

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 11, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 11, 2016 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Ron Reagan arrived at 7:05PM. All others in attendance signed a sign-in sheet hereby attached.

CAL FAR ENERGY TWO, INC. #16-01

Thomas Calaman, on behalf of Cal Far Energy Two, Inc. presented eight (8) copies of a survey plan dated August 28, 2015 prepared by John W. Ward, P.E. of MillStone Surveying along with an Application for review of a Preliminary/Final plan for a two-lot subdivision located at 507 Farr Road, Lot 4B to become part and parcel to Lot 3 of Theodore Them, zoned Agricultural. Dr. Theodore Them was present with intended lot purchaser, Krysta Them. Mr. Ward, surveyor, was not present. Application for review was received by the Zoning Office on December 11, 2015 along with a Narrative, sewage Component 1-Non-Building Waiver from Bradford County Sanitation, and Copy of Deed. Mr. Calaman presented a witnessed Power of Attorney to act for the applicant.

Check #337 from Cal Far Energy Company was received by the Zoning Office on December 11, 2015 (receipt dated December 22, 2015) in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #338 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states that this is a re-subdivision of Lot 4 of the Joseph Pitek subdivision. Also 10.006 acres was subdivided in 2007. The 3.421 acre lot has a house, well and existing permitted sewage system. The 7.393 acres is to be added to the adjoining 20.980 acres now owned by Theodore F. Them and form a single lot containing 28.373 acres. The Them lot has two approved sewage disposal sites on it. Any future sewage disposal for these lots would be on-lot. Adjoining properties are used for agriculture and residential. Sewage systems in the area are in-ground and sand mound. The original subdivision was a five lot subdivision. In 2002, Lot 5 was subdivided into two residential use lots. Lot 5 was re-subdivided by Douglas C. Tappan.

Motion by Ron Reagan, second by Clif Cheeks, to review for Preliminary/Final plan, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

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1. Need address of owner changed from 14 West Lockhart Street to 144 West Lockhart Street on both the surveys and on the Application for review.
2. Need signatures of the owner on the Plan.
3. Need to clarify Tax Parcel, Item #3 in the Notes on the Plan.
4. Need to change setback lines on the surveys from sixty (60) feet to sixty-five (65) feet.

The Planning Commission stated that the corrections needed to be returned to the Zoning Office by January 22, 2016 for review prior to the Supervisors' meeting.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary/Final Plan approval to the Supervisors at their meeting to be held on January 27, 2016 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

ELECTION OF OFFICERS, 2016

Motion by Ron Reagan, second by Marion Carling, that the officers remain the same with Scot Saggiomo, Chairman, and Clif Cheeks as Vice Chairman, and motion unanimously carried.

Motion by Clif Cheeks, second by Marion Carling to approve the Minutes of December 7, 2015 as read, and motion carried with Ron Reagan abstaining.

The meeting was adjourned at 7:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 2, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 2, 2016 at 7:08PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Ron Reagan, Clif Cheeks, Marion Carling, Jason Rogers, Ed Reid, Zoning Officer, Skip Schneider, Township Engineer, John Thompson, Township Solicitor and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

AUSTIN EXCAVATING & PAVING, INC. #16-03

Timothy S. Gourley, P.E. of Dietz-Gourley Consulting, LLC was present with the applicant, Michael Austin of Austin Excavating & Paving, Inc. for a land development located at Tax Parcel 9-008.01-003 along Wildwood Road, zoned Agricultural. William (Skip) Schneider, Engineer for Athens Township was present as well as John Thompson, Esquire, Solicitor for Athens Township, to review this application. The following documents were received on February 16, 2016 by the Zoning office: Application for review of a land development; Project Narrative dated February 15, 2016; Mine Sequence Drawings; Stormwater Management Plan dated February 11, 2016; Deed; Driveway Permit Application dated February 15, 2016; Noise Study for the proposed mine by Acoustic Design Studio dated Sept. 28, 2012; Wetland Investigation Report by Larson Design Group dated May 2010, verified June 30, 2015; USCOE Preliminary Jurisdictional Determination dated August 6, 2015; Pa. Dept. of Environmental Protection Large Noncoal (Industrial Minerals) Mine Application dated February 15, 2016 (216 pages & 7 exhibits); PADEP Air Quality Permit Conditions; FEMA Firmette: Map Number 4205C0201E Effective date October 16, 2014; Decision of the Board for Conditional Use dated November 15, 2015; and Response to December 7, 2015 correspondence; (3) copies of Application for Township Road Occupancy Permit dated Feb. 12, 2016; and Driveway Plan dated February 9, 2016 prepared by Dietz-Gourley Consulting, LLC.

Check #7700 from Austin Excavating & Paving, Inc. dated Feb. 15, 2016 in the amount of Five Hundred (\$500.00) Dollars was received by the Zoning Office for the filing fee, along with Check #7702 in the amount of One Thousand Five Hundred (\$1,500.00) Dollars dated Feb. 15, 2016 (receipt dated February 23, 2016 by the Zoning Office); and Check #7701 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee (receipt dated Feb. 23, 2016 by the Zoning Office); and Check #7704 in the amount of Twenty-five (\$25.00) Dollars (receipt dated Feb. 23, 2016 by the Zoning Office) for the Driveway Permit application (Pending LD approval).

Project Narrative states that Austin Excavating & Paving, Inc. proposes to permit and operate a sand and gravel mine at their property along Wildwood Road (T-122) in Athens Township. A portion of the parcel is within the 100-year flood plain. The majority of the parcel is utilized for agriculture along with a permitted surface mine at the southwest portion of the parcel. The northwest portion of the property is a low-lying area along an unnamed tributary to the Susquehanna River.

Applicant proposes to extract sand and gravel from approximately 61 permitted acres (49 acres to be disturbed) to meet market demands. The estimated life of mine is approximately 20 years.

Timothy Gourley, P.E. of Dietz-Gourley Consulting, LLC presented an overview of the land development for the Planning Commission and addressed his response comments which include the revisions in his letter dated April 25, 2016 to the receipt from Skip Schneider, P.E. of CEI Engineering in his correspondence dated March 29, 2016, a copy of which is attached for reference.

Skip Schneider of CEI Engineering was present and stated that based on his review of the application revision submittal, he had no additional comments and found that the outside agency approvals, road bonding, and zoning permit for trailers are the remaining outstanding items, a copy of this review is attached for reference.

Following the review of the Engineers, Scot Saggiomo asked if there were any questions of anyone in attendance. Robin Smith, resident of Wildwood Drive, expressed concern for the width of the road in the area of the swamp and asked if the Township Supervisors would be bringing the road back to 33 feet if the project is approved. This would need to be addressed by the Supervisors at the time of approval of the land development. Sue Williams, a resident of Wildwood, stated that this was zoned Agricultural and that mineral extraction is allowed but felt that the extraction would not be for industrial use or processing for a commercial operation. The Planning Commission stated that this needed to be addressed with the Supervisors as the Planning Commission only makes a recommendation, and final approval of the land development rests with the Supervisors.

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

- 1) Need owner's signature on the Plan.
- 2) Need all the necessary permits and agency approvals that are required.

- 3) Need an updated letter from Hunt Engineers concerning the road study.
- 4) Road bonding will be required.

Motion by Ron Reagan, second by Marion Carling to recommend Preliminary Plan approval to the Supervisors at their special meeting to be held on May 18, 2016 at 6:00PM contingent upon resolution of the deficiencies, and motion unanimously carried.

LEGACY MOTORS #16-05

Dave Young, P.E. of JHA Companies was present along with the applicants, Thomas and Kristin Shores, for a proposed land development for an automotive sales facility located at 2202 and 2218 Elmira Street (SR 1069) which is currently Yales Music and a residence, zoned Commercial. William (Skip) Schneider of CEI Engineering was present also as the review Engineer for Athens Township. The following documents were received by the Zoning Office on April 11, 2016: Application for review of land development; Site Plan drawings dated April 11, 2016; Combined E & S Control and Stormwater Management Plan Narrative; Project Narrative; Project Cost Estimate; Project Construction Schedule; Project Site Deed; Power of Attorney; Will Serve letters from water and gas utilities; and Pre-Lease Agreement with David R. and Donna J. Yale dated April 9, 2016. Transmittal of documents states that a combination deed will be prepared for the two parcels to be combined into a single parcel; that the project has been submitted to the Bradford County Conservation District for an Erosion and Sediment Control review; that the project has been submitted to the PA Department of Transportation for a low volume Highway Occupancy Permit; and that there are no deed restrictions anticipated.

