

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 3, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 3, 2014 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Marion Carling, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet, which is hereby attached. Matt Hicks of the Morning Times completed a Registration for a Recording Device for an audio tape of the meeting.

Comment [E1]:

There was no meeting of the Planning Commission held on January 13, 2014 due to the lack of any plans being filed. Therefore, the Election of Officers for 2014 was postponed to this meeting. Motion by Ron Reagan to retain the existing officers, second by Marion Carling, and motion unanimously carried.

Review of Zoning Hearing Board Special Exception Application, Friendship Star Quilt Shop

Attorney Damian Rossettie was present on behalf of his clients, Mary Lou Palmer and Maryanne Geiss, the applicants of the Zoning Hearing Board application for a Special Exception, or in the alternative a Variance which was filed with the Athens Township Zoning Office on January 10, 2014.

Mr. Rossettie explained to the Planning Commission that the applicants propose to purchase the building and relocate the Friendship Star Quilt Shop presently located in Sayre, PA to the prior building occupied by Little Lambs Daycare at 131 Center Street, Athens Township, zoned Residential-Urban.

The Zoning Hearing Board application states the Quilt Shop is not a typical retail use. It sells high quality quilting materials, including fabrics, notions, buttons, patterns and other items. However, much of Mrs. Palmer's and Mrs. Geiss's time in the shop is occupied in sharing their passion and artistry during scheduled classes or impromptu lessons. The Shop is a store but is also a part of the community's cultural fabric. The Special Exception description of the application states that the applicants seek approval of their proposed use

as a cultural facility that will fit right in on Center Street. The building they have agreed to purchase—a 2,786 square foot one-story structure previously housed the Little Lambs Day Care Center and is a perfect fit for them, providing plenty of space for classes without crowding out a varied and growing inventory. Parking is already in place, and no construction or alteration to the floor plan is planned.

The application further states that a special exception should be granted because it will be a boon to its neighborhood and will not unduly disrupt any nearby residences, and conforms with the applicable regulations of the Residential-Urban district.

Application is also submitted for a Variance in the alternative to Special Exception and states the following: The applicants seek a use variance for the building. The building, which they are under contract to purchase, is not a residence; its open floor plan and cemented parking lot in lieu of a front yard adapt it to lighter commercial or public uses. The Ordinance states that the purpose of the Residential-Urban district is to accommodate moderate to high-density residential development, along with "associated institutional, recreational and compatible neighborhood retail uses." Section 201(C). Despite these purposes, none of the permitted uses, special exceptions or conditional uses specifically authorize any kind of neighborhood-friendly retail uses at all. The Shop represents a hybrid retail/cultural use that would fit squarely with the purposes of the district. Because the district regulations fail to make provision for this type of use, and because the property is not fit for the uses permitted to the district, a variance would be appropriate.

Discussion of the application followed with Attorney Rossettie. The members of the Planning Commission asked what the store hours would be, whether or not there would be an increase in the amount of employees, what the hours and frequency of the classes would be, and Mr. Rossettie did not have that information.

The Planning Commission agreed to send the following comments to the Zoning Hearing Board:

1) There is concern with the future use of the facility if the Special Exception is granted;

2) Need to learn the hours of operation and frequency of the classes and their schedule;

3) This is a retail business with classes incidental to the sale of quilting goods (see definition of Retail Business in the Zoning Ordinance to draw a conclusion).

4) Need to learn how many employees are anticipated.

5) The Planning Commission does not feel that a Variance is warranted.

Motion by Clif Cheeks to accept the Minutes of December 9, 2013 as read, second by Marion Carling, and motion unanimously carried.

Meeting was adjourned at 8:05PM, as there was no further business to discuss.

Regular Supervisors mtg. - February 26, 2014- 7:00PM
Regular Planning mtg. - March 3, 2014 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 5, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 5, 2014 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Marion Carling, and Secretary, Elaine Daddon. All others in attendance signed a sign-in sheet, which is hereby attached.

Comment [E1]:

Sayre Personal Care Home Property Subdivision Sketch Plan

A Subdivision Sketch Plan submission dated April 11, 2014 was received by the Athens Township Zoning Office on April 14, 2014 for the property located on Keefer Lane. The intention of the sketch plan submission is to subdivide three lots from an existing 13.895 acre parcel situated on Lamoka Road and Mile Lane Road.

The Planning Commission was unable to review this submission due to the fact that no one was present for the applicant to answer questions to facilitate a review.

Sayre Health Care Center LLC Conditional Use Application

A letter from the Athens Township Supervisors dated April 17, 2014 was received requesting a review prior to a Conditional Use Hearing which is scheduled for June 4, 2014. Letter states that the applicant had previously received approval for a 74-bed nursing home and then received approval to reduce that to a 50-bed nursing home. It is the present intention of Sayre Health Care Center, LLC to construct a 90-bed nursing home to replace the former Sayre House. Applicant has purchased a 13.6 acre parcel located at the intersection of Lamoka and Mile Lane Road(s). Letter accompanying the application states that the applicant seeks approval for a 90-bed facility. Secondly, the nursing home is now intended to be located toward the middle of the parcel, where it was originally planned for the back of the lot. Applicant proposes to construct and operate a personal care home toward the back of the lot in conjunction with the nursing home, for which a special exception has previously been granted.

The Planning Commission discussed the application and refers to Page 191, Sections 1101(E), #5, #6, and #7(A thru F) of the Athens

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Athens Twp. Planning Comm'n

May 5, 2014

Township Zoning Ordinance regarding ingress and egress, loading areas, waste collection and storage disposal, sewage capacity, screening and buffering, and exterior lighting. They have concerns with how Lot#1 and Lot#3 are going to be affected by the whole project and requires that the applicant be present to address the concerns of the Planning Commission. The applicant would be required to come back to Planning Commission with the land development for Lot#3, and also for land development with the addition of the nursing home. There are concerns with the affect of storm water for the land development.

Motion by Clif Cheeks to accept the minutes of February 3, 2014 as read, second by Ron Reagan, and motion unanimously carried.

Meeting was adjourned at 8:15PM as there was no further business to be discussed.

Regular Supervisors mtg. - May 28, 2014- 7:00PM

Regular Planning mtg. - June 2, 2014 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

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

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

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 8, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 8, 2014 at 7:03PM by Chairman, Scot Saggiomo. The sole applicant for the meeting was delayed and arrived at 7:18PM.

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

Motion by Clif Cheeks, second by Marion Carling to approve the Minutes of August 4, 2014 as read, and motion unanimously carried.

A & S IMPORTS, LLC (TOBACCO WORLD) #14-8

Pariq Awan, applicant for Tobacco World, presented a Sketch Plan for a proposed land development located at 2477 Elmira Street (formerly the Robert Smith business), zoned Commercial. The Sketch Plan was received by the Zoning Office on July 24, 2014 for a proposed revision to the existing building occupied by Tobacco World which was prepared by AJH Design. He stated that the existing building is approximately 4,000 sq.ft. and the existing business occupies only half of that building. He plans to renovate 2,050 sq.ft. of the garage located next to the building, install three windows and double doors and plans for the potential of six (6) retail businesses of approximately 1,400 sq.ft. each. He would also like to demolish the existing house and create a free-standing building for a proposed business to occupy. He would like to change the existing driveway for the house to accommodate the new businesses.

The Planning Commission discussed the proposed revisions with the applicant and advised that the first thing that would be required for the proposal would be to make application for a Conditional Use hearing. They advised that he would need a plan prepared by an Engineer for the Conditional Use application and that would be required as well for a Land Development plan. He was advised to contact the Athens Township Sewer Authority as soon as possible concerning sewer capacity, and PennDOT regarding his plan for the driveway changes. Ed Reid would give him copies of the requirements of the Zoning Ordinance and the SALDO for the proposed land development. It was suggested that he contact Andy Harding of AJH Design for his engineering plan.

Chairman Saggiomo reminded the Planning Commission that there was a special meeting planned for Monday, September 15, 2014 at 11:00AM in the meeting room.

The meeting was adjourned at 8:15PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

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

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

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

ATHENS TOWNSHIP PLANNING COMMISSION
Special Meeting
November 13, 2014

Special meeting of the Athens Township Planning Commission was called to order on Wednesday, November 13, 2014 at 10:11AM 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. All others present signed a sign-in sheet which is attached.

TL CANNON MGMT., CORP.- APPLEBEE'S RESTAURANT FINAL PLAN #14 -4

Marshall Hardy, P.E. of McFarland Johnson and Steven Bell of TL Cannon Management Corporation presented ten (10) copies of the As-Built Survey which was prepared by Roger H. Holmes, PLS of Southern Tier Surveying,LLP for the application of Applebee's Restaurant for the Final Plan Land Development for property located at 1860 Elmira Street, zoned Commercial. The Plan was dated November 7, 2014 and received by the Zoning Office on November 12, 2014.

Check #177722 from TLC Central, LLC dated October 31, 2014 in the amount of Six Hundred seventy-five and no/100 (\$675.00) Dollars was received by the Zoning Office on November 12, 2014 for the filing fee, along with Check #177723 dated October 31, 2014 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee.

Skip Schneider of CEI Engineering Associates, Inc., Athens Township Engineer, was present and stated that he and Ed Reid did the final walk-through of the site prior to this meeting with the applicant, Steven Bell. Skip noted his comments to the Planning Commission along with Ed Reid and discussion followed. Mr. Bell stated that the target date for opening is planned for December 15, 2014 and he felt that nearly all the finishing items would be completed prior to Thanksgiving Day.

Motion by Ron Reagan, 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. Light poles and mounted building signage will need to be installed.
2. The ADA ramp on front corner along Elmira Street needs to meet the ADA requirements.
3. The striped islands need to be placed out to meet the 24 ft. aisle requirement.

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ATHENS TWP. PLANNING COMM'N

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4. Need to show all the striping for the parking spots on the As-Built Plan.

COMMENTS:

The light poles and landscaping around the foundation need to be completed.

The water quality snout device inside the inlets has been changed, and will need to understand what has been put in its place.

Motion by Clif Cheeks, second by Marion Carling to recommend Final Plan approval to the Supervisors at their meeting to be held on November 19, 2014 contingent on deficiencies and comments being met, and motion unanimously carried.

Motion by Clif Cheeks, second by Ron Reagan 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.

Motion by Clif Cheeks to approve the Minutes of November 3, 2014 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 11:10AM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary