

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 4, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 4, 2014 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ron Reagan, Cynthia Parrish, Asst. Zoning Officer, and Secretary, Elaine Daddona.

SAYRE HEALTH CARE CENTER, LLC #14-6

Gary Burcher, P.E., of Keystone Consulting & Associates, presented the application of Senior Health Care Solutions, LLC for a Preliminary Plan Land Development for Phase II, a 40-bed addition for property located at 151 Keefer Lane off Lamoka Road. The Plan was dated July 10, 2014 and received by the Zoning Office on July 11, 2014 along with the following documents: (7) sets of the Phase I Preliminary Land Development Resubmission plans dated July 10, 2014; Application for review or approval and review checklist; Project Narrative dated June 2014; Project construction schedule and cost estimate dated July 10, 2014; ATA & VJSA letters that they can serve the property; Request for planning exemption to be signed by Athens Township; NPDES submission to Bradford County Conservation District; E&S Control Plan dated July 10, 2014; Storm water Management Plan dated July 10, 2014; copy of Deed; Copy of approved Conditional Use Decision of the Supervisors; and Utility letters.

Check #3402 from Sayre Health Care Center, LLC dated July 2, 2014 in the amount of Two Thousand Four Hundred Seventy-five and no/100 (\$2,475.00) Dollars was received by the Zoning Office on July 14, 2014 for the filing fee.

A letter dated July 26, 2014 from Skip Schneider of CEI Engineering, Review Engineer for Athens Township, sent review comments to the Planning Commission for receipt of the above documents, and the comments are hereby attached for reference. A letter dated August 1, 2014 from Tad Moser, P.E. of Keystone Consulting & Associates stated a response to the Planning Commission for the review comments of Skip Schneider, and is hereby attached for reference.

Motion to review by Ron Reagan, second by Clif Cheeks to review the Preliminary Plan for Phase II for the 40-bed addition, and motion unanimously carried. A checklist was prepared and the following deficiencies were noted:

1. The Clean Water Diversion Trench should collect any standing water and convey it to the Lamoka Road swale. An additional section of trench will be installed along the toe of the fill area.

2. Stormwater Maintenance Agreement should contain verbage to cover replacement/redesign of discharge points RD-1 and RD-4 as they discharge to a Township road.
3. Need Owner's signatures on the Plans.

Motion to recommend Preliminary Plan approval by Marion Carling, second by Clif Cheeks, to the Supervisors at their meeting to be held on August 27, 2014 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

GEORGE/MICHELE E. OWCZARSKI #14-7

Michele Owczarski was present along with Attorney R. Joseph Landy and presented a two-lot subdivision for a lot addition for a 0.33 acre lot located on Wolcott Hollow Road, Lot A to become part and parcel to adjacent lot of Jason E. Kellogg, zoned Residential Rural.

Survey plan dated February 28, 2014 prepared by Scott S. Williams of Butler Land Surveying, LLC was received by the Zoning Office on June 23, 2014 along with the following documents: Application for review, Project Narrative, Power of Attorney for part and parcel Deed Covenant, copy of Deed, and Application for review of a subdivision.

Check #8560 in the amount of One Hundred fifty and no/100 (\$150.00) Dollars from Landy & Landy was received by the Zoning Office on June 23, 2014 for filing fee, along with Check #12019 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 by Ron Reagan, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the there were no deficiencies noted.

Motion to recommend Preliminary/Final Plan approval to the Supervisors by Clif Cheeks, second by Ron Reagan, at their meeting to be held on August 27, 2014 and motion unanimously carried.

Conditional Use Hearing review for Fine Line Homes

Letter dated August 4, 2014 from the Athens Township Supervisors was received requesting a review for an application from Fine Line Homes, LP for a Conditional Use Hearing to remove a billboard and install a different billboard on their property along Route 220.

The Planning Commission reviewed the application, and they had no adverse comment to the application.

Curative Amendment Hearing review

Letter dated August 4, 2014 from the Athens Township Supervisors requested a review for a Curative Amendment hearing to change the zoning of three (3) parcels in Athens Township. There was no adverse comment to this application.

Motion by Clif Cheeks to approve the Minutes of July 7, 2014 as read, second by Marion Carling, and motion unanimously carried.

Motion by Ron Reagan to have Scot Saggiomo, Chairman, sign the Sewage Module for Consolidated Resources, second by Clif and motion unanimously carried.

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

Respectfully submitted,

Elaine Daddona, Secretary