Check #1760 dated April 9, 2016 from Thomas R. and Kristin A. Shores was received by the Zoning Office (receipts dated April 15, 2016) for the filing fee in the amount of Five Hundred (\$500.00) Dollars, along with Check #1761 dated April 11, 2016 for the Engineer review fee in the amount of One Thousand Five Hundred (\$1,500.00) Dollars, and Check #1762 dated April 11, 2016 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the County review fee.

Project Narrative states that the land development is proposed to combine the two existing parcels into a single 1.33 acre parcel.

Currently the northern parcel is the site of a single family residence, while the southern parcel is the location of the existing Yale's Music Shop business. The project is being developed as an automotive sales facility, which is a permitted principal use in the

Commercial District. The existing residence in the northern portion of the project site is currently being demolished. The existing music shop will be renovated into a sales office and vehicle preparation facility. The developer intends to lease the development site from the current owner. The proposed business anticipates two employees. Business hours will be 9AM to 5PM Monday through Saturday. Vehicles will be delivered to the developer's North Towanda location for preparation prior to delivery to this site. The largest vehicle anticipated at this site is a single unit delivery van.

Dave Young stated that they anticipate four rows of parking for the display vehicles and require an area for the employee parking for a total of 37 spaces. The owner plans to rehab the existing Yale's sign, and no lighting plan is planned for the site due to their hours of operation. He stated that there are three (3) curb cuts presently, and that they had met with PennDOT and they will require only two driveways. He stated that the residence is to be demolished, that the owner wants to pave the parking area only and leave the area for the display vehicles gravel if possible.

Skip Schneider, review Engineer, submitted his review for this project in his letter dated April 25, 2016 to the Planning Commission and a copy of same is attached for reference.

Motion by Jason Rogers to review the Preliminary Plan for land development, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the deficiencies are as listed in the letter of Skip Schneider dated April 25, 2016.

Motion by Jason Rogers, second by Clif Cheeks, to recommend approval to the Supervisors at their meeting to be held on May 25, 2016 at 7:00PM, contingent on resolution of the deficiencies, and motion unanimously carried.

CONDITIONAL USE HEARING REVIEW - AQUA, PA

The Athens Township Supervisors requested a review of an application for a Conditional Use Hearing for a proposed Utility Supply Facility on Center Street in a letter dated April 29, 2016.

The Planning Commission reviewed the application and recommend that the applicant make application to the Zoning Hearing Board for a Use Variance.

Motion by Ron Reagan to approve the Minutes of April 4, 2016 as read, second by Jason Rogers, and motion unanimously carried.

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The meeting was adjourned at 9:05PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 11, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 11, 2016 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, and Secretary, Elaine Daddona. Ron Reagan and Ed Reid were unable to attend. All others in attendance signed a sign-in sheet hereby attached.

NEWFIELD PROPERTIES, LLC (SKETCH PLAN)

Andrew Harding, P.E. of AJH Design was present for and on behalf of Newfield Properties, LLC along with Tom Mullen, Realtor, and presented a Site Sketch Plan dated June 13, 2016 for a drive-thru window proposed at the former Radio Shack building currently operated as Tobacco World and owned by Newfield Properties, LLC located at 836 Elmira Street, zoned Commercial.

Andy explained that the owner requests a drive-thru window at the existing store. They currently need a total of (13) parking spaces and there are (25) available on the site. They propose to eliminate the row of parking next to the building and there would be a small increase in the paving at the end of the lot. The Planning Commission reviewed the plan submitted and inquired regarding the turning radius for what is proposed. Andy stated he had done the plan based on the turning radius of a full size truck and felt it would be adequate. They also discussed the setback from the front of the building.

The Planning Commission advised Mr. Harding to contact Ed Reid, Zoning Officer, to proceed with the proposed plan and a zoning permit. They felt that Mr. Reid could follow-up on whether or not this was constructed per the proposed plan presented.

Motion to approve the Minutes of May 2, 2016 as read by Marion Carling, second by Jason Rogers, and motion unanimously carried.

The meeting was adjourned at 7:30PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 1, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 1, 2016 at 7:00PM by Chairman, Scot Saggiomo.

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

AQUA, PA #16-06

Ann Reynolds, P.E. of GHD Inc., was present along with Randy Simmons and John Klinger of Aqua, PA for a land development located at 139 Center Street, zoned Residential Urban. William (Skip) Schneider, Engineer from CEI Associates on behalf of Athens Township was present to review this application. The following documents were received on July 11, 2016 by the Zoning office: Application for review of a Preliminary/final land development plan; Deed as recorded and back-up documentation through Water Co. Acquisitions and Name Changes (2 copies); Preliminary Building Interior layout and Stormwater Management Plan Report.

Check #37023 from GHD Inc. dated June 21, 2016 in the amount of Two Thousand twenty-five (\$2,025.00) Dollars was received by the Zoning Office (receipt dated July 18, 2016) for the filing fee of Five Hundred twenty-five and no/100 (\$525.00) Dollars and the Engineer review fee of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars, along with Check #37027 dated June 21, 2016 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee (receipt dated July 18, 2016).

Project Narrative states that Aqua Pennsylvania is submitting the plan for the development of a new office, shop and storage area to relocate their operations center from its current location in Sayre Borough to 139 Center Street. Aqua's current space is leased and lacks private office space and working restrooms.

Aqua and their predecessors have owned the property since 1988 and have used it for storage. Copies of Deed Book 91, Page 1096 were enclosed. The new space will be occupied by Aqua's six fulltime and one part time staff members that operate and maintain the Susquehanna Division public water system for the area.

The new building will include conference/work areas, private offices, men's and women's restrooms, a kitchenette and space for the Supervisory Control and Data Acquisition (SCADA) equipment to monitor the water system's status. A preliminary floor plan for the building

interior was enclosed. The shop/garage will be used to park company vehicles and perform repairs and maintenance.

A fenced storage area will continue to be used to keep on hand pipe, fittings and items necessary to make repairs to the water system. Small stockpiles of aggregates and other restoration materials will continue to be kept onsite for off hour emergencies that require excavation and backfill.

Survey plan prepared by Ann Kyper Reynolds of GHD Inc. for Aqua Pennsylvania Inc./Susquehanna Division Operations Center dated July 8, 2016 and received on July 11, 2016 along with Zoning Variance Application of May 4, 2016 was submitted for approval.

Skip Schneider, PE of CEI Associates was present to review his comments in letter dated August 1, 2016, a copy of which is hereto attached and made reference to, with the Planning Commission.

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

Refer to the comments of Skip Schneider, hereto attached, and requires resolution of the following: #3, #5 of the Zoning Ordinance comments; #6, #7, #9, #10, #11, #12, #15, #16, #18, #19, #20, #21 of the Subdivision and Land Development Ordinance comments; and needs to address the General Comments regarding the trench drain in the garage area. Also, needs to re-label the Plan to state Preliminary Plan Land Development only.

Motion by Ron Reagan, second by Marion Carling to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on August 31, 2016 at 7:00PM contingent upon resolution of the deficiencies, and motion unanimously carried.

LEGACY MOTORS #16-07

Dave Young, P.E. of JHA Companies was present for and on behalf of Patrick E. Grimes, PLS along with the applicants, Thomas and Kristin Shores, for a Final Plan land development for an automotive sales facility located at 2202 Elmira Street (SR 1069), zoned Commercial. William (Skip) Schneider of CEI Engineering was present also as the review Engineer for Athens Township. The following documents were received by the Zoning Office on July 11, 2016: Letter of Transmittal dated July 11, 2016 with Application for review of Final Land Development; Project Narrative (dated April 11, 2016); Project Site Deed (dated May 9, 2016) and Power of Attorney.

Check #152 dated July 11, 2016 from Legacy Motor Company, LLC was received by the Zoning Office (receipt dated July 18, 2016) for the filing fee in the amount of Five Hundred (\$500.00) Dollars.

Skip Schneider of CEI Associates, review Engineer for Athens Township, submitted his comments for this Plan in his letter dated August 1, 2016 to the Planning Commission and a copy of same is attached for reference.

Motion by Clif Cheeks to review the Final Plan for land development, second by Jason Rogers, and motion unanimously carried. A checklist was completed and the deficiencies are as listed in the letter of Skip Schneider dated August 1, 2016, hereto attached and made reference to:

- 1) Provide striping in parking field per approved Preliminary Plan;
- 2) Provide Final Land Development without Subdivision line.
- 3) Site Notes reference construction related items for contractor; verify notes, calculations and tables on Final plan represent as-built conditions prior to recording.
- 4) Sign legend does not match with the symbol on the Plan.
- 5) Property line needs to be changed from "proposed".
- 6) Paving markings do not match the "no parking" on the Plan.
- 7) Parking summary needs to be changed.
- 8) #12 and #13 under site notes needs to be removed.
- 9) Plan needs width of entrance and exit lanes.
- 10) Location map needs to show the actual location of project.
- 11) Project Narrative needs to state Deed has been recorded.
- 12) Plan needs to show fourteen (14) parking spaces.

Motion by Marion Carling, second by Jason Rogers, to recommend approval to the Supervisors at their meeting to be held on August 31, 2016 at 7:00PM, contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Clif Cheeks to correct the third paragraph to indicate "zoning" permit instead of driveway permit in the Minutes of July 11, 2016, second by Marion Carling, and motion carried. Ron Reagan abstained.

The meeting was adjourned at 8:43PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
November 7, 2016

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 7, 2016 at 7:00PM by Chairman, Scot Saggiomo.

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

EILEEN SOMMERS ATKINS #16-10

Bruce Benish of Benish Surveying was present along with the applicant, Eileen Sommers Atkins, and submitted a Preliminary/Final Subdivision Plan for a two-lot subdivision located at 355 Moore Road, zoned Woodland Conservation. The following documents were received by the Zoning Office on October 17, 2016: Survey plan dated September 29, 2016 with Application for review of a subdivision; Narrative; copy of Deed; and Right-of-Way Maintenance Agreement dated September 26, 2016. A Component I Sewage Planning Module from the Bradford County Sanitation Office was submitted to the Zoning Office on November 3, 2016 by Mr. Benish.

Check #2962 dated October 17, 2016 from Bruce Benish Surveying for the filing fee in the amount of One Hundred fifty (\$150.00) Dollars was received by the Zoning Office along with Check #2963 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Narrative states the purpose of this subdivision is to divide the parent tract of 120.9488 acres into two parcels. The subdivided parcel of 20.8938 acres has been tested for an on-lot septic system. The residual tract of 100.0550 acres contains a house, well and on-lot septic system. A right-of-way will be created for a shared driveway. Surrounding properties are residential and commercial.

Motion by Clif Cheeks to review the Preliminary/Final Subdivision Plan for approval, second by Marion Carling, and motion unanimously carried. A checklist was completed and the deficiencies are as listed:

- 1) Right-of-Way needs to be two hundred fifty (250') feet;
- 2) Needs to identify payment width on the Plan;
- 3) Needs acknowledgment of surveyor that the pins have been set

Motion by Clif Cheeks, second by Jason Rogers, to recommend approval to the Supervisors at their meeting to be held on November

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ATHENS TWP. PLANNING COMM'N
November 7, 2016

30, 2016 at 7:00PM, contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Clif Cheeks to approve the Minutes of September 12, 2016 as read, second by Scot Saggiomo, and motion unanimously carried.

The meeting was adjourned at 7:30PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary