

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 3, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 3, 2014 at 7:00PM by Chairman, Scot Saggiomo.

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

CHESAPEAKE ATHENS OFFICE COMPLEX FINAL PLANS

Michael D. O'Connell, P.E. of Larson Design Group presented eight (8) copies of Final Plan drawings and applications for Chesapeake Athens Office Complex, all dated October 10, 2014 and received by the Zoning Office on October 10, 2014 for properties located on King Road, Lamoka Road and Mile Lane Road, zoned Industrial.

Skip Schneider, Review Engineer for Athens Township, was present and reviewed his letter of comments, hereby attached for reference, dated October 30, 2014 for Phase 2, Phase 3, Phase 4, Phase 5, Gravel Laydown Yard, Road "B" (Kings Lane) Paving Project and Final Subdivision applications. Mr. Schneider compared the site's current conditions to the plans that received preliminary approval from the Supervisors, as well as the most recently revised plans presented to the Township following a site visit to the property by Ed Reid, Zoning Officer, Michael O'Connell of Larson Design Group, and Skip Schneider last week.

Construction at the Complex has been completed for nearly two years, with employees moving into the property in May, 2013.

Michael O'Connell stated that Chesapeake is now requesting final approval because it was having trouble with obtaining one last item on the plans which included driveway access from each phase of the project onto Mile Lane Road. However, due to disagreements with the State Department of Transportation, Chesapeake has decided to abandon those plans. Further, he explained that the properties would continue to utilize existing rear entrances from King Road. Chesapeake officials hope to receive final approval in order to subdivide the property into four individual lots as the property is currently subdivided by Lease and they want to make permanent property lines. Final plan approval would allow Chesapeake to sell each lot individually if desired.

The four lots would follow the original phases outlined in the office complex project with some minor changes. The first lot, the site of NOMAC Drilling, has already received final approval of the Supervisors.

Discussion of the Planning Commission with Skip Schneider followed regarding the Final Plan applications as follows:

Chesapeake Final Plan, Phase 5 (Great Plains)

Next to the NOMAC lot is Lot 5 which consists of the original fifth phase of the project, the proposed site of Great Plains Oilfield Rental. The building originally proposed for the lot was scrapped and is currently utilized as an equipment storage yard.

Check #5205945 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Five Hundred (\$500.00) Dollars was received by the Zoning Office for filing fee along with Check #5205946 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars for Engineer review fee and Check #5205691 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for review fee.

The recommendation of the Planning Commission is as follows: (1) As a result of the access changes, the Planning Commission would require that any constructed driveway access points onto Mile Lane Road be removed and replaced with green space. The access into each property is currently blocked off with barricades and traffic cones; (2) The unfinished parking lot of the Mile Lane Road side of this phase needs to either be moved to the King Road side of the property or be completed. Need to know the number of employees on the site. The lot needs a top layer, striping and a finished drainage system; (3) The lot will also be required to have a dumpster with enclosure and portable toilets for restroom facilities prior to final approval. (4) Need to confirm that green space has decreased from 2.28 acres to 1.73 acres; and (5) Need to confirm based on the as-built conditions, the required area of #3 stone is at the proper depth and 2.28 acres.

Chesapeake Final Plan, Phase 2 (Hodges & Oilfield Trucking)

According to Skip Schneider, the deviations in the Final plans from the approved Rev-8 plans, followed by recommendation of the Planning Commission are: (1) The driveway access point onto Mile Lane Road needs to be addressed as previously stated; (2) The lot will be required to have random samples of stone at the perimeter tested to ensure that the property meets the Township's required minimum 30 percent of pervious coverage; and (3) Need to formally withdraw the CNG facility from the Plan.

Check #5205942 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Six Thousand Four Hundred ninety-six and 50/100 (\$6,496.50) Dollars for the filing fee was received by the Zoning Office along with Check #5205944 in the amount of Four Thousand Three Hundred and no/0100 (\$4,300.00) Dollars for Engineer review fee, and Check #5205690 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Chesapeake Final Plan, Phase 3 (Garage on the site)

According to Skip Schneider, the deviations in the Final plans from the approved Rev-8 plans are as indicated in the letter dated October 30, 2014. Following discussion of the Planning Commission, the recommendation is as follows: (1) The driveway access point onto Mile Lane Road needs to be addressed; (2) Chesapeake will need to fill in and stabilize some erosion where one of the culvert pipes at the rear of the site washed out; (3) The lot will be required to have random samples of stone at the perimeter tested to ensure that the property meets the Township's required minimum 30 percent of pervious coverage; (4) Need to mark out on the drawing the designated parking spaces for employees and visitors at the shop building; and (5) Need to withdraw the CNG facility from the Plan.

Check #5205943 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of One Thousand Two Hundred fifteen and no/100 (\$1,215.00) Dollars for the filing fee was received by the Zoning Office along with Check #5205947 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee, and Check #5205687 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Chesapeake Final Plan, Phase 4 (Office building)

According to Skip Schneider the deviations in the Final plans from the approved Rev-6 plans are as indicated in the letter dated October 30, 2014. Following discussion of the Planning Commission, the recommendation is as follows: (1) The driveway access point onto Mile Lane Road needs to be addressed as it was not paved as it was approved; (2) Need to add thirteen (13) spaces to the parking or request a variance from Athens Township for this requirement; (3) Need to confirm the green space and amount of acreage; (4) Need to remove any remaining perimeter BMP's; (5) Need to withdraw the CNG facility from the Plan.

Check #5205938 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Eleven Thousand Four Hundred fifty-four and no/100 (\$11,454.00) Dollars for the filing fee was received by the Zoning Office along with Check #5205949 in the amount of Five Thousand and no/100 (\$5,000.00) Dollars for the Engineer review fee, and Check #5205689 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Chesapeake Final Plan, Gravel Laydown Yard (former Camco site)

Following discussion of the Planning Commission, the recommendation is as follows: Will need to meet the ten (10) foot setback for parking both side yard and rear yard.

Check #5205939 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Five Hundred and no/100 (\$500.00) Dollars was received by the Zoning Office for the filing fee, along with Check #5205948 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee, and Check #5205692 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Road "B" Paving Project

Following discussion of Skip Schneider and the Planning Commission, the recommendation is as follows: (1) The cross sections of the culverts at the driveways have to be part of the Paving project since they are within the right-of-way to be dedicated. Need to provide wider cross section at the culverts. It appears that the flow line does not have positive grade at all culverts and forms ponding areas that could impact the road to be dedicated; (2) Need to update property lines to represent proposed SD map; and (3) Need to add ROW line along Gravel Lay Down Yard ("Camco Site").

Check #520940 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Five Hundred and no/100 (\$500.00) Dollars was received by the Zoning Office for the filing fee, along with Check #520950 in the amount of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars for the Engineer review fee, and Check #520688 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Final Subdivision Plan

The recommendation of the Planning Commission is as follows: (1) Final subdivision property lines are inconsistent with the property lines shown on the Final Plans for Phases 2 thru 5, Road "B" and the Gravel Lay down Yard; (2) Combining Phase 3 and Phase 4 in one lot would make Phase 4's office building the principle building and two shop buildings—accessory structures. That would require correcting the property lines in the Phase 3 and 4 plans and update of the site calculations. Any future development on the present Phase 3 site would require subdivision or a variance relief from the Athens Township Zoning Ordinance Section 501.C (more than one principle building).

Check #5205941 from Chesapeake Operating, LLC dated October 9, 2014 in the amount of Three Hundred and no/100 (\$300.00) Dollars was received by the Zoning Office for the filing fee, along with Check #5205693 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for the review fee.

Other comments of Skip Schneider:

The Planning Commission notes the following: (1) Phase 1-4, Gravel Yard and Road Project Engineering certification is not signed (SALDO 203.A14); (2) Phase 1-4, Gravel Yard and Road Project Surveyor statement is missing (SALDO 203.A16); Inconsistency in the Location Map and designation of the phases (Lots); Road "B" Paving Project plans show Phase 6 (sheet C-2).

Mike O'Connell stated that he would have to take the comments back to the Chesapeake officials for discussion. He stated that the work on the site modifications may not begin until Spring, and the Planning Commission stated that Chesapeake would then have the option of bonding 110 percent of the estimated cost of the modifications in order to effectuate final approval by the Supervisors to proceed with the Subdivision.

Motion by Clif Cheeks to approve the Minutes of September 30, 2014 as read, second by Ron Reagan, and motion unanimously carried.

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

Respectfully submitted,

Elaine Daddona, Secretary