

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 2, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 2, 2015 at 7:01PM 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.

**VALLEY BUSINESS PARK SUBDIVISION/LAND DEVELOPMENT**  
**LOT #2 (SKETCH PLAN)**

James Gensel, P.E. of Fagan Engineers presented eight (8) copies of a proposed Site Development and Subdivision Plan dated February 9, 2015 and received by the Zoning Office on same date for a proposed subdivision and land development located in the Valley Business Park north of King Road. Parcel is zoned Industrial. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the applicant, Raven Holdings, LLC (Mr. David Lubin) is proposing to subdivide the remainder of the original Lot#2 of the Valley Business Park located north of King Road in Athens Township into five parcels (#2-2 through #2-6). The Project also includes the Land Development application for Lot #2-2 for a commercial/industrial use.

The Planning Commission reviewed the informal Sketch Plan for further proposed industrial construction in the Valley Business Park located behind the Seaboard facility on King Lane. Mr. Gensel stated that the building would primarily serve as storage for one or possibly two tenants who require ancillary space. The tenant has not yet been finalized, nor has the size of the building been determined. Mr. Gensel also stated that the developers may want to subdivide the lot into several parcels to create a mini-park within the park. An access road and tractor-trailer turnaround would be constructed for the proposed facility. The minimum lot width required was discussed regarding the subdivision due to the fact that this plan did not meet the requirements, as well as the required setbacks from the roadway. The cul-de-sac created by the construction looked to be too small for a tractor trailer to utilize, and the Planning Commission suggested it should possibly be expanded for that reason. The Commission also suggested that the developer should contact the Fire Department prior to any formal proposal that is submitted, for their input on the plans.

Mr. Gensel also mentioned to the Planning Commission that another property owned by Mr. Lubin which is located adjacent to the Masco facility will need to be rezoned from residential to industrial before

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development could move forward on that parcel. He stated that he expected to submit a formal land development plan within a month or two with construction to be completed within the year.

Motion by Clif Cheeks to approve the Minutes of January 12, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:10PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary