

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
September 30, 2014

Special meeting of the Athens Township Planning Commission was called to order on Monday, September 30, 2014 at 10:02AM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Cynthia Parrish, Asst. Zoning Officer, Skip Schneider, Township Engineer and Secretary, Elaine Daddona. Ron Reagan was unable to attend. Sign-in sheet was provided for all others present.

CANDLEWOOD SUITES & RESTAURANT-VISIONS HOTELS #12-14

Andy Patel for Visions Hotels, and James Gensel, P.E. of Fagan Engineers was present with the Final As-built Survey plan dated September 11, 2014 prepared by James B. Gensel, P.E. of Fagan Engineers and was received by the Zoning Office on August 18, 2014 along with an Application for Review of a Final Land Development plan. Skip Schneider, P.E. of CEI Engineering reported for Athens Township. He stated that it appears the stormwater issues are now in conformance with Township requirements and the other remaining issues have been addressed. He recommends that Ed Reid of the Zoning Office will need to check on the stormwater drainage to see if it is discharging correctly and that the inlets are not backing up.

The applicant, Andy Patel for Visions Hotels, stated that they are not actively looking for a restaurant due to the parking conditions at their site, and if one is considered, it would be on a smaller scale than what was originally planned. He said that the Holiday Inn did an inspection yesterday, and approved what they inspected.

The Planning Commission asked about the Fire Company requirement for the hydrant, and it was explained that the applicant is waiting for a letter from the Fire Company as to the exact elevation that is required for the hydrant and will take care of that as soon as the information is received. Mr. Patel commented that there are 150 parking spaces and only 95 are needed for the Plan, and that some will be removed.

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

1. Requires signature blocks for Supervisors, Planning Commission, and Owner on the Plan.
2. The fire hydrant needs to be raised according to instructions from the Fire Company Chief.

3. Need NPDES approval from the Bradford County Conservation District.

COMMENTS:

- A. Have concern about the wording on the Stormwater Maintenance Agreement and instructions of the Township Solicitor concerning same.
- B. Advise that the Township Zoning Officer check on proper drainage of the stormwater during or after a rain event.

Motion by Clif Cheeks and second by Marion Carling, to recommend approval contingent upon resolution of the deficiencies, to the Supervisors at their meeting scheduled for Wednesday, October 1, 2014 and motion unanimously carried.

FINE LINE HOMES CONDITIONAL USE APPLICATION REVIEW

A review of the Conditional Use Application of Fine Line Homes, LP to remove a billboard and install a different billboard on their property located along Route 220 in Athens Township was done on August 4, 2014 at the regular meeting of Planning Commission. The Planning Commission moved to state that they have no adverse comment to the application, except that they would like the Supervisors to refer to #7 of the comments from Bradford County Planning Office received August 20, 2014 regarding permit information from PennDOT for the placement of the billboard.

Motion by Clif Cheeks to approve the Minutes of September 15, 2014 as read, second by Marion Carling, and motion unanimously carried.

It was announced that no one was on the Agenda for the next regularly scheduled meeting of Planning Commission on October 6, 2014, and there would therefore be no need for a meeting.

The meeting was adjourned at 11:12AM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

