and motion unanimously carried. A checklist was completed and the followed deficiencies were noted:

- 1) Lack of Township driveway permit.
- 2) Lack of Highway Occupancy Permit from PennDOT.
- 3) Need sign package and Permit approval for signage.
- 4) Sheet 2 - Need to change employee associate parking count from 196 to 195 and total number of spaces from 818 to 817 on the Final Plan.
- 5) Lack of signatures on the Final Plan.
- 6) Need Improvement Agreement and Guarantee.

Motion by Ronald Reagan to recommend Final Plan approval to the Supervisors at their meeting to be held on May 30,

Motion by Marion Carling, second by Jean Stromick to recommend preliminary plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Subdivision by Lease - Drake Petroleum #12-12

Dillon Marino of Navarro & Wright Engineers presented a Subdivision by Lease plan dated April 12, 2012 prepared by Jeffrey W. Geiss, P.E. which had been requested by the Planning Commission at the meeting held on April 2, 2012.

Motion by Ronald Reagan, second by Clif Cheeks to review the Subdivision by Lease plan for approval, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Title block containing owners of the tract need to be on the Plan.
- 2) Lack of signatures of all four (4) Owners of the parcel on the Plan.
- 3) Lack of plan review approval signature block for Planning Commission, Supervisors, and Athens Township Authority.
- 4) Lack of fees paid for the Plan.
- 5) Need to label right-of-way on the Plan.

Motion by Clif Cheeks, second by Ronald Reagan for preliminary/final plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Douglas C./Patricia D. Tappan #12-13

Douglas C. Tappan, applicant, presented a subdivision plan dated October 10, 2011 prepared by Millstone Surveying for a two-lot subdivision located on Mile Lane Road, zoned Woodland Conservation. The plan was received by the Zoning Office on March 23, 2012 along with the review application, Project Narrative, PNDI documents, copy of Deed, and Sewage Planning Module.

ATHENS TWP. PLANNING COMM'N
April 16, 2012

Check #1030 dated March 23, 2012 from Douglas C. Tappan in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee was paid, along with Check #1031 dated March 23, 2012 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer for the review fee.

Motion by Ronald Reagan, 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) Lack of raised seal and original ink signature of Engineer on the Plan.
- 2) Need to show road widths and right-of-ways on the Plan.
- 3) Need Owner's signatures on the Plan.
- 4) Setback information is inaccurate and should be corrected to 60ft front, 25ft side, and 50ft rear on the Plan.

Motion by Clif Cheeks, second by Marion Carling to recommend preliminary/final plan approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on April 25, 2012 and motion unanimously carried.

Candlewood Suites & Restaurant-Visions Hotels #12-14

James Gensel, of Fagan Engineers, presented a Preliminary Site Plan dated March 12, 2012, revised as per the review comments of the Township Engineer and Zoning Office on April 4, 2012 and revised on April 16, 2012 for review of the Planning Commission for a land development located on Elmira Street, zoned Commercial. Project narrative states the existing project area contains seasonal green houses, an ice cream shop and related infrastructure. The applicant proposes the demolition of the existing structures and the construction of an 85-room Candlewood Inn and a 5,750 square foot outparcel building intended to be a restaurant on a 3.898 leased parcel. The project site is served by Aqua Pennsylvania for public water and Athens Township Authority for public sewer. The proposed project will require permits for two private, project drives from PennDOT District 3. The project will also require an

Page 4

ATHENS TWP. PLANNING COMM'N
April 16, 2012

Erosion and Sediment Control Plan and a Post Construction Storm water Management Plan approved by Bradford County Conservation District. All storm water related work shall be in conformance with the NPDES Permit for storm water discharges associated with construction activity.

Check #6177 of Fagan Engineers dated February 12, 2012 was received by Zoning Office for Land Development filing fee in the amount of Two Thousand Six Hundred twenty-five (\$2,625.00) Dollars, along with cash in the amount of Twenty-five (\$25.00) Dollars for the Bradford County Treasurer review fee. Check #6284 of Fagan Engineers dated March 19, 2012 was received by the Zoning Office on March 19, 2012 in the amount of Four Thousand Six Hundred seventy-seven and no/100 (\$4,677.00) Dollars for the balance of the land development filing fees and One Hundred fifty and no/100 (\$150.00) Dollars for the Subdivision by Lease application filing fee, along with Check #6285 of Fagan Engineers dated March 19, 2012 in the amount of Five Thousand (\$5,000.00) Dollars which is the retainer fee for the Engineer review.

The Planning Commission reviewed the Site Plan received this date for the deficiencies which had been stated previously and appeared as review comments of Skip Schneider in his letter dated April 11, 2012 to the Planning Commission. James Gensel stated he had submitted a revised Site Plan on this date to the Zoning Office for the regular meeting of the Planning Commission on May 7, 2012.

Correspondence was reviewed.

Motion by Clif Cheeks, second by Marion Carling to accept the Minutes of April 2, 2012 as read, and motion unanimously carried.

ATHENS TWP. PLANNING COMM'N
April 16, 2012

The meeting was adjourned at 9:04PM, as there was no further business to discuss.

Regular Supervisors mtg. - Apr. 25, 2012 - 7:00PM
Regular Planning mtg. - May 7, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 4, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 4, 2012 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Clif Cheeks, Ronald Reagan, Cindy Parrish and Ed Reid, Zoning Officers, Attorney John Thompson and Secretary, Elaine Daddona. Jean Stromick was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Callear's R&R Bar-B-Que #12-09

Ronald and Roxann Callear were present along with Ronald Stanley of Fingerlakes Design and submitted eight (8) copies of a Site Plan for a Land Development Plan located at 2081 Elmira Street, zoned Commercial, dated April 6, 2012 and received by the Zoning Office on May 21, 2012. A Stormwater Management Plan prepared by Ron Stanley dated May 21, 2012 and a Cost Estimate from Austin Excavating & Paving, Inc. was received also. The project is described to be completed in two Phases: Phase 1 to include removing the private residence located at 2081 Elmira Street; rear entrance modifications for customer visibility when entering from Elmira Street; establish ingress and egress from Elmira Street to Callears Bar-B-Que Restaurant; to locate a new sign for Callears Bar-B-Que Restaurant; and expand parking by adding twenty-three (23) new spaces. Phase 2 (within 1-5 years) to include: Expand Callears Bar-B-Que Restaurant located at 2081 Elmira Street, expansion to include area for cooking facility and catering business (expansion to be approximately 34 ft. wide by 44 ft. long); and install security fence directly behind expanded restaurant building for bar-b-que cookers.

Check #6940 from R.E. Callear dated April 16, 2012 in the amount of Three Hundred and no/100 (\$300.00) Dollars was received for filing fee along with Check #6939 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, second by Marion Carling for final plan review, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need sign package for Township Permit.

- 2) Need to show screenings on the Plan for the neighbor on the east side of the property and north side of the residential property.
- 3) Need to show notes on the Plan depicting more clearly the paved areas.
- 4) Need to show on the Plan the percentage of impervious surface.
- 5) Need to remove the note that says "new sign" on the Plan.
- 6) Need the Highway Occupancy Permit from PennDOT.

Motion by Marion Carling to recommend final plan approval to the Supervisors at their meeting to be held on June 27, 2012 contingent upon resolution of the deficiencies, second by Clif Cheeks, and motion unanimously carried.

It was requested that the corrected maps be submitted to the Zoning Office for review by June 22, 2012.

Sayre Health Care Center, LLC - Special Exception Hearing review

Attorney Damian Rossettie and Michael Kelly, President of the Sayre Personal Care Center, were present regarding the application of the Sayre Health Care Center, LLC for a personal care home proposed to be built and operated on a 13.6 acre parcel located at the corner of Mile Lane Road and Lamoka Road. A project narrative was submitted along with proof of ownership of the premises, a cost estimate for the development, and a Site Plan prepared by Keystone Consulting & Associates dated May 7, 2012. The Planning Commission reviewed the documents and discussion followed. Attorney Thompson stated that this was a different use than what the Supervisors had approved for the Conditional Use application and therefore, should be re-visited by the Supervisors for a modification. Attorney Thompson explained that this would require a formal hearing scheduled with the Supervisors.

The Planning Commission instructed the Secretary to send a letter to the Zoning Hearing Board that there was no adverse comment to the Special Exception application.

Chesapeake Appalachia, LLC - Conditional Use Hearing review

A letter dated May 23, 2012 from the Athens Township Supervisors requested a review for a Conditional Use Hearing for the Robinson Water Withdrawal Facility located on property of Timothy Robinson in Athens Township. The hours of operation for this facility were set at 7AM to 7PM at a previous Conditional Use Hearing and the applicant is requesting the hours be extended to 24 hours per day. Joshua Brown was present representing Chesapeake Appalachia, LLC and stated that presently they cannot withdraw one half of what they are approved to withdraw due to the hours of operation which are allowed.

Following discussion, the Planning Commission made a recommendation to the Supervisors of no adverse comment to the application.

Motion by Ronald Reagan, second by Marion Carling to approve the May 7, 2012 minutes as read, and motion was unanimously carried.

The meeting was adjourned at 9:15PM, as there was no further business to discuss.

Regular Supervisors mtg. - June 27, 2012 - 7:00PM
Regular Planning mtg. - July 2, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 2, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 2, 2012 at 7:01PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Chesapeake Athens Office Complex, Phase 6 - Subdivision by Lease #12-17

Dave Young, P.E. of Larson Design Group presented a subdivision by lease application for and on behalf of Chesapeake Athens Office Complex, c/o Dan Sparks, Chesapeake Land Development Company, for Phase 6. Documents received on June 11, 2012 by the Zoning Office included: Application for review of a subdivision; Narrative; Final Subdivision by Lease Plan dated June 7, 2012 prepared by Christopher P. Iachini, P.L.S. of Larson Design Group; Deed copies; Power of Attorney letter; "Will serve" letters for water, electric, gas and telephone; and Copy of Lease Agreement.

Narrative states that the project proposes a subdivision by lease on lands of Chesapeake Land Development Co., LLC. The parent tract (Lease Lot No. 2) contains 30.5556 acres. It is Chesapeake's intent to subdivide 2.0000 acres (being known as proposed Lease Lot No. 6) from Lease Lot No. 2. Proposed Lease Lot No. 6 is situated in the northeast corner of Lease Lot No. 2 bordered on the north by other lands of Chesapeake Land Development, LLC (being known as Proposed Road "B"), and on the east by Lease Lot No. 3. This proposed subdivision by lease is for one lot, zoned Industrial.

Check #083488 from Larson Design Group dated June 11, 2012 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars was received for filing fee along with Check #083490 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee. It was pointed out by Cindy Parrish of the Zoning Office that the correct filing fee was One Hundred fifty and no/100 (\$150.00) Dollars which would leave a balance due of Twenty-five (\$25.00)

Dollars. Mr. Young felt that this has been paid and would check his records on this.

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

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

COMMENT: Need to research if any monies are owed for the filing fee.

Motion by Ronald Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent upon resolution of the deficiency, second by Marion Carling, and motion unanimously carried.

Chesapeake Athens Office Complex, Phase 6 CNG Facility - #12-18

Dave Young, P.E. of Larson Design Group presented the land development for and on behalf of Chesapeake Land Development Company, c/o Dan Sparks, for a CNG Facility located on Lamoka Road and Mile Lane Road, east of Phase 2, west of Phase 3 and zoned Industrial. Project Narrative states the purpose of this project is to construct Phase 6 of the Athens Office Complex to include a Compressed Natural Gas fueling island with an asphalt access drive. Construction includes a canopied CNG fueling island, a block enclosure containing the compression system, dryer, storage vessel and control panel; two new paved access/egress drives to Road B; and associated paved and concrete surfaces, lawn areas, fencing and lighting. The CNG fueling facility will be open to the public through the use of standard credit cards. The facility will be unmanned and serviced through telecommunications with a local service company.

A Highway Occupancy Permit is not required as Road B is not a State Route. An Athens Township Driveway Permit is not required as Road B is not a Township road. A permit will be obtained when Road B is turned over to the Township. All necessary site utilities are available at the site. Minor extensions will be required for the electric, telephone and gas

in order for each of them to service the project site. Gas, electric and telephone extensions will be designed by the utility companies. No extension will be required for water and sanitary sewer.

Storm water management will be handled through the installation of a connection to the existing subsurface drainage infiltration system on Phase 2. An easement will be put in place between Phase 2 and Phase 6 to cover the sharing of the storm water management facilities.

Check #083487 from Larson Design Group dated June 11, 2012 in the amount of Five Hundred (\$500.00) Dollars was received for filing fee, along with Check #083491 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee received on same date. Check #083411 from Larson Design Group was received in the amount of Eight Thousand Seven Hundred fifty and no/100 (\$8,750.00) Dollars from which a fee of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars was paid for the Engineer review fees for this project.

Discussion followed regarding the Athens Township Zoning Office, the Bradford County Planning Office, and Skip Schneider, the Township Engineer's review comments for this project.

Motion by Ronald Reagan, second by Clif Cheeks, to review the land development for preliminary plan approval, and motion unanimously carried. A checklist was completed and the following deficiencies (see copies attached) were noted as follows:

Athens Township Zoning Office list of deficiencies

- 1) C-7,8: word "Permit" in the legend will need to match the Plan.
- 2) C-7,8: Pink "S" line will need to be shown in the legend.
- 3) Need a sign permit.

- 4) On Page C-4, need to clarify the utility easements depicted on the Plan.
- 5) On Page C-2 under Zoning Information, maximum height should be listed as 65ft or eight (8) stories.
- 6) C-1,2: Need to show property lines on the Plan.
- 7) Easement needs to be noted with more information for storm water between Phases 6 and Phase 2 on the east side of the property.
- 8) Need signatures on the Plan.

COMMENT: Driveways will need to meet Code.

Skip Schneider, Township Engineer, list of deficiencies

Zoning Ordinance: #1 and #3
Subdivision and Land Development Ordinance: #1,3,4,5,6,7,9 and 10 will need to be addressed.
General comments: #1, 2 and 3 will need to be noted

Motion by Marion Carling, second by Jean Stromick, to recommend Preliminary plan approval to the Supervisors contingent on resolution of the deficiencies, at their meeting to be held on July 25, 2012 and motion unanimously carried.

Chesapeake Athens Office Complex, Phase 1, Final Plan #12-19

David Young, P.E. of Larson Design Group presented the application for Final Plan approval of Chesapeake Athens Office Complex, Phase 1 located on 17.75 acres of the 103.32 acre parcel. Final Site Plan drawings were received by the Zoning Office on June 11, 2012 located on Lamoka Road and Mile Lane Road, zoned Industrial. Project Narrative states this project consists of the first 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 as shown on the site plan. The development parcel has been subdivided by lease. Contractor's shop and yards are a permitted principal use in the Industrial zone as

listed in Section 308 of the Athens Township Zoning Ordinance. Access/egress to the project has been provided through the installation of two new driveways on Lamoka Road and one on King Lane (Road "B"). Minor extensions were constructed for water, sewer, electric, and telephone. The majority of the Phase 1 project site is a gravel surfaced equipment laydown yard with access/egress through gates in the chain link fence surrounding the laydown yard. Storm water management is handled through the installation of a subsurface drainage infiltration system.

Check #08341 was received by the Zoning Office from Larson Design Group dated June 11, 2012 in the amount of Eight Thousand Seven Hundred fifty and no/100 (\$8,750.00) Dollars for filing fees in the amount of Three Thousand Seven Hundred fifty and no/100 (\$3,750.00) Dollars and Engineer retainer fee in the amount of Five Thousand (\$5,000.00) Dollars.

Ed Reid, Zoning Officer, stated that he, Skip Schneider the Township Engineer, and Joshua Brown of Chesapeake Land Development had done a walk-through on June 28, 2012 of this completed Phase of the Chesapeake Athens Office Complex.

The review comments of Bradford County Planning Office and Skip Schneider the Township Engineer were discussed, and are hereby attached.

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

Bradford County Planning Office review comments:

- 1) #3 and #4 need to be addressed.

Skip Schneider Township Engineer review comments:

- 2) All need to be addressed except the ADA parking requirements noted.
- 3) Need to show lighting easement between Phase 1 and Phase 5.

- 4) #18 of the Land Development Plan Review Checklist needs to be addressed.
- 5) #19 of the Land Development Plan Review Checklist needs to be addressed.
- 6) Need a Waiver from the Supervisors for the raised seal on the Plan.

COMMENT: Road "B" information needs to be supplied at a later date.

Motion by Ronald Reagan, second by Jean Stromick, to recommend Final Plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent on deficiencies being resolved, and motion unanimously carried.

Fairfield Inn & Suites - Sketch Plan #12-20

Michael Metzger, P.E. of Metzger Civil Engineering, PLLC of Williamsville, NY presented a land development plan dated June 8, 2012 prepared for Silvestri Architects, PC the applicant for a Fairfield Inn & Suites located on 3082 Wilawana Road, zoned Commercial. On June 11, 2012 the Zoning Office received an Application for review of a land development; survey plans, Notice of Intent for NPDES Permit; PNDI Environmental Review receipt; E&S Control Plan narrative; Post Construction Stormwater Management Plan narrative; Municipal Notification letter, and County Planning Notification letter. Project Narrative was received by the Zoning Office on July 2, 2012 which states this project consists of a four story, 85 room wood frame constructed hotel on 1.9 acres of a 5.2 acre site. There are 91 parking spaces provided (4 handicapped spaces). A porte cochere is provided at the main entrance. An enclosed dumpster is provided at the northeast side of the site. Underground detention is provided for storm water at the north parking area. A retaining wall is provided along the north property line. Foundation plantings are provided at the complete perimeter of the building and trees are provided at all islands. The hotel includes an indoor pool, breakfast room and exercise room. The exterior finishes include exterior insulation and finish system, exterior cement board siding and cultured stone. The following documents were also received: Power of Attorney letter from

John Baggerly, Owner of property; Waiver request for no sidewalks for the project; and "will serve" letters from Penelec, Verizon, Aqua Pennsylvania and Valley Energy for utility services on the project. Due to the number of deficiencies noted in review of the documents received, which are hereby incorporated and attached, it was explained to the Engineer that the Planning Commission would be doing a sketch plan review, and the applicant would be required to address the deficiencies by July 23, 2012 to the Township Engineer and the Planning Commission.

Niagara Gas & Oil Services, Inc./Susquehanna River Withdrawal #12-18

Todd Campbell, property owner for this project, presented a land development dated June 6, 2012 on behalf of the applicant, Niagara Gas & Oil Services, Inc. for a proposed surface water withdrawal located at 436 Front Street, zoned Industrial. Mr. Campbell explained that the Engineer for this project had gotten confused about the date for this meeting and was unable to attend. Documents received by the Zoning Office on June 11, 2012 are as follows: Application for review of a land development, Project Narrative, Site Plan prepared by ARM Group, Inc. dated June 6, 2012, SRBC Application, EOG letters to applicant, PNDI Environmental Review, E& S Control Plan, and copies of Deed.

Check #1219 dated June 11, 2012 was received by Zoning Office from Gemma Campbell in the amount of Five Hundred and no/100 (\$500.00) Dollars for filing fee along with Check #1220 made payable to the Bradford County Treasurer for Twenty-five and no/100 (\$25.00) Dollars for the review fee.

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

Athens Twp. Zoning Office comments:

- 1) Need signature block/signature of owners
- 2) Zip code incorrect

- 3) All pages should be stated Preliminary Plan/not Final
- 4) Need radius for driveway on Sheshequin Rd.
- 5) Need name of development in title block.
- 6) Need address of developer in title block.
- 7) Need acknowledgement statement denoting the closing error.
- 8) Building setback lines are not labeled or in legend.
- 9) Label the "box" and clarify with DEP how to reference the cap area.
- 10) Zoning information should be on the plans.
- 11) Need tax parcel number on the plans.
- 12) Clarify the line going across the River and down the driveway.
- 13) Need a "Will serve" letter from the electric company.
- 14) Need to show how much blacktop will come off Sheshequin Road onto the property.

Bradford County Planning Office comments:

- 1) Show the dimensions of the parking and drive areas.
- 2) Show the cartway and right-of-way widths for Front Street and Sheshequin Road.
- 3) Please show the proposed Storm water facilities.
- 4) Plan acknowledgement statement not found on the plan.
- 5) Need to reference the Bradford County Conservation review of the E&S Plan submitted.
- 6) Need two PennDOT Highway Occupancy Permits.
- 7) Need Sign permits, and Lighting Plan details on the Plan.
- 8) Need the location and details of proposed traffic signs.
- 9) Building setback lines must be labeled on the Plan.
- 10) All utilities should be placed underground.

Motion by Ronald Reagan, second by Marion Carling, to recommend Preliminary plan approval to the Supervisors at their meeting to be held on July 25, 2012 contingent upon resolution of the deficiencies, and motion unanimously carried. It was requested that the corrections be received by the Zoning Office by July 20, 2012 for review.

Sayre Health Care Center, LLC - Conditional Use Hearing review

A letter dated June 8, 2012 from the Athens Township Supervisors requested a review for a Conditional Use Hearing for a modification to their previously approved application to locate a 50-bed nursing home on the parcel located off Lamoka Road. The previous approval was for a 74-bed nursing home, which would be the only building on the parcel. The applicant has also applied for a Special Exception with the Athens Township Zoning Hearing Board to locate a second building for a personal care home on this site. A third building may be added in the future. The Planning Commission had no adverse comment to this application.

Motion by Marion Carling, second by Clif Cheeks to approve the June 4, 2012 minutes as read, and motion was unanimously carried.

The meeting was adjourned at 11:25PM, as there was no further business to discuss.

Regular Supervisors mtg. - July 25, 2012 - 7:00PM
Regular Planning mtg. - Aug. 6, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 6, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 6, 2012 at 7:06PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

James F./Sandra E. Rosh #12-22

Bruce Benish presented a plan for a two-lot subdivision on behalf of James F. and Sandra E. Rosh located at 62 Elsie Lane. Documents received by the Zoning Office on July 16, 2012 are as follows: Application for review of a subdivision; Survey plan dated June 18, 2012; Project Narrative; and Copy of property Deed. Project Narrative states the purpose of the subdivision is to divide the present parcel of 3.575 acres into two lots, Lot 1 of 2.575 acres, and Lot 2 of 1.00 acres. Both lots contain a single family home. This area is serviced by municipal water and sewer. Zoning is Agricultural District and parcel is in the Zone B & C Floodplain. Surrounding properties are residential and commercial.

Check #2681 from Bruce Benish Surveying was received on July 16, 2012 in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #2682 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

The applicants were not present and Mr. Benish did not have a Power of Attorney to proceed with review of the plan. The Planning Commission explained that a Power of Attorney would be a deficiency if they were to proceed with a review of this plan.

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

- 1) Needs statement of closing error.

- 2) Need to label Wilawana Road and Elsie Lane as a shared driveway.
- 3) Need to show width of cartway and right-of-way for Wilawana Road on the plan.
- 4) The symbol for utility easements is listed as right-of-way in the legend on the plan.
- 5) The only utility shown is electric on the plan.
- 6) The floodplain is not depicted on the plan.
- 7) Needs owners' signatures on the plan.
- 8) Several symbols/lines are not labeled or shown in the legend on the plan.
- 9) Need to show all setbacks from Wilawana Road, not Elsie Lane on the plan.
- 10) Need a Power of Attorney.

Motion by Ronald Reagan, second by Clif Cheeks, to recommend preliminary/final plan approval contingent on resolution of deficiencies to the Supervisors at their meeting to be held on August 29, 2012, and motion unanimously carried.

Twin Tier Hospitality, LLC (Fairfield Inn & Suites) #12-23

Scott Williams, PLS, of Butler Land Surveying, LLC for John and Ruth Baggerly, presented a two-lot subdivision plan located at 3082 Wilawana Road, zoned Commercial, dated July 19, 2012 along with Michael Metzger, project Engineer for the Fairfield Inn & Suites land development which is involved with the Baggerly subdivision. Zoning Office received the following documents on July 16, 2012: Application for review of a subdivision; Survey map dated July 19, 2012; Project Narrative; and copy of property Deeds. Project narrative states that this is a subdivision of lands of John and Ruth Baggerly of a 5.2 acre parcel described in three deeds Deed Book 386 at Page 573, Deed Book 593 at Page 938, and Deed Book 692 at Page 505. There is currently a house on the property which will be razed. The proposed Lot #2 of 1.930 acres will have frontage on proposed Road C, and Lot #1 of 3.316 acres will have frontage on Wilawana Road. The surrounding parcels in this area are generally used for agricultural, commercial and residential purposes. There is sewage collection system in the vicinity of this subdivision.

Check #002411 from Twin Tier Hospitality, LLC in the amount of One Hundred fifty (\$150.00) Dollars, dated May 15, 2012 was received for filing fees, and Check #002506 from Twin Tier Hospitality, LLC in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer dated July 17, 2012 was received for the review fee.

Discussion of the Planning Commission, Surveyor Scott Williams, and Roman Rosh who was in attendance regarding an issue of 49 ½ feet of property in a Deed dating back to 1881 and the survey which was submitted. Mr. Williams stated that the matter Mr. Rosh had discussed was covered in the survey he certified and submitted. Attorney John Thompson, Solicitor for Athens Township, stated that what the applicant had presented for the plan is what the Planning Commission should consider for its review.

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

- 1) Need owner's signature on the plan.
- 2) Setbacks on plan are inaccurate; please refer to corrected map from the Planning Commission meeting of this date.
- 3) Need right-of-way width and pavement width for Wilawana Road on the plan.
- 4) Need to show easement or right-of-way for the driveway across Lot#1 and who is responsible for the maintenance of same.
- 5) Need to show contours on the plan.

Motion by Marion Carling, second by Clif Cheeks, to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on August 29, 2012 contingent on resolution of the deficiencies, and motion unanimously carried.

Twin Tier Hospitality, LLC (Fairfield Inn & Suites) #12-20

Michael Metzger, P.E. of Metzger Civil Engineering, PLLC of Williamsville, NY presented the revised land development plan

dated June 8, 2012 and received by the Zoning Office on July 23, 2012 for property located on 3082 Wilawana Road, zoned Commercial. William (Skip) Schneider, P.E., Township review Engineer was present regarding his comments and discussed the comments with Mr. Metzger and the Planning Commission. The comments of the Bradford County Planning Commission were reviewed as well.

Motion by Ronald Reagan, second by Clif Cheeks to review the plan for preliminary plan approval, and motion unanimously carried. A checklist was completed and the deficiencies are attached and incorporated to these Minutes as stated in the letter of William Schneider, Township Engineer, dated August 3, 2012.

(4) Zoning Ordinance deficiencies as stated;

(15) Subdivision and Land Development Ordinance deficiencies as stated;

(9) General Comments of Township Engineer as stated;

Add - Bradford County Planning Commission deficiency: Section 602.A.1 of the 2011 Athens Township Subdivision and Land Development Ordinance to include: Sidewalks and curb ramps should meet ADA requirements. Detectable Warning Surfaces, which is a part of ADA requirements, should be in consideration of the design of the curb ramps.

Mr. Metzger agreed to submit the revisions, to satisfy the deficiencies to the Township for review prior to the Supervisors meeting on August 22, 2012.

Motion by Ronald Reagan, second by Clif Cheeks to recommend preliminary plan approval to the Supervisors at their meeting to be held on August 29, 2012 contingent on resolution of the deficiencies, and motion unanimously carried.

Whitetail Hollow LLC - Zoning Map Amendment Hearing review

A letter dated July 5, 2012 from the Athens Township Supervisors requested a review for a Zoning Map Amendment

Hearing for a 14-acre parcel #09-020.00-009-000-000 on Pump Station Hill Road requesting a zoning change from Residential Suburban to Industrial.

The Planning Commission had no adverse comment to this application.

Simonds Excavating, Inc - Conditional Use Hearing review

A letter dated August 1, 2012 from the Athens Township Supervisors requested a review for a Conditional Use Hearing to operate a 74-acre gravel mine on Wildwood Road in Athens Township. This project had been previously applied for and denied by the Board of Supervisors. It was then appealed by Simonds to the Bradford County Court of Common Pleas and the Court upheld the Supervisor's decision. They are submitting another application for the project.

After review of the application of Simonds Excavating, the Planning Commission comments the following:

Please refer to Section 1101(e), Page 183 of the Athens Township Zoning Ordinance regarding the criteria for the conditional use. The Planning Commission was also concerned with the hours of operation for this project.

Ed Reid, Zoning Officer, spoke to the Planning Commission about his contact with David Young, P.E. of Larson Design Group, regarding Phase 6 and the CNG Facility regarding a request for a change to their plan to locate a separate unit of the CNG facility for their own vehicles and wanted to cover the changes with the Planning Commission to see if it would require submitting a revised plan. The Planning Commission stated that this was an approved preliminary Plan, and that the as-builts would be required with a Final Plan of this project.

Elaine Daddona, Planning Commission Secretary, stated that it had been noted to her that a minor change to Page 5 of the Minutes of July 2nd meeting was necessary due to a revised receipt for payment of fees on a plan and to Page 7 to correct a file number. Motion by Clif Cheeks to approve the Minutes of

Page 6
ATHENS TWP. PLANNING COMM'N
August 6, 2012

July 2, 2012 with the corrections, second by Jean Stromick, and motion unanimously carried.

Ronald Reagan announced the planned Supervisors' September 15, 2012 Employee Picnic at Round Top Park and invited all to attend.

The meeting was adjourned at 10:00PM, as there was no further business to discuss.

Regular Supervisors mtg. - August 29, 2012 - 7:00PM
Regular Planning mtg. - September 10, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 5, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 5, 2012 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Clif Cheeks, Ronald Reagan, Ed Reid and Cindy Parrish, Zoning Officers, Attorney John Thompson (who arrived at 7:30PM) and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chairman Saggiomo announced that a workshop was held prior to this meeting, that no decisions were made at that time and that it was for review purposes only. He also announced that he had received an E-mail correspondence from Jean Stromick to announce her immediate resignation from the Planning Commission due to work constraints.

Horn's Family Chiropractic #12-24

Andrew J. Harding, AIA, along with Dr. Thomas Horn presented a land development plan for an addition to an existing building south of Greens Landing with two entrances off of Route 220 in the Rural Center district. Documents received were: Application for review of a land development; Site Survey plan prepared by AJH Design to include a Plot Plan of Bruce Benish Surveying dated September 24, 2012; Photocopy of property Deed; Project Narrative and Cost Estimate. Narrative states that the applicant intends to construct a 1,100 square foot addition to the north end of his existing building, a 1.38 acre parcel employing seven (7) employees. The addition will provide for an additional office, treatment area, and storage. The existing parking spaces along the north side of the building will be eliminated. A new parking area will be provided along the south end of the site. Five spaces will be eliminated and six spaces will be created. All existing utilities are adequate for the proposed expansion.

Check #005233 from AJH Design was received on October 15, 2012 in the amount of Three Hundred (\$300.00) Dollars for the filing fee, along with Check #005234 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

- 1) Needs owner's signature on the Plan.
- 2) Needs seal/signature of architect on the Plan.
- 3) Needs acknowledgement statement with deed book and page number.
- 4) Needs to state percentage of impervious coverage on the Plan.

Motion by Clif Cheeks, second by Ronald Reagan, to recommend preliminary/final plan approval contingent on resolution of deficiencies to the Supervisors at their meeting to be held on November 28, 2012, and motion unanimously carried.

Nomac Rig Simulator - Major Modification review

No one from Larson Design Group was present regarding this Plan. Cindy Parrish, Assistant Zoning Officer, stated that she had spoken with Skip Schneider, Township Engineer, who stated that any and all issues he had with the review had been satisfied and she therefore felt that that may have been why no one was present due to the contact with Mr. Schneider. Documents received by the Zoning Office on October 3, 2012 for this plan are as follows: E&S Control Plan and Report; Post Construction Stormwater Management Plan and Report; Copy of NPDES Application; Response to Comment Letter; Act 67 Letter; and PNDI Response. A comment letter would be sent to the Supervisors for their meeting to be held on November 28, 2012.

Inspection Oilfield Services, LLC #12-25

Dillon Marino of Navarro & Wright Engineering and Anthony Murphy representing the applicant, Inspection Oilfield Services, presented a plan for a land development at the intersection of Cayuta Street and Shepard Road containing approximately 8.9 acres, zoned Industrial. The owner of the parcel is William C. Sutton, Jr. Documents received by the Zoning Office on October 15, 2012 were as follows: Application for review of land development; Preliminary land development plan prepared by

Navarro & Wright Engineers dated October 10, 2012; Project Narrative; Location Map; Copy of property Deed; Construction Cost Estimate; Driveway Permit application; Sign Package application; and Stormwater Management Plan.

Narrative states that the project includes the construction of a new 60 foot by 100 foot building and approximately 3.15 acres will be covered with gravel paving. The project will not require public water or sewer facilities. Sewer and water will be obtained from the existing facilities on the adjacent lot, when needed. Inspection Oilfield Services will be utilizing the new Contractor's Yard at this location. They will occupy the site with ten (10) full-time employees.

Mr. Marino stated they plan to change the entrance for truck traffic and reopen the driveway on Cayuta Street from its current location to another off Cayuta Street. Mr. Murphy stated there are presently sixteen (16) employees and plan to hire up to a maximum of twenty employees.

Discussion was held regarding the drive entrances and exits and maintenance of same.

Check #25945 from Navarro & Wright Consulting Engineers dated October 23, 2012 in the amount of Seven Hundred fifty (\$750.00) Dollars and received by the Zoning Office on October 25, 2012 was paid for filing fees; and postal money order #20479657307 from Navarro & Wright in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer's Office was received on October 16, 2012 for the review fee.

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

- 1) Need engineer's seal and signature on the Plan.
- 2) Need owner's signature on the Plan.
- 3) Front setback should be fifty feet (50') from the right-of-way.
- 4) Cover states fourteen (14) parking spaces but only thirteen (13) are shown on the Plan.

- 5) Need radius on the driveway shown on the Plan.
- 6) Need all permanent markers noted/labeled on the Plan.
- 7) Need acknowledgment statement from engineer who prepared the Plan.
- 8) Need screening (berm) from the residential properties shown on the Plan.
- 9) Rear setback in the Zoning information is incorrect on Plan.
- 10) Need to show proposed impervious coverage on the Plan.
- 11) Sign location needs to be depicted on the Plan.
- 12) Business ID sign needs ten foot (10') clearance.
- 13) Need sign package submitted with the Plan.
- 14) Under Zoning Information on the Plan, remove conditional use variance from #1 land use.
- 15) Pavement needs to be labeled on the Plan.
- 16) Parking spaces need to be paved.
- 17) Need a lighting plan submitted with the Plan.
- 18) Need a "will serve" letter from the Electric Company for the proposed use for this project.
- 19) Need Deed book and page information on the Plan.
- 20) Need more defined drive area from Shepard Road on the Plan.
- 21) Need Shared Maintenance Agreement for Shepard Road for the Sutton/Corbin properties.

Motion by Ron Reagan, second by Clif Cheeks, to recommend preliminary plan approval, contingent on resolution of the deficiencies, to the Supervisors at their meeting to be held on November 28, 2012, and motion unanimously carried.

Simonds Excavating, Inc.- Atchison Mine Sketch Plan #12-26

Timothy Gourley, P.E. of Dietz-Gourley Consulting LLC was present with a Sketch Plan dated October 11, 2012 and received by the Zoning Office on October 12, 2012 for a proposed sand and gravel mine located on the lands of Thomas and Irene Atchison north of Wildwood Road. The parcel is 78.19 acres and the proposed surface mine permit area is for 61 acres, zoned Agricultural.

Simonds Excavating will secure the necessary permits from the Pennsylvania DEP. Simonds anticipates applying for a large non-coal surface mine permit, a General Plan Approval and/or General Operating Permit for Portable Nonmetallic Mineral Processing Plants and a General Plan Approval and/or General Operating Permit for Diesel of No. 2 Fuel-fired Internal Combustion Engines. The approximate life of the mine is estimated to be ten (10) years and will be determined by market conditions.

Mr. Gourley discussed the proposed plan and questioned the Planning Commission as to whether or not a preliminary or preliminary/final plan should be submitted for review and recommendation to the Supervisors. Ron Reagan stated that a preliminary/final plan would require bonding for the reclamation of the mine site. Ron Reagan read the requirements for submission of the plan from the Zoning Ordinance and SALDO, and discussion continued.

Attorney Thompson announced that an Appeal in the Bradford County Court of Common Pleas to the approval Decision of the Conditional Use Application of the Athens Township Supervisors had been filed by the Wildwood residents and would probably impact the next step of the land development process.

Garry Smith, a resident of Wildwood Drive, asked Mr. Gourley if they were working off old permits or if this would be a "new" permit. Mr. Gourley stated that they would be utilizing existing features on the ground to get going with the project. Ed Reid, Zoning Officer, stated this would be a new permit.

Robin Smith, a resident of Wildwood Drive, submitted a copy of the Appeal and associated pictures that had been filed with the Bradford County Court of Common Pleas on behalf of the residents of the Wildwood neighborhood and requested it to be made a part of this file.

Christine Vough, Athens Township Supervisor, asked about the road bonding process and Ed Reid, Zoning Officer, explained that at the time of the road permit, the road is videotaped, and

Page 6
ATHENS TWP. PLANNING COMM'N
November 5, 2012

inspections would be made during construction and a final inspection when it is complete.

Motion by Ronald Reagan to approve the minutes of August 6, 2012 as read, second by Clif Cheeks, and motion unanimously carried.

The meeting was adjourned at 10:15PM, as there was no further business to discuss.

Regular Supervisors mtg. - November 28, 2012 - 7:00PM
Special Planning mtg. - November 7, 2012 - 6:00PM
Regular Planning mtg. - December 3, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
November 7, 2012

The special meeting of the Athens Township Planning Commission was called to order on Wednesday, November 7, 2012 at 6:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Clif Cheeks, Ronald Reagan, Ed Reid and Cindy Parrish, Zoning Officers, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Chairman Saggiomo announced that a workshop was held prior to this meeting, that no decisions were made at that time and that it was for review purposes only.

Steven G./Gussie K. Levering #12-27

Scott S. Williams, PLS of Butler Land Surveying, LLC along with Mrs. Steven Levering, Jr. representing the applicants, presented a three-lot subdivision, located on Meadowlark Drive, zoned Woodland Conservation. Mr. Williams stated that they were proposing two new building lots, Lot #10 and Lot #11, and the existing Lot#1 will remain. The following documents were received by the Zoning Office on September 28, 2012: (8) copies of survey prepared by Butler Land Surveying, LLC dated September 6, 2012; copy of property Deed. Sewage modules were received on November 6, 2012 from the Bradford County Board of Sanitation and Project Narrative received on this date from Mr. Williams.

Check #864 from Gussie K. Levering was received on September 28, 2012 by the Zoning Office in the amount of One Hundred seventy-five (\$175.00) Dollars for the filing fee, along with Check #865 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

Motion by Clif Cheeks, second by Marion Carling, to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on November 28, 2012, and motion unanimously carried.

Ralph D./Betty S. Zehr - #12-28

Bruce Benish, Surveyor, along with the applicants presented a two-lot subdivision, Lot #1A to become part and parcel to adjacent lot of Dennis and Jacqueline Sheridan located on Vista Drive, zoned Residential Urban. Documents received on October 12, 2012 by the Zoning Office include the following: Application for review of a subdivision; (8) copies of a Survey plan dated October 8, 2012; copy of property Deed; and Project narrative was received on October 24, 2012.

Project Narrative states that the purpose of this subdivision is to divide a parcel of 28886.903 square feet into two parcels, Lot 1A which is 2189.0 square feet to become part and parcel to the adjacent lot of Dennis and Jacqueline Sheridan to form a single lot of 28042.197 square feet. The residual parcel will be 26697.903 square feet. Both parcels contain a home. The area is serviced by municipal water and sewer and surrounding properties are residential.

Check #2708 from Bruce Benish Surveying dated October 9, 2012 was received on October 16, 2012 by the Zoning Office in the amount of One Hundred fifty (\$150.00) Dollars along with Check #2709 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need bearings and distances listed in the southeast area near the chain-link fence on the Plan.

Motion by Ron Reagan, second by Marion Carling, to recommend preliminary/final plan approval, contingent on resolution of the deficiency, to the Supervisors at their meeting to be held on November 28, 2012.

Microtel Inn & Suites - Final Plan #12-29

Gary Burcher of Keystone Consulting & Associates, was present on behalf of the owner, WPAX, Ltd. and presented the Final Plan for the Microtel Inn & Suites dated October 11, 2012 and received by the Zoning Office on October 12, 2012.

Motion by Ron Reagan to review for Final Plan approval, second by Clif Cheeks, and motion unanimously carried. A checklist was prepared and there were no deficiencies found.

Motion by Marion Carling, second by Ronald Reagan to recommend Final Plan approval to the Supervisors at their meeting to be held on November 28, 2012, and motion unanimously carried.

Senior Health Care Solutions, LLC - #12-30

Gary Burcher of Keystone Consulting & Associates presented site improvement construction of the building footprints for the Sayre Health Care Center, LLC located at 151 and 201 Keefer Lane, zoned Residential Suburban.

Documents received by the Zoning Office on October 9, 2012 are as follows: Application for review of land development; (8) sets of Preliminary Land Development plan dated October 1, 2012 from Keystone Consulting & Associates; Review checklist; Sign Permit application; Project Narrative; Copy of Deed dated March 12, 2012; Application for Township Road Occupancy Permit; ATPC Special Exception letter dated June 6, 2012; Utility "will-serve" letters; NPDES submission to Bradford County Conservation District to include E&S Control Plan and Stormwater Management Plan.

William (Skip) Schneider, P.E. of CEI Engineering, Township Review Engineer, was present to discuss his review comments from his letter to the Planning Commission dated November 1, 2012, hereby attached for reference. The comments were reviewed with Mr. Burcher and the Planning Commission, and were for information only. No formal review was done at this time. Mr. Burcher was advised to return the revisions to the Plan to the

Page 4
ATHENS TWP. PLANNING COMM'N
November 7, 2012

Zoning Office by November 16, 2012 for review for the next regular meeting of the Planning Commission on December 3, 2012.

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

Regular Supervisors mtg. - November 28, 2012 - 7:00PM
Regular Planning mtg. - December 3, 2012 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 3, 2012

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 3, 2012 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Marion Carling, Clif Cheeks, Ronald Reagan, Cindy Parrish, Zoning Officer, William (Skip) Schneider and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Comment [E1]:

Senior Health Care Solutions, LLC - #12-30

Gary Burcher of Keystone Consulting & Associates was present for the applicant concerning the revised Preliminary Land Development Plan for the Sayre Health Care Center, LLC located at 151 and 201 Keefer Lane, zoned Residential Suburban which was revised on November 13, 2012 and received by the Zoning Office on November 16, 2012. William (Skip) Schneider of CEI Engineering submitted the attached letters of comment to his review dated November 29, 2012 and discussed the remaining deficiencies with the Planning Commission.

Check #2245 from Senior Health Solutions in the amount of Nine Thousand Eight Hundred sixty and 25/100 (\$9,860.25) Dollars dated September 26, 2012 was received for the filing fee for the land development on October 9, 2012 by the Zoning Office, and Check #2247 in the amount of Twenty-five (\$25.00) Dollars dated September 26, 2012 was received by the Zoning Office on October 10, 2012 made payable to the Bradford County Treasurer for the Bradford County Planning review fee.

Motion by Ron Reagan for preliminary plan review, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Section 202.B.12 NPDES Permit from BCCD is required.
- 2) Section 402.I.1 C-1 Provide sidewalk along Lamoka Road.
- 3) Section 408.D.6.b Provide Operation & Maintenance Agreement for stormwater improvements, to be recorded later. Recommend final Post Construction Stormwater Maintenance plan be attached to recorded document. Please include list of permanent BMP's.
- 4) Label width of the drive aisle under the portico for the Nursing Home on the Plan.

5) Directional signs need to be included on the Sign Permit.

6) Need the Owner's signatures on the Plan.

Motion by Clif Cheeks, second by Marion Carling, to recommend Preliminary Plan approval, contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on December 26, 2012 and motion unanimously carried.

Motion by Ron Reagan to approve the Minutes of November 5, 2012 (regular meeting) and November 7, 2012 (special meeting) with minor corrections, and motion unanimously carried.

Edward Solomon of 285 Brown Road was present and volunteered his services as a member of the Planning Commission due to the vacancy on the Board. Ron Reagan suggested to Mr. Solomon that he submit a letter to Robin Smith, Township Secretary, to be considered by the Board of Supervisors as to his wishes to serve, and he stated he would do that.

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

Regular Supervisors mtg. - December 26, 2012 - 7:00PM
Regular Planning mtg. - January 7, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary