

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 7, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 7, 2014 at 7:02PM by Vice Chairman, Clif Cheeks.

Present: Clif Cheeks, Marion Carling, Ron Reagan, Ed Reid, Zoning Officer, Skip Schneider, Review Engineer, and Secretary, Elaine Daddona. Scot Saggiomo was unable to attend.

T.L. CANNON MGMT. (APPLEBEE'S RESTAURANT) #14-4

Marshall Hardy, Jr., P.E., site Engineer for McFarland Johnson the developer, was present with Attorney Jonathan Foster for the formal review of the land development application for property located at the northeast corner of Elmira and Clinton Street.

Skip Schneider, Review Engineer for Athens Township, was present and reviewed his letter of comments, hereby attached for reference, dated June 24, 2014 with Mr. Hardy. Discussion followed regarding the buffer yard required along the Residential District and "No Parking" in the 25' buffer noting that eleven (11) parking spaces would be lost in order to create a larger buffer with neighboring property. Mr. Hardy stated that he would have to discuss this further with the developer, due to the fact that this could involve seeking a variance with the Zoning Hearing Board, which would not meet until late August.

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

1. The Cover sheet needs to have "Final" removed from the Plan.
2. Eleven (11) parking spaces need to be removed from the Plan.
3. Need Fencing around and along residential basin property.
4. #4 through #17 of the Engineer comments need to be completed.
5. Clinton Street setback needs to be thirty-five (35) feet.
6. The north side setback needs to be twenty-five (25) feet.

Motion to recommend Preliminary Plan approval by Ron Reagan, second by Marion Carling, to the Supervisors at their meeting on July 30, 2014 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

SEABOARD INTERNATIONAL FINAL LAND DEVELOPMENT #13-17

The Meeting Minutes dated July 1, 2014 from Hunt Engineers was presented to the Planning Commission from the Attendees of the final walk-through for the above referenced application for the final land development approval to the Athens Township Supervisors, a copy is

hereto attached for reference. Discussion followed with Ed Reid, Skip Schneider and Christopher Wood who represents the developer regarding the comments.

Check #26023 from Doud BTS, Inc. dated June 20, 2014 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars was paid for filing fee, along with Check #26024 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee, and Check #26098 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars dated June 30, 2014 for the Engineer Review fee.

Motion by Ron Reagan to review for Final Plan approval of the land development plan, second by Marion Carling, and motion unanimously carried. The following deficiencies were noted:

1. #2 and #4 of the Meeting Minutes must be completed.
2. Need to add stabilization product to the storm water basins.

Motion by Ron Reagan, second by Marion Carling, to recommend Final Plan approval to the Supervisors at their meeting to be held on Wednesday, July 9, 2014 at 6:30PM, and motion unanimously carried.

CONSOLIDATED RESOURCES LLC - CONTRACTOR'S YARD #14-5

David Young, Engineer for JHA Companies, presented eight (8) copies of a land development for a Macafee Road Contractor's Yard Site Plan dated June 16, 2014 and received by the Zoning Office on June 16, 2014 along with the following documents: Land Development review application; Project Narrative, Project Schedule; Project Cost Estimate; E&S Control Plan & Post Construction Stormwater Management Plan; Project Site Deed; Power of Attorney from the landowner; Wetlands Evaluation; Waiver Request; Operations Statement, and Infiltration Testing Report.

Check #11024 dated June 16, 2014 in the amount of Five Hundred and no/100 (\$500.00) Dollars was received for the filing fee from Consolidated Resource, LLC along with Check #11025 made payable to the Bradford County Treasurer, dated June 20, 2014 for the review fee.

Mr. Young explained that the landowners who Lease to Consolidated Resources have applied to the Athens Township Supervisors for a Map Amendment hearing which is scheduled for Wednesday, July 9, 2014 to re-zone the entire 36.38 acre tax parcel to Industrial from Residential Rural.

Project Narrative states that the purpose of the project is the construction of the consolidated Resource Contractor's yard on Macafee Road in Athens Township, Bradford County, PA. The project will consist of the installation of gravel drives to the rear of an existing complex of buildings currently utilized by Consolidated

Resource, LLC for their operations, including storage of project materials and equipment repairs.

Mr. Young stated that they would like to develop the parcel in two phases, depending on the success of Phase 1 now in operation.

The project site is currently owned in partnership by Murray Cole and Leo Drabinski. Consolidated Resource, LLC leases the site for their operations.

Contractor's Shops and yards are a permitted principal use in the Industrial Zone as listed in the Athens Township Zoning Ordinance. As defined in the Definitions and Section 422, a Contractor's Shop and Yard includes office space, equipment repair facilities, and storage area for building/roadway/pipeline materials.

Mr. Young stated that there are no sewage facilities at the site and there is no intent to provide any at the present time, due to the fact that there is no office personnel located at this site. They have provided porta-johns for the mechanics that work on the equipment at the site. He discussed sewage planning with Mary at Bradford County Sanitation and she advised him that they would need to complete a Component 2 sewage module for a septic system, but he did not present this document at this time.

Motion by Marion Carling to review for Preliminary Plan, Phase 1, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Lack of Component 2 Sewage Planning module.
2. Need to identify the screen plantings on the Plan.
3. Identify employee parking in front of the building on the Plan.
4. Ensure entrance and exit is paved.
5. On Cover Sheet, sewer/code enforcement contact information is in error on the Plan.
6. Need copy of Lease Agreement with the landowners.
7. Need signatures on the Land Development Plan.

Motion by Marion Carling, second by Clif Cheeks to recommend approval, contingent upon resolution of the deficiencies and approval of the Zoning Map Amendment change, to the Supervisors at their meeting to be held on July 30, 2014 at 7:00PM, and motion unanimously carried.

Motion by Ron Reagan to approve the Minutes of June 2, 2014 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 9:40PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary