

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 12, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 12, 2015 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Ron Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

PAUL V. BAIRD #15-1

Paul V. Baird was present along with Bruce Benish of Benish Surveying and presented ten (10) copies of survey dated December 11, 2014 and received by the Zoning Office on December 15, 2014 for a two-lot subdivision to divide the parent tract of 364+ acres into two parcels located on Tutelow Creek Road. The subdivided parcel of 14.2158 acres has been tested for an on-lot septic system. The residual tract of 350+ acres will be continued for agricultural purposes. Surrounding properties are residential and agricultural. Parcel is zoned Woodland Conservation. Application for review, Narrative and copy of the Deed was received by the Zoning Office as well.

Check #2850 from Bruce Benish Surveying dated December 15, 2014 was received by the Zoning Office in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #2851 in the amount of Twenty-five and no/100 (\$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 following deficiency was noted:

1. Lack of sewage module for the Plan.

Motion by Clif Cheeks, second by Ron Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on January 28, 2015 contingent on resolution of the deficiency, and motion unanimously carried.

FIVE STAR EQUIPMENT COMPANY, INC./FINAL PLAN #15-2

Tim Higley, Territory Manager of Five Star Equipment Company, Inc. located at 711 State Route 199, Athens Township, presented twelve (12) copies of Final Land Development drawings prepared by Mike O'Connell, P.E. of Larson Design Group dated November 20, 2014 and

received by the Zoning Office on December 15, 2014 along with Application for Review of Final Plan Land Development, zoned Industrial. Project Narrative states that the existing site is used as a construction equipment dealership, and is occupied by a 4,960 sq.ft. single story building with both bituminous and gravel/ parking drive areas. The project involved site improvements for the construction of pavement areas, concrete areas (for an outdoor vehicle wash pad), gravel drive areas and a building addition of approximately 12,000 sq.ft. Under the new construction the pavement areas increased by 18,038 sq.ft., concrete areas increased by 6,178 sq.ft. and gravel areas increased by 44,174 sq.ft.

Check #001770 from Five Star Equipment, Inc. dated December 10, 2014 in the amount of One Thousand Six Hundred fifty (\$1,650.00) Dollars was received by the Zoning Office for filing fee, along with Check #001769 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion for review of Final Plan Land Development by Ron Reagan, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Parking spaces need to be verified and noted as at least 10 by 20, and minimum of nine (9) are required.
2. Building setbacks need to be adjusted to twenty-five (25) feet on the side yard and rear yard setbacks.
3. Need to change Commercial zoning designation to Industrial on the Plan.
4. Need to change owner's name on the north side.
5. Need to update correct address for Aqua, PA on cover page.
6. The loading dock needs to be moved.

Motion by Ron Reagan, second by Scot Saggiomo to recommend approval of the Final Plan Land Development to the Supervisors at their meeting to be held on January 28, 2015 contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Clif Cheeks to approve the Minutes of November 13, 2014 as read, second by Marion Carling, and motion unanimously carried.

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The meeting was adjourned at 8:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary