

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
February 3, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 3, 2020 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, and Secretary, Elaine Daddona. Rebecca Miller was unable to attend. All others in attendance signed a sign-in sheet hereby attached.

Chairwoman Carling stated that a workshop had been held for a review of the plan and that no decisions were made at that time.

WILLIAMS FORD #16-04

Dalton Williams and Willy Rowe of Williams Auto Group presented a Sketch Plan for a proposed revision to the Preliminary Land Development of Williams Ford which was reviewed by the Athens Township Planning Commission for an increase in the building size on April 4, 2016, and the Athens Township Supervisors who gave Preliminary Plan approval on April 27, 2016.

Mr. Rowe explained that the original footprint which was approved contained 32,000 square feet, and they propose to downsize to approximately 16,000 square feet. They submitted a Sketch Plan, and drawing of what is proposed, which had been prepared by AJH Design. He explained that they had received a recent letter from the Ford Dealer who stated that they would terminate their dealer agreement with them if they did not have a building plan underway by May 1, 2020. They were requesting a recommendation from the Planning Commission for moving forward.

He explained that the storm water plan as submitted should remain intact as approved originally and they plan to leave the unpaved area the same for the proposed Plan.

The Planning Board asked that they submit a better map to show their Plan, and they agreed to submit the map by next Monday, February 10, 2020 and submit at the meeting which is scheduled to update the SALDO Ordinance. The Planning Board also suggested that they contact the Athens Township Sewer Authority and Athens Township Fire Chief concerning this Plan for their input.

Motion by Ronald Reagan, second by Clif Cheeks, to approve the Minutes of January 13, 2020 as read, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N
February 3, 2020

Meeting was adjourned at 8:00PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Special Meeting
February 10, 2020

A special meeting of the Athens Township Planning Commission was called to order on Monday, February 10, 2020 at 7:12PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers and Ronald Reagan. Rebecca Miller was unable to attend.

WILLIAMS FORD #16-04

Dalton Williams and Willy Rowe, representatives for Williams Ford were present for comment of the revised Williams Ford Sketch Plan, originally submitted on February 3, 2020. The revised Plan depicting the changes in the size of the land development from the prior Preliminary Plan approved by the Township Supervisors on April 27, 2016 was reviewed. No major issues were identified by the Planning Board, however, it was brought to Williams' attention that the original 2016 drawings were never officially signed by the applicant, Randy B. Williams Trust, and this would need to be done. It was also noted that the fee for the Sign Plan submittal was unpaid. The Township would require a letter retracting the original sign package, and a new replacement sign package would need to be submitted.

WILLIAMS SUBARU #19-01

The applicant, Williams Subaru would like an agreement from the Township Supervisors along with Penelec to place an additional pole in the current Penelec right-of-way to run electric from the pole underground to the new Subaru building.

The Planning Commission found no issues with agreeing to the additional pole and would submit a letter to the Township Supervisors stating this.

Respectfully submitted,

Marion Carling, Chairwoman

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 2, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 2, 2020 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Rebecca Miller, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

Chairwoman Carling stated that a workshop had been held for a review of the plan and that no decisions were made at that time.

JOHN AMATO

John Amato was present for a recommendation of the Planning Commission concerning a request he had made to the Athens Township Supervisors. He presented a letter dated January 23, 2020 which explained that he was in the process of constructing a new home on Parcel No. 09-006.00-026-001-000 located on King Road in Athens Township and was asking for a waiver of Section 406(D) of the Athens Township Subdivision and Land Development Ordinance that the existing above-ground electrical utility lines could be extended to his driveway.

Further, he explained that the above-ground lines would be located within the Township right-of-way, contrary to Section 406(D). He would be extending the service lines with two utility poles along the road right to the front of his driveway. Without the waiver, his only option would be to obtain access through a private easement from adjoining landowners.

Ron Reagan explained that he had a conversation with Attorney Thompson regarding this request, and Mr. Thompson stated he would not have a problem with approving this waiver. However, none of the maps or documents regarding the proposed utility service lines to this property were available, and Clif Cheeks stated he felt the Planning Commission should review these documents prior to making a recommendation. A special meeting of the Planning Commission is planned for Monday, March 9, 2020 and it was decided they would get the documents from Mr. Thompson for their review prior to making a recommendation and Mr. Amato was agreeable to this.

TIMOTHY A./PAULINE W. BRENNAN #20-01

Scott W. Williams, Surveyor, of Butler Land Surveying, LLC submitted eight (8) copies of a survey plan dated January 28, 2020 and received by the Zoning Office on February 10, 2020 along with an Application for Review of a subdivision, Project Narrative, copy of the Deed, and proposed Easement Maintenance Agreement. Also received from the applicant was a letter from PennDOT regarding the proposed driveway review, a Component 1 Sewage Facilities Module, and Executed Power of Attorney from Pauline W. Brennan.

Project Narrative states that this project consists of a two-lot subdivision of a 338-acre parcel located at SR 1043, Sheshequin Road, zoned Agricultural District. Proposed Lot 3 of 10.69 acres is vacant and has percolation testing as shown. Lot 1 is the remaining land occupied by a house with an on-site septic and water supply system. Lot 2 was previously conveyed. The surrounding parcels are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Check #0091 in the amount of One Hundred fifty (\$150.00) Dollars from Emma Brennan dated February 5, 2020 was received on February 11, 2020 by the Zoning Office for the filing fee along with Check #0090 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

Motion by Rebecca Miller, second by Clif Cheeks, to review the Plan for preliminary/final plan approval, and motion unanimously carried. A checklist was completed and no deficiencies were found.

Motion by Clif Cheeks, second by Jason Rogers, to recommend preliminary/final plan approval to the Supervisors at their regular meeting to be held on March 25, 2020 at 6:00PM, and motion unanimously carried.

Motion by Ron Reagan, second by Clif Cheeks to approve the Minutes of February 3 and February 10, 2020 as read. Motion carried, except that Rebecca Miller abstained due to her absence at those meetings.

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ATHENS TWP. PLANNING COMM'N

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

Respectfully submitted,

Elaine J. Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 1, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 1, 2020 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Rebecca Miller, Ed Reid, Zoning Officer, and Secretary, Cindy Parrish.

Randy B./Nancy D. Williams

The Williams submitted an application to the Supervisors requesting a Map Amendment for parcel #09-007.10-042-025-000, located at 72 Cole Street. The applicant is seeking rezone the parcel from Commercial to Residential. Discussion was held. The Planning Commission will have the Secretary draft a letter to the Supervisors stating that they have no adverse comment regarding the submittal.

Motion by Jason Rogers, second by Rebecca Miller to ratify the vote to recommend approval of the Daniel/Darla Earl subdivision. Motion passed unanimously. The Planning Commission did not meet in person for their April 2020 meeting due to the COVID-19 pandemic.

Motion from Clif Cheeks, second from Jason Rogers to accept the minutes from March 2, 2020, as presented. Motion passed unanimously.

Chairwoman Carling asked the secretary to inquire as to whether or not the Supervisors would like for her to be present at the Map Amendment hearing.

Meeting was adjourned at 7:11PM as there was no further business to discuss.

Respectfully submitted,

Cynthia R. Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 3, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 3, 2020 at 7:04PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Ronald Reagan, Rebecca Miller, and Secretary, Cindy Parrish. All others in attendance signed a sign-in sheet hereby attached.

Chairwoman Carling stated that a workshop had been held for a review of the plans and that no decisions were made at that time.

Max P. Gannon #20-03

Max Gannon was present for a recommendation of the Planning Commission concerning a request he had made to the Athens Township Supervisors. He presented a letter dated January 23, 2020 which explained that he was in the process of constructing a new home on Parcel No. 09-006.00-026-001-000 located on King Road in Athens Township and was asking for a waiver of Section 406(D) of the Athens Township Subdivision and Land Development Ordinance that the existing above-ground electrical utility lines could be extended to his driveway.

Further, he explained that the above-ground lines would be located within the Township right-of-way, contrary to Section 406(D). He would be extending the service lines with two utility poles along the road right to the front of his driveway. Without the waiver, his only option would be to obtain access through a private easement from adjoining landowners.

Ron Reagan explained that he had a conversation with Attorney Thompson regarding this request, and Mr. Thompson stated he would not have a problem with approving this waiver. However, none of the maps or documents regarding the proposed utility service lines to this property were available, and Clif Cheeks stated he felt the Planning Commission should review these documents prior to making a recommendation. A special meeting of the Planning Commission is planned for Monday, March 9, 2020 and it was decided they would get the documents from Mr. Thompson for their review prior to making a recommendation and Mr. Amato was agreeable to this.

March 2, 2020
ATHENS TWP. PLANNING COMM'N

TIMOTHY A./PAULINE W. BRENNAN #20-01

Scott W. Williams, Surveyor, of Butler Land Surveying, LLC submitted eight (8) copies of a survey plan dated January 28, 2020 and received by the Zoning Office on February 10, 2020 along with an Application for Review of a subdivision, Project Narrative, copy of the Deed, and proposed Easement Maintenance Agreement. Also received from the applicant was a letter from PennDOT regarding the proposed driveway review, a Component 1 Sewage Facilities Module, and Executed Power of Attorney from Pauline W. Brennan.

Project Narrative states that this project consists of a two-lot subdivision of a 338-acre parcel located at SR 1043, Sheshequin Road, zoned Agricultural District. Proposed Lot 3 of 10.69 acres is vacant and has percolation testing as shown. Lot 1 is the remaining land occupied by a house with an on-site septic and water supply system. Lot 2 was previously conveyed. The surrounding parcels are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Check #0091 in the amount of One Hundred fifty (\$150.00) Dollars from Emma Brennan dated February 5, 2020 was received on February 11, 2020 by the Zoning Office for the filing fee along with Check #0090 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County review fee.

Motion by Rebecca Miller, second by Clif Cheeks, to review the Plan for preliminary/final plan approval, and motion unanimously carried. A checklist was completed and no deficiencies were found.

Motion by Clif Cheeks, second by Jason Rogers, to recommend preliminary/final plan approval to the Supervisors at their regular meeting to be held on March 25, 2020 at 6:00PM, and motion unanimously carried.

Motion by Ron Reagan, second by Clif Cheeks to approve the Minutes of February 3 and February 10, 2020 as read. Motion carried, except that Rebecca Miller abstained due to her absence at those meetings.

March 2, 2020

ATHENS TWP. PLANNING COMM'N

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

Respectfully submitted,

Elaine J. Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
September 14, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 14, 2020 at 7:00PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, Jason Rogers, and Zoning Officer, Edmund Reid. Ron Reagan was unable to attend.

Gary/Sandra Devoe #20-04

Chris Oleniacz from JHA Companies was present for recommendation of a 2-lot subdivision of parcel #09-019.00-103-000-000 on McCardle Road. Motion to review the plan was made by Clif Cheeks and was seconded by Rebecca Miller. Motion passed unanimously. The plan was reviewed, and no deficiencies were noted.

Rebecca Miller motioned to recommend preliminary/final approval and sign the sewage module, and Clif Cheeks seconded. Motion was unanimously approved.

Motion to approve the meeting minutes from August 3, 2020 was made by Clif Cheeks and seconded by Rebecca Miller. Motion was approved with Jason Rogers abstaining as he was absent from that meeting

Chairwoman Carling adjourned the meeting at 7:20PM as there was no other business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
October 5, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 5, 2020 at 7:02PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, Jason Rogers, and Ron Reagan. Secretary, Cindy Parrish was absent so minutes were taken by chairwoman Carling.

Arthur D/Nancy B Wolf #20-05

Bruce Benish from Bruce Benish Surveying was present for recommendation of a 2-lot subdivision of parcel #09-032.00-028-000-000 on Wolcott Hollow Road. Motion to review the plan was made by Rebecca Miller and was seconded by Jason Rogers. Motion passed unanimously. The plan was reviewed, and the one deficiency was noted:

1. A waiver from Bradford County Sanitation

Motion by Ron Reagan, second by Clif Cheeks to recommend preliminary/final plan approval to the Supervisor's at their meeting to be held on October 28, 2020, at 6:00PM, contingent upon resolution of the deficiency, and motion unanimously carried.

Motion to approve the meeting minutes from September 14, 2020 was made by Rebecca Miller and seconded by Jason Rogers. Motion was approved with Ron Reagan abstaining as he was absent from that meeting

Chairwoman Carling adjourned the meeting at 7:23PM as there was no other business before the commission.

Respectfully submitted,

Marion Carling, Chairwoman

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
November 2, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 2, 2020 at 7:04PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, Jason Rogers, and Ron Reagan. Secretary, Cindy Parrish and Zoning Officer, Ed Reid were also present.

Motion to approve the meeting minutes from October 5, 2020 was made by Rebecca Miller and seconded by Ron Reagan. Motion was approved unanimously.

Discussion was held about the meeting schedule for 2021. Meetings will be held on the 1st Monday of the month at 7:00PM with the exceptions being the months of July and September. Those two meetings will be held on July 12th and September 13th at 7:00PM.

Benjamin Ling #20-06

Bruce Benish from Bruce Benish Surveying arrived at 7:26 PM to present and answer questions about a 2-lot subdivision of parcel #09-020.00-018-000-000 on Pump Station Hill Road. Motion to review the plan was made by Clif Cheeks and was seconded by Rebecca Miller. Motion passed unanimously. The plan was reviewed, and deficiencies were noted:

1. Switch label for gas line to flood plain in legend
2. Show Zone AE on big map
3. Waiver from Bradford County Sanitation

Motion by Clif Cheeks, second by Jason Rogers to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on November 18, 2020, at 5:00PM, contingent upon resolution of the deficiencies, and motion unanimously carried.

The Board of Supervisors asked for comment on a Conditional Use application submitted by Bishop Brothers Construction Company, Inc. for a surface mining operation off of Minard Dr/Meadowlark Dr. Discussion was held and it was decided to wait until the regular December meeting to make comment.

Chairwoman Carling adjourned the meeting at 7:56PM as there was no other business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
December 7, 2020

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 7, 2020 at 7:07PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, and Jason Rogers. Ron Reagan and Zoning Officer, Ed Reid were both absent due to quarantine. Solicitor John Thompson and Secretary, Cindy Parrish were also in attendance.

Dandy Corporate Center #20-07

No one was present to represent the applicant for a 2-lot subdivision on Elmira/Clinton Street so no action was taken.

Comments on Bishop Brothers Construction Conditional Use Application

John Thompson told everyone that the Conditional Use hearing has tentatively been rescheduled to February 9, 2021.

Tim Gourley of Tract Engineering and Dustin Bishop were present to answer questions about the plans. Discussion was held regarding the plans and the site visit that the Planning Commission conducted earlier.

Tim stated that they are looking to mine approximately 300 acres of the 500 acre Minard property. There will be two types of mining operations. About 100 acres in the floodplain will be mined for sand and gravel, and the southern end of the property will be a quarry. As Bishop's is looking to expand their reserves, the focus will be on hard rock.

Discussion continued regarding permitting, environmental, floodplain, utilities, and surrounding neighborhood impacts and concerns. Meade Murtland from the Parks Commission was present and had concerns about the impact the operation will have on the trails and towers at Roundtop Park.

Tim addressed the reclamation process and noted the ponds on the plans will no longer be used in that process. The technical details won't be addressed until they can get Conditional Use approval.

Discussion was held about waiting to make comment until the January meeting, and they agreed to wait.

Clif and Jason noted that it had been a very informative session. Tim noted that it's beneficial for both the State and the operator to do reclamation as they go along rather than at the end of the project.

Motion to table making comment until the January meeting was made by Rebecca Miller and Seconded by Jason Rogers. Motion unanimously passed.

More discussion was held other questions they want to address and meeting with John at the January meeting and to have John consult with Skip Schneider as needed.

Motion to approve the meeting minutes from November 2, 2020 was made by Jason Rogers and seconded by Rebecca Miller. Motion was approved unanimously.

Chairwoman Carling adjourned the meeting at 8:42PM as there was no other business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary