

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 4, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 4, 2013 at 7:01PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Scot Saggiomo stated that a workshop was held to review the plans submitted, but that it was for information only and no decisions were made at that time.

Arthur E./Marolyn C. Cole - #13-02

Bruce Benish of Benish Surveying was present along with the applicant, Marolyn Cole, and submitted eight (8) copies of a revised survey dated January 25, 2013. He had submitted a survey with the two-lot subdivision application dated January 10, 2013 and received by the Zoning Office on January 11, 2013. The other documents submitted to the Zoning Office on January 11, 2013 were a Project Narrative, and copy of the property Deed for the property located on Murphy Road, zoned Agricultural. Mr. Benish explained that he was submitting a revision to correct a drafting error on the previous survey property line.

Check #2737 from Bruce Benish Surveying in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received for the filing fee, along with Check #2738 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 Ron Reagan, second by Clif Cheeks to review for preliminary/final plan, and motion unanimously carried. A checklist was completed and no deficiencies were noted.

Motion by Clif Cheeks, second by Ron Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on February 27, 2013 and motion unanimously carried.

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February 4, 2013

Lockhart Street Land Co. - Conditional Use Hearing review

Motion by Ron Reagan, second by Marion Carling to approve the Minutes of December 3, 2012 (regular meeting) as read, and motion unanimously carried.

The meeting was adjourned at 7:25PM as there was no further business to discuss.

Regular Supervisors mtg. - January 30, 2013 - 7:00PM
Regular Planning mtg. - February 4, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 4, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 4, 2013 at 7:01PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Scot Saggiomo stated that a workshop was held to review the plans submitted, but that it was for information only and no decisions were made at that time.

Arthur E./Marolyn C. Cole - #13-02

Bruce Benish of Benish Surveying was present along with the applicant, Marolyn Cole, and submitted eight (8) copies of a revised survey dated January 25, 2013. He had submitted a survey with the two-lot subdivision application dated January 10, 2013 and received by the Zoning Office on January 11, 2013. Project Narrative states that the purpose of this subdivision is to subdivide a parcel of 34.00 acres into two lots. The subdivided parcel of 11 acres has been tested for an on-lot septic system for a residential site. The residual parcel will be 23 acres and contains a house, well and on-lot septic system. Surrounding properties are agricultural/residential. The other documents submitted to the Zoning Office on January 11, 2013 were a Project Narrative, and copy of the property Deed for the property located on Murphy Road, zoned Agricultural. Mr. Benish explained that he was submitting a revision to correct a drafting error on the previous survey property line.

Check #2737 from Bruce Benish Surveying in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received for the filing fee, along with Check #2738 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 Ron Reagan, second by Clif Cheeks to review for preliminary/final plan, and motion unanimously carried. A checklist was completed and no deficiencies were noted.

Motion by Clif Cheeks, second by Ron Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on February 27, 2013 and motion unanimously carried.

Lockhart Street Land Co. LLC - Conditional Use Hearing review

A letter dated January 9, 2013 was received from the Athens Township Supervisors requesting a review and comments to a Conditional Use Hearing application from the Lockhart Street Land Company, LLC to construct a Senior Housing Project consisting of a 42-unit, 3-story apartment building and three duplexes located off West Lockhart Street. A hearing has been scheduled for March 6, 2013 at 6:30PM by the Supervisors.

The Planning Commission had no adverse comment to the application as long as the developer is in compliance with the Athens Township Land Development process.

Other

Chairman Scot Saggiomo had sent an e-mail correspondence to the Planning Commission members concerning a possible conflict with the December date for the Planning Commission meeting this year. The date for this meeting was changed to December 9, 2013 following discussion.

Motion by Marion Carling, second by Ron Reagan to approve the Minutes of January 7, 2013 as read, and motion unanimously carried.

The meeting was adjourned at 7:24PM as there was no further business to discuss.

Regular Supervisors mtg. - February 27, 2013 - 7:00PM
Regular Planning mtg. - March 4, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 4, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 4, 2013 at 7:06PM by Vice Chairman, Clif Cheeks.

Present: Clif Cheeks, Marion Carling, Ronald Reagan, and Secretary, Elaine Daddona. Scot Saggiomo was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Wayne A./Betty J. Bump - #13-03

The applicants, Wayne and Betty Bump, were present along with Kevin Wheeler, and submitted eight (8) copies of a survey plan prepared by Butler Land Surveying, LLC dated January 23, 2013 and was received by the Zoning Office on February 1, 2013 for property located on Washington Street, zoned Residential. Also received was a copy of the property Deed, Narrative and Application for Review of a subdivision. Project Narrative states that the purpose of this subdivision is to subdivide a parcel of 16,600 square feet into two lots, Lot A is occupied by a shed and is to be a lot addition containing 1,600 square feet to adjoining land of Kevin and Alycia Wheeler which has a house served by public sewage disposal and water supply systems. The remaining lands of Lot #1 containing 15,000 square feet has a house served by public sewage disposal and water supply systems. The surrounding parcels in this area are generally used for residential purposes.

Check #2354 from Kevin L. and Alycia M. Wheeler in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received on February 1, 2013 for the filing fee, along with Check #2353 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 Ron Reagan, second by Marion Carling to review for preliminary/final plan, and motion unanimously carried. A checklist was completed and no deficiencies were noted.

Motion by Marion Carling, second by Ron Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on March 27, 2013 and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N

March 4, 2013

Motion by Ron Reagan, second by Clif Cheeks to approve the Minutes of February 4, 2013 as read, and motion unanimously carried.

The meeting was adjourned at 7:30PM as there was no further business to discuss.

Regular Supervisors mtg. - March 27, 2013 - 7:00PM

Regular Planning mtg. - April 1, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
April 1, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 1, 2013 at 7:01PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Chang Ho Park to Norman/Marcella Brown

An application was submitted to the Zoning Office on February 25, 2013 by Duncan Brown for a two-lot subdivision located on Highland Drive along with eight (8) copies of a survey plan dated February 8, 2013 prepared by Butler Land Surveying, LLC.

Check #3511 dated February 25, 2013 from Duncan Brown in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received on February 25, 2013 for the filing fee along with Check #3512 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

No one appeared at this meeting for this application to be reviewed by the Planning Commission.

Whitetail Hollows, LLC - #13-04

The applicants, Christopher Jones and Bill Cotton, for and on behalf of Whitetail Hollows, LLC, were present and submitted eight (8) copies of a survey plan prepared by Butler Land Surveying, LLC dated February 26, 2013 received by the Zoning Office on March 11, 2013 for a 21-acre parcel located on Pump Station Hill Road, zoned Residential Suburban and Industrial. Also received was a copy of the property Deed, Narrative and Application for Review of a subdivision. Project Narrative states that the purpose of this subdivision is to subdivide a 21-acre parcel into two lots, Lot #2 of 14.00 acres is now vacant, but an existing sewer system is located on this lot. Lot #2 is zoned Industrial. Lot #1 of 7.78 acres is also vacant and is to be continued as an agricultural use at this time. Lot #1 is zoned Residential Suburban. The surrounding parcels in

this area are generally used for agricultural, commercial and residential purposes. There is no public sewer in the area of this subdivision. A Form B Non-building Waiver dated March 13, 2013 was received from the Bradford County Sanitation Committee.

Check #363 from Christopher D. Jones dated March 8, 2013 in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received for the filing fee, along with Check #364 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Harmon Kelly, resident of 2590 Murray Creek Road was present and stated that he has a land dispute with himself and the applicant concerning four feet of land near his driveway with the proposed subdivision, and he questioned the veracity of the survey plan that was presented. He asked the Planning Commission to disapprove the subdivision until the dispute was handled. He was advised by the Planning Commission that they do not approve or disapprove the application but rather make a recommendation to the Supervisors. The Planning Commission further stated that they do not handle land disputes and asked that both parties bring paperwork associated with the dispute to the Township to be copied so that it could be reviewed by Attorney John Thompson, Township Solicitor.

Christine Vough, resident of 1057 Front Street was present and asked the name of the surveyor for this subdivision and who installed a sluice pipe. Mrs. Vough was given the name of the surveyor. Mr. Cotton stated that the sluice pipe was installed by the Athens Township road crew using dimensions from Ed Reid, Zoning Officer, calculated from Mr. Kelly's property line as stated.

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

- 1) The setback lines need to be changed in the Plan and in the description. Lot #1 east side yard and residential needs to be fifteen (15) feet. Lot #2 rear yard needs

to be fifty (50) feet. Notes should include setbacks when abutting another District.

- 2) Delineate right-of-way on Pump Station Hill Road and Gateway Industrial Park Road on the survey.
- 3) Label the Thurston property as Residential-Suburban.
- 4) Change description of Lot #1 to Residential-Suburban.
- 5) Change description of Lot #2 to Industrial.
- 6) Label building setback line on survey map.

Motion by Marion Carling, second by Clif Cheeks to recommend preliminary/final plan approval, contingent on resolution of the deficiencies, to the Supervisors at their meeting to be held on April 24, 2013 and motion unanimously carried.

Cindy Parrish, Zoning Officer, addressed the Planning Commission and stated that the stormwater facilities and driveway had been shifted for the Sayre Health Care Senior housing complex located on Lamoka Road in the E-mail which contained a copy of the proposed changes from Gary Burcher, Engineer. The Company stated "minor" changes had been made, but Planning Commission asked that the project come back for review concerning the alterations at the next regular meeting on May 6, 2013. The Board also requested that the Township review Engineer for this project be contacted with the proposed changes.

Motion by Clif Cheeks, second by Ron Reagan to approve the Minutes of March 4, 2013 as read, and motion unanimously carried.

The meeting was adjourned at 8:25PM as there was no further business to discuss.

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ATHENS TWP. PLANNING COMM'N

April 1, 2013

Regular Supervisors mtg. - April 24, 2013 - 7:00PM

Regular Planning mtg. - May 6, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 6, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 6, 2013 at 7:05PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Scot Saggiomo introduced and welcomed Mike Narcavage, the newest member of Planning Commission. He stated that a workshop was held to review the plans submitted, but that it was for information only and no decisions were made at that time.

Consolidated Resources, LLC - #13-05

Allen Morningstar of 1148 Macafee Road, for and on behalf of the applicant, Consolidated Resource, LLC of 2310 Elmira Street, and presented a Sketch Plan received by the Zoning Office on April 11, 2013 for a proposed land development located at 1148 Macafee Road, zoned Residential Rural, for the owner, L&M Connect, LLC. It is located on the former property which was occupied by Hodges Trucking and is leased by Murray Cole to the applicant. Mr. Morningstar explained that they rent 30+ acres from Mr. Cole to service the oil and gas business, install pipelines, hook up wells for distribution, etc. He stated that they would plant hay on the remainder of the parcel to bale and use for reclamation. The sketch plan submitted shows five (5) buildings. Building #1 is retained by L&M Connect, Building #2 is for storage; Building #3 is the Fab shop(for welding trucks); Building #4 is the office and the west end is a service area for vehicles; Building #5 is for storage. The area around the buildings will have varying amounts of inventory and also be used to park vehicles that are not being used. The Planning Commission explained that they would prefer a formal land development plan be submitted, and Mr. Morningstar wanted to know what that was and why it was required for this operation. Mr. Reid stated that they had been four years trying to get a land development application on this operation even before it was occupied by Consolidated Resource and had not been successful. Mr. Morningstar stated he did not understand why they required it for this development if they hadn't been

successful previously. Mr. Reid explained the land development process required for the existing use of the property to Mr. Morningstar.

Chairman Saggiomo asked if anyone in attendance had questions regarding this project. John Testen of 291 Pine Tree Road asked where it was located. Gary Armitage of 1149 Macafee Road stated he was a neighbor of this operation and had no complaints against them. Gerard Jones, Jr. of 1149 Macafee Road stated they had been a good neighbor and had been trying to comply with any complaints of the neighbors. Jolene Carling of 1101 Macafee Road was concerned with speeding of the trucks on the road which has a 35mph speed limit, the hours of their operation which may present a danger with the speeding of the traffic, and condition of the roadway from the truck use. She also mentioned that Building #1 has been under some form of construction and that no permits have been issued for same. Don Johnson of 1702 Macafee Road questioned whether or not the road had been bonded by the Township. Janet Hoagland of 943 Macafee Road was complaining about the condition of the road and wanted to know who was responsible for the repair. Mr. Reid stated that Hodges had bonded the road, left and did not do any repairs on the road and that it was not presently bonded. Jolene Carling stated she wanted the road bonded by the present owner. Ron Reagan of the Planning Commission stated that if they had road complaints, they need to bring their complaints to the Supervisor's meeting and that Jack Walter was the Supervisor in charge of the roads. After discussion, it was determined that the road is not presently bonded, and Mr. Morningstar stated that they would comply with whatever was required. Al Ervin of 1117 Macafee Road stated that there had been a problem with lights shining in their home windows at 4:00AM, that he had spoken to Mr. Morningstar who had tried to address the complaint by moving the trucks to another location. Mr. Ervin also had noise issues during the night hours and due to that problem would request that the Supervisors set up an Ordinance to restrict the hours of noise disruption in the Township.

Chang Ho Park to Norman/Marcella Brown

Jeff Geiss of Navarro & Wright surveyors was present for the review of this two-lot subdivision located on Highland

Drive. The application for this subdivision was submitted on February 8, 2013 and was prepared by Butler Land Surveying, LLC. The other parties to this subdivision were present as well. Mr. Geiss stated that Mr. Park, the landowner, had not yet signed any of the required documents to proceed with the review of this application, and the Planning Commission explained that they could not proceed without a Power of Attorney in that case. Mr. Geiss stated that he would like to be rescheduled for the next meeting of the Planning Commission for the review.

Comfort Inn & Suites Final Plan #13-06

Arthur Sherwood of Bradford Hospitality, LLC presented the Final Plan application for a 2.39 acre commercial development located at the intersection of Elmira Street and Westbrook Street for a three-story 85-room hotel. The following documents were submitted on April 15, 2013 to the Zoning Office: Application for Review of a Final Plan for subdivision, land development; Post Construction Stormwater Management Report; E&S Control Narrative; Project Narrative; Cost Estimate; Property Deed; PennDOT HOP; Athens Twp. Municipal road Occupancy Permit Application; Bradford County Conservation District NPDES Permit; Limited Power of Attorney from Bradford Hospitality to Reilly Engineering.

Check #1306 from Bradford Hospitality LLC dated April 12, 2013 in the amount of Thirteen Thousand Two Hundred forty-nine and 25/100 (\$13,249.25) Dollars was paid for filing fee and included the amount of Eight Thousand Two Hundred forty-nine and 25/100 (\$8,249.25) Dollars and Five Thousand and no/100 (\$5,000.00) Dollars for the Township Engineer review fee.

Mr. Bruce Fay of 75 Rosh Road and John Testen of 291 Pine Tree Road were both present concerning a lighting problem with the development due to the fact that the light spills over on to the residential area. Mr. Testen stated he felt it was possibly one of the lights located at the back corner of the lot south of the trash area which needs to be adjusted.

There was an extensive discussion regarding an issue of a drive aisle in front of the flag pole which was measured by Ed

Reid, Zoning Officer, to be 22ft 10inches and not the required 24ft. Mr. Sherwood stated that he did not understand why a change was required for such a minor deficiency. The Planning Commission explained to Mr. Sherwood that the options to resolve this issue would be to either request a Variance from the Zoning Hearing Board, if they did not plan to resolve this deficiency, or to reconstruct this and bring it into compliance.

The Engineer review comments were received in a letter received from Skip Schneider dated May 3, 2013 and Skip was present to review his comments with the applicant.

Motion to review the Final Plan for final plan approval by Ron Reagan, second by Clif Cheeks and motion unanimously carried. A checklist was completed and the deficiencies as listed in the Engineer review letter of Skip Schneider dated May 3, 2013 which is attached and incorporated for reference, and the following listed deficiencies were noted:

1) thru 8) as listed in Engineer review letter of Skip Schneider.

9) Light spillage needs to be corrected on the building.

10) Need to address the General Comments in the Engineer review letter of Skip Schneider dated May 3, 2013.

Motion by Ron Reagan, second by Clif Cheeks, to recommend Final Plan approval to the Supervisors at their meeting to be held on May 29, 2013 contingent on resolution of the deficiencies, and motion unanimously carried.

W. Christopher/Lori Sutton #13-07

Bruce Benish of Benish Surveying was present with the applicant, W. Christopher Sutton, for review of a two-lot subdivision located on Braddock Road and Beaver Pond Road zoned Woodland Conservation. The following documents were received by the Zoning Office on April 15, 2013: Township Application for review of a subdivision; (8) copies of a Survey plan dated April 10, 2013 from Benish Surveying; Narrative, and copy of Deed to the property. Narrative states this parcel consists of 4.2845

acres. Lot 3 will be 2.00 acres and has been tested for an on-lot septic system. Lot 4 will be 2.2845 acres and has been tested for an on-lot septic system. Lots 1 & 2 were subdivided previously. Percolation testing was conducive to an on-lot sewage system. The testing results are attached. This system will be maintained by the property owners, their heirs and/or assigns. A right-of-way will be requested for access to Lot 4 on an adjacent parcel of land also owned by the Suttons. Surrounding parcels are rural, residential and agricultural. This parcel is not in a flood zone. An executed Easement Maintenance Agreement was submitted this date by Bruce Benish.

Check #2754 from Benish Surveying dated April 15, 2013 in the amount of One Hundred fifty and no/100 (\$150.00) Dollars was received for the filing fee, along with Check #2755 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need a Township driveway permit.

Motion by Marion Carling, second by Ron Reagan to recommend approval to the Supervisors at their meeting on May 29, 2013 contingent on resolution of the deficiency, and motion unanimously carried.

Seaboard International Athens #13-08

Mike McDonald of Larson Design Group presented an application for a land development located at 1007 Pump Station Hill Road for contractor shops and yards, zoned Industrial. The developer was present for information as well. This project is expected to be completed in a single phase and will occupy 14.00 acres subdivided by Whitetail Hollow, LLC. The Narrative regarding this project is attached for reference. The following documents were received by the Zoning Office on April 15, 2013: Land development Application, Project Narrative; (8) Land development drawings, POA letter from Owner and Developer, E&S

Control Report, Post Construction Storm water Management Report, Will Serve letters for water, gas, electric and phone, Floor Plan/Elevations & subdivision survey, Lease agreement, Wetlands report, PNDI Report, Construction schedule, Construction cost, Zoning approval letter, Deed, Waiver request & Township Road Occupancy Permit Application, and Sewage Module.

Check #23387 dated April 11, 2013 from Doud BTS, Inc. was received by Zoning Office on April 17, 2013 in the amount of Twenty-five and no/100 (\$25.00) Dollars for review fee made payable to the Bradford County Treasurer; Check #23390 dated April 11, 2013 from Doud BTS, Inc. was received by Zoning Office on April 17, 2013 in the amount of Two Thousand Eight Hundred fifty and no/100 (\$2,850.00) Dollars for the filing fee; and Check #23391 received on April 17, 2013 from Doud BTS, Inc. in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee.

Ron Reagan asked what the volume of traffic may be for this project, and it was stated that it would be significant, mostly light duty trucks. There are about 50 employees presently, 18 to 21 daily and their hours of operation are 6:00AM to 6:00PM, and the facility is open 24 hours a day.

Resident Bob Smith of 80 Nicholas Lane asked if the developer was purchasing the land from Whitetail Hollows, and how far up Pump Station Hill Road were they located. It was stated that they would be purchasing the land. He was concerned about the width of the road and traffic volume issues. He also wanted to know how they made their decision to locate there. The developer explained that it was allowed in that zoning district.

Resident Theresa Wiles asked what storm water collecting areas were, and Mr. McDonald explained that the storm water would be collected in underground chambers and how that works. She was concerned with drainage issues.

Resident Harmon Kelley of 520 Pump Station Hill Road asked how would the septic system be managed. Mr. McDonald explained that a hauler would pump the system and it would be taken to the local sewage facility. He also wanted to know if the developer

would be improving Industrial Park Road and had traffic concerns such as school busing, whether or not the speed limit would remain at 35MPH on that road. The developer stated that they would not be improving Industrial Park Road. The Planning Commission told Mr. Kelley he should take up his traffic concerns with the Township Supervisors at their meeting.

Resident Pat Webster of 517 Gateway Industrial Park Road wanted to know about the hours of operation and the developer explained that it would be a 24-hr. a day operation, mostly pick-up and light duty trucks.

The Engineer review letter of Skip Schneider dated April 25, 2013 was reviewed by the Planning Commission and Skip Schneider with Mr. McDonald, a copy of the letter is attached and incorporated for reference.

Motion by Ron Reagan, second by Marion Carling to review for preliminary plan approval and motion was unanimously carried. A checklist was completed and the deficiencies as listed in Skip Schneider's letter as follows: #1, 4, 5, 6, 11, 12, 13, 16, 17, 18, 23, 29, 31, 33, 34, & 35. There are waiver requests submitted for #20, 21 and 22. In addition to these deficiencies are as follows:

- 1) Need to show bollards that will protect existing septic leach field.
- 2) Need to show in the legend the poles shown on the Plan.
- 3) Need to re-label the adjoining property on the west side as Residential-Suburban and needs to show 50foot setback.
- 4) Need to re-label Pump Station Hill Road as Route 318 on the Plan.
- 5) Need an executed Storm water Maintenance Agreement (to be provided by the Township).

Motion by Ron Reagan, second by Clif Cheeks to recommend preliminary plan approval to the Supervisors at their meeting to

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May 6, 2013

be held on May 29, 2013 contingent on resolution of the deficiencies, and motion carried with the exception of Mike Narcavage who abstained.

Mr. McDonald agreed to have the revised documents to Mr. Schneider by May 20 and to the Township Zoning Office by May 24, 2013.

Motion by Ron Reagan, second by Marion Carling to approve the Minutes of April 1, 2013 (regular meeting) as read, and motion unanimously carried.

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

Regular Supervisors mtg. - May 29, 2013 - 7:00PM
Regular Planning mtg. - June 3, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 3, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 3, 2013 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ed Reid, Zoning Officer, Skip Schneider, Township Review Engineer, and Secretary, Elaine Daddona. Ron Reagan and Mike Narcavage were unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Scot Saggiomo stated that a workshop was held to review the plans submitted, but that it was for information only and no decisions were made at that time.

Chang Ho Park to Norman/Marcella Brown #13-09

Jeff Geiss of Navarro & Wright surveyors was present for the review of a two-lot subdivision, Lot A to become part and parcel to the adjacent lot of Norman W. and Marcella R. Brown located on Highland Drive and zoned Agricultural. The application for this two-lot subdivision was submitted on February 8, 2013 and survey was prepared by Butler Land Surveying, LLC. A Limited Power of Attorney dated May 9, 2013 executed by Chang Ho Park was received by the Zoning Office on May 16, 2013. Also present were Norman and Duncan Brown. Documents received by the Zoning Office on May 16, 2013 are as follows: Project Narrative, copy of Deed and survey map prepared by Butler Land Surveying, LLC dated February 8, 2013 and amended April 15, 2013. Also received was a copy of a Request for a Non-Building Waiver. Project Narrative states that Chang Ho Park is proposing to give a 1.6 acre parcel in the southwestern corner of his parcel to the adjoining lands belonging to Norman W. and Marcella R. Brown. The proposed lot A as shown on the attached plans contains all the land belonging to Mr. Chang Ho Park lying on the westerly side of the Township Road known as Highland Drive (T-130). The proposed lot is roughly triangle in shape being bordered on the east by the road and on the west and south by the Brown lands. The proposed lot is to become a part and parcel addition to the lands belonging to the Browns. The remaining 211 acres of lands of Chang Ho Park lying on the easterly side of Highland Drive has a single family house with a drilled well and an existing on lot sewer system on it. The adjoining lands belonging to Norman W. and

Marcella R. Brown have a single family house with a drilled well and an existing on-lot sewer on it. With the proposed lot addition of 1.6 acres the Brown's land will consist of 122 acres.

Check #3511 from Duncan Brown in the amount of One Hundred fifty (\$150.00) Dollars was received by the Zoning Office on February 25, 2013 for the filing fee, along with Check #3512 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

- 1) Letter from Bradford County Sanitation for Non-Building Waiver.

Motion by Clif Cheeks, second by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on June 26, 2013 contingent on resolution of the deficiency, and motion unanimously carried.

Horn Family Chiropractic #12-24

Dr. Thomas Horn presented a sketch plan for a modification to a land development located at 27811 Route 220, Athens which was previously approved by the Township Supervisors on November 28, 2012. He presented drawings which were prepared by AJH Design to illustrate the roof which was brought out seven feet and tied in on both sides of the building. The modification met with the approval of the Planning Commission and would be incorporated in the Final Plan at a later date.

Edward C. Jr./Deanna M. Barrett

Ed and Deanna Barrett were present regarding an amendment to a subdivision plan previously approved by Athens Township on December 28, 2005 located on Murray Creek Road. A Component I proposal from Bradford County Sanitation was received by the

Zoning Office on May 17, 2013 which requires approval from the Township Supervisors. Ed Reid, Zoning Officer, explained that it requires that the DEP Note be taken off and to identify the perc sites on the previously recorded subdivision.

Check #2425 in the amount of Fifty and no/100 (\$50.00) Dollars for a plot plan amendment was paid by Edward C. Barrett, Jr. on May 17, 2013 for the filing fee.

Motion by Clif Cheeks to recommend that the Supervisors sign the subdivision document with the updates, second by Marion Carling, and motion unanimously carried.

Sayre Health Care Center #13-10

Gary Burcher of Keystone Consulting & Associates, LLC was present along with Skip Schneider, Township Review Engineer for a submission for a Phase 1 land development located at 151 Keefer Lane for the Sayre Health Care Center. The Planning Commission explained to Mr. Burcher that they would like the applicant to submit a letter stating that they wish to withdraw the original submittal and that this is a new submittal.

The Planning Commission went over the workshop review comments with Mr. Burcher, along with the review comments of Skip Schneider, the Township Review Engineer, in his letter dated May 24, 2013 a copy of which is attached for reference.

Mr. Burcher agreed to make the changes to the Plan and would submit a revised Land Development Plan at the regular meeting of the Planning Commission in July.

Motion by Marion Carling, second by Clif Cheeks to approve the Minutes of May 6, 2013 (regular meeting) with the correction of the typographical errors, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N

June 3, 2013

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

Regular Supervisors mtg. - June 26, 2013 - 7:00PM

Regular Planning mtg. - July 1, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
July 1, 2013 7:00 PM

Vice Chairman Clif Cheeks called the meeting to order at 7:00 PM. Members also present were Marion Carling, Mike Narcavage and Ronald Reagan. Scot Saggiomo was not able to attend as he was out of town. Robin Smith was present as acting secretary and Zoning Officer Ed Reid was also in attendance.

Application #13-09: Robert J. Sullivan Estate 2-lot subdivision on Murphy Road.

The Sullivan Estate is subdividing a parcel of 24.2897 acres off their 371.465 acres for a residential site. This parcel will become part and parcel to an adjoining parcel owned by Edward C. and Deanna M. Barrett to form a single lot of 126 acres. This parcel contains a house, well and on-lot septic system. The residual parent tract also contains a house, well and on-lot septic system, therefore a non-building waiver will be required. Clif had a question on the wetlands – they are not in the legend. Bruce Benish, the surveyor on this subdivision, said he has shown them on the map and pointed them out to the Board. Ed Reid suggests he put a note on the plan with the tpestyle to show these are wetlands.

On motion of Ron, second by Marion, it was unanimous to review this subdivision. The checklist was completed and no deficiencies were noted, however, the Board had a comment that the setbacks on the North side of the part and parcel lot should not be there since it will be adjoining the Barrett property.

On motion of Mike, second by Marion, it was unanimous to recommend preliminary and final plan approval to the Supervisors for their meeting of July 31, 2013.

Application #13-10: Joseph N./Ruth Elsbree 2-lot subdivision on Meadowlark Drive

Joseph and Ruth Elsbree are subdividing the parent tract of 90 acres into two parcels. Lot 1 will be 89 acres and contains a house, well and on-lot septic system, therefore a non-building waiver will be required. Lot 6 will be 1.003 acres and has a septic system permit for an on-lot residential septic system.

On motion of Mike, second by Ron, it was unanimous to review this subdivision. There were no deficiencies noted.

On motion of Ron, second by Mike, it was unanimous to recommend preliminary and final plan approval to the Supervisors for their meeting of July 31, 2013.

Application #13-11: Sayre Health Care Center, LLC Phase 1 land development on Keefer Lane

Gary Burcher of Keystone Consulting & Associates presented Phase 1 of the new land development for Sayre Health Care Center, LLC. On June 26, 2013, the Supervisors accepted Sayre Health's letter of withdrawal of all plans previously filed with the township for this project in anticipation of this new submission. Gary said he had not received any correspondence from the Zoning Office or from the Township Engineer concerning any issues or corrections. He did say he received the NPDES permit today. Ed gave Gary a copy of Review Engineer Skip Schneider's letter, which had no adverse comments.

Gary explained the new plan to the Board. The nursing home will be in the middle portion of the lot and will have a detached laundry building. The number of beds in this nursing home will be equal to the number currently in Sayre House, which will be eliminated by this project. A personal care home may come later, but that is a very competitive business. At this point it is non-marketable for the kind of investment it would require. The new ordinances will be applicable to any future additions. The sewer module that was approved prior will still be applicable from both DEP and Athens Township Authority, which they will supply for our files. They will again be requesting a waiver for sidewalks along Lamoka Road. The storm water basin will have a chain link fence with a gate so they will be able to get in and mow. The existing wooded condition will remain on the part of the lot toward Lamoka Road, but they will tweak it so it looks more park-like. Gary added that they will be giving the adjacent property owners a good amount of time to remove their plants from Sayre Health's property.

Gary said the neighbors had requested the project look as 'residential' in character as possible. Their lighting plan has been designed to do just that, keeping the light shining down, and looking residential in height, scale and character. Robin asked for clarification about the future building footprint for a 24-bed facility shown on the plan to be sure it was not considered approved as part of this land development, and it is not.

Marion asked what the total impervious coverage was, as it is just shown for the building itself and does not include blacktop, concrete, etc. Gary will add the total impervious surface amount to the plan.

Clif asked what type of guarantee we have that the earthen berm will not be removed as protection for the Bobb property. Eddie said if they were to remove the berm, they would have to replace it with some type of screening, and added that the land development process will protect the adjacent property owners. Robin will call John Thompson and

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July 1, 2013

get the language to include on the plans to ensure the berm remains undisturbed. Gary added that the NPDES permit does NOT include the berm area.

Marion asked why the sign out front will be 'split'. Gary said that Sayre Health Center will use half of the sign and the other half will be reserved for future expansion, so it will be blank for now.

On motion of Mike, second by Marion, it was unanimous to review this land development. Deficiencies were as follows:

- 1) Need letter requesting sidewalk waiver along Lamoka Road
 - 2) Need total impervious surface listed on the plan
 - 3) Need owner's signatures on the plan
- Comment: would like language added to the plan stating the earthen berm will not be removed to the east of the Bobb residence.

On motion of Ron, second by Marion, it was unanimous to recommend preliminary plan approval for this land development to the Supervisors for their July 31, 2013 meeting.

Marion made the motion to approve the minutes of June 3, 2013 and Clif made the second. Both Mike and Ron were absent from that meeting and therefore abstained from the vote. Since there was not a quorum of the entire board in favor, the motion fails. They will take another vote at their meeting of August 5, 2013.

There being no further business, on motion of Ron, second by Clif, it was unanimous to adjourn the meeting at 8:35 PM.

Respectfully submitted,

Robin L. Smith
Acting Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 5, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 5, 2013 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ronald Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Mike Narcavage was unable to attend. Sign-in sheet was available for all others present.

Comment [E1]:

Scot Saggiomo stated that a workshop was held to review the plans submitted, but that it was for information only and no decisions were made at that time.

Raven Holding Co.LLC #13-12

Dave Lubin, property owner, was present along with James Gensel of Fagan Engineers for review of a two-lot subdivision located in the Valley Business Park, zoned Industrial. The application for this two-lot subdivision was submitted on July 15, 2013 and survey was prepared by Fagan Engineers, survey dated July 12, 2013. Documents received by the Zoning Office on July 15, 2013 are as follows: Application for review, Project Narrative, copy of Deed and survey map prepared by Fagan Engineers. Project Narrative states that this project is to establish a 4-acre lot subdivision on the north side of the Road B in the Valley Business Park. The 4-acre lot will be subdivided from Lot 2 of the Valley Business Park shown as Tax Map Parcel #09-006.00-013. This lot is to be conveyed to DPA Properties, LLC for development.

Check #7747 from Fagan Engineers dated July 15, 2013 in the amount of One Hundred fifty (\$150.00) Dollars was received for filing fee, along with Check #7748 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the review fee.

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

- 1) Need signature block on the Plan.
- 2) Need signatures on the Plan.

- 3) Need to show utilities on the Plan.
- 4) Need to remove wording "Road B" from the Plan.
- 5) Need to note the acreage of Lot 2 on the Plan.
- 6) Need legend on the Plan.
- 7) Need monuments and markers shown on the Plan with acknowledgment of surveyor.
- 8) Need to change the 25 foot driveway setback to 35 feet.
- 9) Tax Map number needs to be corrected on the Plan.

Motion by Ron Reagan, second by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on August 28, 2013 contingent on resolution of the deficiencies, and motion unanimously carried. The corrections must be received by the Zoning Office by August 23, 2013.

Esther M. Smalley to Mahonski

Pamela Mahonski, applicant, was present for a one lot subdivision owned by Esther M. Smalley, Lot A to be a lot addition to adjoining lands of Bruno Eric and Pamela Ann Mahonski located on Vista Drive, zoned Residential-Urban. Survey plan of Scott S. Williams from Butler Land Surveying, LLC dated July 12, 2013 and received by the Zoning Office on July 15, 2013 was submitted for review along with the following documents: Application for Review, Project Narrative, copy of Deed and filing and review fees.

Check #6109 of Pamela Mahonski dated July 15, 2013 in the amount of One Hundred fifty (\$150.00) Dollars was received by the Zoning Office for the filing fee, along with Check #6110 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

The Planning Commission was unable to review the Plan due to the fact that Mrs. Mahonski did not provide a notarized Power of Attorney from the landowner to proceed with the application, and she was notified of this discrepancy.

Seaboard International, Inc. - Sketch Plan

Darin Rathbun, P.E. from Hunt Engineers was present for and on behalf of DPA Properties, LLC with an Overall Sketch Plan of a land development located in the Valley Business Park off of King Road, zoned Industrial. The proposed development on the 4.0 acre parcel will include an approximately 20,000 SF building, storage area and associated site improvements. The creation of a shared driveway with another proposed project was discussed and it was agreed by the Engineer and the Planning Commission that it would need to be moved and a Maintenance Agreement for the driveway would have to be created. Mr. Rathbun stated the land development plan is similar to what they had submitted to the Planning Commission previously. Ron Reagan of the Planning Commission stated that since there was a issue of sewer capacity for the proposed developments in the Industrial Park, they would need a letter from the Engineer for and on behalf of the applicants regarding the need for sewer to create the jobs in the Industrial Park.

Valley Industrial Sketch Plan

Darin Rathbun, P.E. from Hunt Engineers presented an Overall Sketch Plan for the proposed development of Valley Industrial located off of King Road in the Industrial Park, zoned Industrial. The proposed development on the 22.93 acre parcel will include a multi-phased development for the Dresser Rand Company of Painted Post, New York for an LNG Equipment Test Pad. Project Narrative states Phase I will include an approximately 34,000 SF temporary concrete equipment test pad, 40ft by 60ft office trailer (to be occupied by eight employees when they are testing equipment), gravel area and associated site improvements. Phase 2 will include the development of an approximately 100,000 SF building, truck loading area, concrete storage pad and associated site improvements.

Mr. Rathbun stated they would submit the formal Preliminary Plans for development of these projects for the next Planning Commission meeting.

Round Top Park Plan Expansion #13-13

Richard Bean, Parks Commission Chairman, was present along with Michael Haas of Haas Landscape Architects who presented a Construction Document dated July 10, 2013 and received by the Zoning Office on July 15, 2013 for a Round Top Park Plan Expansion located at Round Top Park off Bobcat Road, zoned Public, in the area of the pond consisting of a 13.1 acre parcel. Mr. Haas submitted photographs of a proposed walkway and fishing pier and discussed the plan for development to make the area safe and accessible to everyone. He stated that Phase 1 would consist of clearing the woods and putting the pads in for the pavilions being added.

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

- 1) Parking spaces should be 10 by 20.
- 2) Require access point be thirty (30) feet and drive aisles be twenty-four (24) feet.
- 3) Need signature block on the Plan.
- 4) Need Engineer's stamp and signature on the Plan.
- 5) Need acknowledgement statement of the owner.
- 6) Require the outside agencies' permit approvals.

Motion by Ron Reagan, second by Clif Cheeks to recommend approval to the Supervisors at their meeting to be held on August 28, 2013 contingent on resolution of the deficiencies, and motion unanimously carried.

Motion to approve the Minutes of July 1, 2013 as read by Marion Carling, second by Ron Reagan, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N
August 5, 2013

The meeting was adjourned at 9:38PM as there was no further business to discuss.

Regular Supervisors mtg. - August 28, 2013 - 7:00PM
Regular Planning mtg. - September 9, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 9, 2013

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 9, 2013 at 7:03PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Esther M. Smalley to Mahonski #13-14

Carolyn Harris was present with Pamela Ann Mahonski and presented a notarized Power of Attorney dated August 15, 2013 from Lynn D. Lenox to allow Ms. Harris to execute the documents and facilitate the one-lot subdivision of property owned by Esther M. Smalley, Lot A to be a lot addition to adjoining lands of Bruno Eric and Pamela Ann Mahonski on Vista Drive. Lynn D. Lenox has Power of Attorney for Esther M. Smalley, Power of Attorney dated January 9, 1992. Survey plan of Scott S. Williams from Butler Land Surveying, LLC dated July 12, 2013 was submitted for review along with an Application for Review, Project Narrative, copy of Deed and filing and review fees as stated in the previous Minutes of the Planning Commission on August 5, 2013. Project Narrative states that this is a one lot subdivision of a 0.27 acre parcel described in Bradford County Deed Book 198 at Page 467. Lot A (0.02acre) is vacant and is to be a lot addition to adjoining land of Bruno Eric Mahonski and Pamela Ann Mahonski which has a house that is served by public sewage and water supply systems. The remaining Lot 1 (remaining land 0.25 acre) is to be continued for residential use. No new sewage flow is to be generated from this subdivision. The new lot is 8 feet wide and not to be a building lot. Therefore, no "will serve" letters have been obtained. Surrounding parcels in this area are generally used for residential purposes. The zoning district is Residential Urban.

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

Motion by Ron Reagan, second by Marion Carling to recommend preliminary/final plan approval to the Supervisors at their

meeting to be held on September 25, 2013, and motion unanimously carried.

Carl E./Wayne A. Hausknecht #13-15

Bruce Benish of Benish Surveying was present along with applicants, Carl E. and Wayne A. Hausknecht for a three-lot subdivision located at 11830 Sheshequin Road, zoned Woodland Conservation and Agricultural. Survey plan dated August 9, 2013 was received by the Zoning Office on August 12, 2013 along with the following documents: Application for Review, Project Narrative, copy of Deed, and filing and review fee payments. Project Narrative states that the purpose of this subdivision is to divide the parent tract of 110.8044 acres into three parcels. Lot#3 which is 64.9822 acres has been tested for an on-lot septic system. Lot#4 which is 19.1133 acres has been tested for an on-lot septic system. This parcel is prime agricultural land and is in the Zone A8 Floodplain. The residual parcel of 26.7089 acres contains a house, well and on-lot septic system installed prior to 1972. Surrounding properties are residential and agricultural. A portion of this property is in the Zone A8 Floodplain.

Check #2776 of Bruce Benish Surveying dated August 12, 2013 in the amount of Two Hundred and no/100 (\$200.00) Dollars was received for filing fee along with Check #2777 in amount of Twenty-five and no/100 (\$25.00) Dollars for review fee made payable to Bradford County Treasurer.

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

- 1) Macafee Road should be listed as McKinney Hill Road on the Plan.
- 2) Need sewage module submitted.
- 3) On Page 2, Lot#3 needs to be changed to Residential in the notes.
- 4) Lot#4 is in Agricultural district and is listed as in the Woodland Conservation district.
- 5) Need to label the easement on Lot#1 that is for Lot#2.

- 6) Section 410 of the Athens Twp. SALDO Ordinance, subsection A3 and A4 regarding Floodplain Management should be listed on the Plan.

Motion by Clif Cheeks to recommend preliminary/final plan approval, contingent on resolution of the deficiencies, to the Supervisors at their meeting to be held on September 25, 2013, second by Marion Carling and motion unanimously carried.

Valley Industrial (Dresser Rand LNGo Development Equipment Pad)

Darin Rathbun, P.E. and Christopher L. Wood, EIT of Hunt Engineers were present for the review of the application of Central Bradford Progress Authority for the above referenced land development located in the Valley Business Park off of King Road, zoned Industrial. A Preliminary Plan drawing dated August 19, 2013 and prepared by Timothy Steed, P.E. of Hunt Engineers was received by the Zoning Office along with the following documents: Subdivision and Land Development Application form and review checklist; Narrative; Site location map; Existing Property Deed; Proposed subdivision plan; Addendum to Real Estate Purchase Agreement; PNDI review receipt; One Call Protection List; Will Serve letters for water, sewer, gas, electric, and telephone; Wetlands Map for project area; Flood Insurance rate map for project area; Engineers Cost Estimate; Bradford County Conservation District E&S Plan Application; NPDES Notice of Intent; Act 14 Municipal Notifications with certified mail receipts; E&S Control Plan Narrative; and Post Construction Storm water Management Narrative. As detailed in the narratives and plans, the Central Bradford Progress Authority and Dresser Rand Company plan to develop a vacant 22.9 acre tract of land located on King Road. The project will consist of two (2) phases. Phase 1 will be the construction of an approximately 2,400 square foot temporary office building, a development equipment pad, storage area and associated site improvements. Phase 2 will be future development of the remaining tract of land and consist of an approximately 100,000 square foot manufacturing/assembly facility and associated site improvements. Phase 1 of this project will have 4.40 acres of earth disturbance with a net increase in impervious surface cover of 1.71 acres. The proposed site is located on the north

side of King Road on a 22.9 acre tract of land. The property parent tract, owned by Raven Holding Company, LLS is currently to be subdivided to create this 22.9 acre tract and a four (4) acre tract of land. The Central Bradford Progress Authority will own the 22.9 acre tract of land once the subdivision has been finalized and recorded.

Check #4391 from the Central Bradford Progress Authority dated August 15, 2013 in the amount of Five Hundred and no/100 (\$500.00) Dollars was paid for the filing fee along with Check #4393 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee, and Check #4392 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee.

Skip Schneider of CEI Engineering presented his review comments in letter dated September 6, 2013 a copy of which is attached for reference. Discussion followed regarding the proposed project and the comments which needed to be addressed prior to a formal review of the Planning Commission.

The Planning Commission did not wish to review the land development with the number of comments which were noted in the Engineer's review. Mr. Rathbun and Mr. Wood of Hunt Engineers stated that they would submit the corrections by close of the business day on Friday, September 13, 2013 if that was acceptable by the Planning Commission in order to facilitate a recommendation to the Supervisors for their September meeting. It was the decision of the Board to schedule a special meeting of the Planning Commission on Wednesday, September 18, 2013 for a formal review and recommendation to the Supervisors.

Seaboard International, Inc.

Darin Rathbun, P.E. and Christopher L. Wood, EIT of Hunt Engineers were present for the review of the application of DPA Properties, LLC for and on behalf of Seaboard International, Inc. for a land development located in the Valley Business Park off of King Road, zoned Industrial. A Preliminary Plan drawing dated August 2013 prepared by Timothy Steed, P.E. of Hunt Engineers was received by the Zoning Office on August 19, 2013

along with the following documents: Subdivision and Land Development Application form and review checklist; Narrative; Site Location Map; Existing Property Deed; Proposed Subdivision plan; PNDI review receipt; PA One Call Protection List; Will Serve letters for water, sewer, gas, electric and telephone; Wetlands Inventory Map for project area; Flood Insurance rate Map for project area; Elevations Plan; Draft Access Agreement; Engineers Cost Estimate; E&S Plan Application and review fee schedule; NPDES Notice of Intent; Act 14 Municipal Notifications with certified mail receipts; E&S Control Plan Narrative; Post Construction Storm water Management Narrative.

Check #24239 from Doud BTS, Inc. dated August 13, 2013 and received on August 20, 2013 in the amount of Two Thousand Eight Hundred twenty and no/100 (\$2,820.00) Dollars for the filing fee was received along with Check #24237 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee; and Check #24234 from Doud BTS, Inc. in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee.

Skip Schneider of CEI Engineering presented his review comments in letter dated September 6, 2013 a copy of which is attached for reference. Discussion followed regarding the proposed project and the comments which needed to be addressed prior to a formal review of the Planning Commission.

The Planning Commission did not wish to review the land development with the number of comments which were noted in the Engineer's review. Mr. Rathbun and Mr. Wood of Hunt Engineers stated that they would submit the corrections by close of the business day on Friday, September 13, 2013 if that was acceptable by the Planning Commission in order to facilitate a recommendation to the Supervisors for their September meeting. It was the decision of the Board to schedule a special meeting of the Planning Commission on Wednesday, September 18, 2013 for a formal review and recommendation to the Supervisors.

Motion to approve the Minutes of August 5, 2013 with minor corrections by Clif Cheeks, second by Marion Carling, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N

September 9, 2013

Ed Reid, Zoning Officer, wanted to advise the Planning Commission that he had been contacted regarding the Fairfield Inn project in Wilawana, that PennDOT wanted Athens Township to be the applicant or co-applicant regarding the Highway Occupancy Permit for the Storm water issues. He needed to let the developer know if they would be required to keep the storm water on their property or come back to the Planning Commission regarding this issue.

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

Special Planning mtg. - September 18, 2013 - 1:00PM

Regular Supervisors mtg. - September 25, 2013 - 7:00PM

Regular Planning mtg. - October 7, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
September 18, 2013

The special meeting of the Athens Township Planning Commission was called to order on Wednesday, September 18, 2013 at 1:08PM by Chairman, Scot Saggiomo.

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

Comment [E1]:

Dresser Rand LNGo Development Equipment Pad - #13-16

Darin Rathbun, P.E. and Christopher L. Wood, EIT of Hunt Engineers were present for the review of the application of Central Bradford Progress Authority for the above referenced land development located in the Valley Business Park off of King Road, zoned Industrial. A revised Preliminary Plan drawing dated August 19, 2013 and prepared by Timothy Steed, P.E. of Hunt Engineers was received by the Zoning Office on September 13, 2013 along with the following documents: Comment response letter dated September 13, 2013 to CEI's comment letter dated September 6, 2013; and revised Post Construction Storm water Plan. A notarized letter of representation to Hunt Engineering for Central Bradford Progress Authority dated September 3, 2013, received by the Zoning Office on September 18, 2013 was submitted in order to proceed with review.

Skip Schneider of CEI Engineering presented his review comments in letter dated September 17, 2013 a copy of which is attached for reference. Comments of Cindy Parrish, Zoning Officer were discussed prior to formal review.

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

#3, #5, and #6 as recorded in CEI letter dated September 17, 2013 of Skip Schneider, review Engineer.

Cindy Parrish, Zoning Officer's comments as follows:

Cover sheet: Proposed setbacks still do not match actual parking and building setbacks

Sheet C3-1: Cartway on King Road is incorrectly stated, needs to be changed to 28 ft.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary Plan approval to the Supervisors at a special meeting of the Supervisors to be held on Thursday, October 3, 2013 at 3:30PM contingent on resolution of deficiencies, and motion unanimously carried.

Seaboard International, Inc.

Darin Rathbun, P.E. and Christopher L. Wood, EIT of Hunt Engineers were present for the review of the application of DPA Properties, LLC for and on behalf of Seaboard International, Inc. for a land development located in the Valley Business Park off of King Road, zoned Industrial. A revised Preliminary Plan prepared by Timothy K. Steed, P.E. of Hunt Engineering, along with revised E&S Control Narrative and revised PCSM Report and associated documentation, Comment response letter dated September 13, 2013 to CEI's comment letter dated September 6, 2013 from Skip Schneider was received by Zoning Office on September 13, 2013. A notarized letter of representation from the Ben Doud, Manager of DPA Properties LLC to Hunt Engineering dated September 9, 2013 and received by the Zoning Office on September 18, 2013 was submitted in order to proceed with review.

Check #24239 from Doud BTS, Inc. dated August 13, 2013 and received on August 20, 2013 in the amount of Two Thousand Eight Hundred twenty and no/100 (\$2,820.00) Dollars for the filing fee was received along with Check #24237 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee; and Check #24234 from Doud BTS, Inc. in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee.

Skip Schneider of CEI Engineering presented his review comments in letter dated September 17, 2013 a copy of which is attached for reference. The comments of Cindy Parrish, Zoning

Officer, were reviewed also. Discussion followed regarding the proposed project and the comments which needed to be addressed prior to a formal review of the Planning Commission.

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

CEI letter of Skip Schneider comment as follows:

#4 under Zoning Ordinance; #2, #3, #4, #6 and #7 under Subdivision and Land Development Ordinance.

Cindy Parrish Zoning Officer comments:

Cover sheet: Proposed setbacks still do not match actual distance that building/parking is setback.

C2-1: Show location of screen plantings per Section 602(D2) of Subdivision and Land Development Ordinance & identify planting material.

COMMENT:

Detailed information on above ground holding tank and lift station will need to be addressed when Attorney John Thompson works on the Agreement with the Athens Township Sewer Authority.

Motion by Clif Cheeks, second by Marion Carling to recommend approval for Preliminary Plan to the Supervisors at a special meeting to be to be held by the Supervisors on Thursday, October 3, 2013 at 3:30PM contingent on resolution of the deficiencies, and motion unanimously carried.

The meeting was adjourned at 2:30PM as there was no further business to discuss.

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ATHENS TWP. PLANNING COMM'N

September 18, 2013

Regular Supervisors mtg. - September 25, 2013 - 7:00PM

Special Supervisors mtg. - October 3, 2013 - 3:30PM

Regular Planning mtg. - October 7, 2013 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary