

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
September 15, 2014

Special meeting of the Athens Township Planning Commission was called to order on Monday, September 15, 2014 at 11:03AM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ron Reagan, Ed Reid, Zoning Officer, Cynthia Parrish, Asst. Zoning Officer, Skip Schneider, Township Engineer and Secretary, Elaine Daddona.

SAYRE HEALTH CARE CTR, LLC PHASE I, FINAL PLAN #13-11

Gary Burcher, P.E., of Keystone Consulting & Associates, presented the application of Senior Health Care Solutions, LLC for the As-Built Site Plan for Final Plan Land Development for Phase I-50 Bed Project, for property located at 151 Keefer Lane off Lamoka Road. The Plan was dated September 4, 2014 and received by the Zoning Office on September 4, 2014 along with the following documents: The Application and Checklist for review and approval.

Check #3532 from Sayre Health Care Center, LLC dated September 5, 2014 in the amount of Four Thousand Eight Hundred seventy-five and no/100 (\$4,875.00) Dollars was received by the Zoning Office on September 10, 2014 for the filing fee, and Check #3542 from Sayre Health Care Center, LLC dated September 10, 2014 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the review fee received on September 12, 2014.

Ed Reid noted to the Planning Commission that the final walk-through of Skip Schneider, Township Engineer and himself had not yet been completed and would be done after today's special meeting. Gary Burcher noted that there were two sitework items that had not been completed to this date as follows: 1) Radius concrete aprons on each side of Keefer Lane driveway intersection onto Township street Lamoka Drive; and 2) Final finished pave topcoat of main driveway Keefer Lane. Both items had been intentionally delayed to avoid damage of finished work by the approved Phase II (40) Bed Nursing Home building addition project construction traffic; both will be completed as designed and approved by the Phase II project work and documented as such by the required Phase II sitework As-Built Site Plan/Final Land Development Plan submission.

Ron Reagan asked if Phase II would definitely be completed, and Mr. Burcher stated that it should be underway by the middle of October pending receipt of the necessary permits which are required prior to construction. Mr. Burcher mentioned the dead trees along the buffer which amounts to about 30 per cent of the buffer and that they plan to take care of that. Ed Reid also stated that he had been contacted as to a glitch from the Sewer Authority regarding sewer capacity, and Mr.

Burcher stated that this was being worked out with the Sewer Authority. Ron Reagan stated that something should be submitted in writing as to these items and Skip Schneider mentioned possibly an addendum to the Developer's Agreement which had been submitted for Preliminary Plan approval. Mr. Burcher thought that completion of the items should take place by approximately June 15, 2015.

Motion by Ron Reagan, second by Clif Cheeks to recommend approval of the Final Plan to the Supervisors at their meeting to be held on September 24, 2014 at 7:00PM contingent on results of the final walk-through by Ed Reid and Skip Schneider, and motion unanimously carried.

CANDLEWOOD SUITES & RESTAURANT-VISIONS HOTELS #12-14

Final As-built Survey plan September 11, 2014 prepared by James B. Gensel, P.E. of Fagan Engineers was received by the Zoning Office on August 18, 2014 along with an Application for review of a Final Land Development plan.

Check #70482 from Sayre Lodging Association, LLC dated August 13, 2014 in the amount of Eight Thousand Two Hundred eighty and no/100 (\$8,280.00) Dollars was received by the Zoning Office on August 21, 2014 for the filing fee, along with Check #70480 in the amount of Five Thousand and no/100 (\$5,000.00) Dollars for the Engineering fee review, and Check #70481 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

The applicant, Andy Patel for Visions Hotels, was not present at this meeting, nor anyone on behalf of the applicant.

Letter from Skip Scheider of CEI Engineering Associates, Inc. dated September 14, 2014 is hereby attached, along with letter dated September 13, 2014 from James Gensel, P.E. of Fagan Engineers and the review comments of Bradford County Planning Office. He commented that his review was done according to the approved Preliminary Land Development plan of May 17, 2012 and after the second set of As-built plans had been submitted to Athens Township and noted it was different than the survey plan approved for the Preliminary Plan. Skip stated that the elevations listed on the present As-builts were different than the first set of As-builts submitted, and that the Stormwater Plan was "not built according to design" and this would require an updated Stormwater Plan.

Discussion followed regarding the stormwater issues, parking space corrections or eliminations, and placement of fire hydrant.

Motion by Ron Reagan, second by Clif Cheeks, and motion unanimously carried for the following recommendation:

The applicant would be required to come back to the Planning Commission with explanations and corrections on the stormwater

calculations, and parking space corrections or eliminations. The applicant must address the comments of Bradford County Planning, and requires approvals of PennDOT, Bradford County Conservation District, Athens Township Fire Chief, and Athens Township Sewer Authority to the Final Plan. Prior to the recommendation for approval to the Supervisors, clean up of the construction debris around the property site would be required. The stormwater discharge facilities at the south side of the property seems to cross the property line and it seems to discharge there as well which would require written, notarized permission from the landowner regarding this, or alternatively to correct this so that it does not discharge on the landowner's property. The corrected As-builts must be submitted to the Zoning Office by October 13, 2014 to be considered for the November meeting of the Planning Commission.

Motion by Clif Cheeks to approve the Minutes of September 8, 2014 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 12:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary