

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

January 4, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 4, 2021 at 7:09PM by Chairwoman, Marion Carling.

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

Dandy Corporate Center #20-07

Dalton Williams from Dandy Corporate Center was in attendance to present and answer questions about a 2-lot subdivision of parcel #09-020.19-001-002-000 on Elmira and Clinton Streets. He explained that they want to restore the Clinton Street parcel to what it was before the subdivision they did six months ago.

Rebecca Reagan arrived at 7:11PM. Ron Reagan arrived at 7:12PM.

Motion to review the plan was made by Clif Cheeks, seconded by Jason Rogers. Motion passed unanimously. The plan was reviewed, and no deficiencies were noted.

Motion by Ron Reagan, second by Rebecca Miller to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on January 27, 2021, at 5:00PM, and motion unanimously carried.

Bishop Brothers Construction Company

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 that Cindy will contact Solicitor John Thompson for direction on how detailed/formal those comments should be.

The Planning Commission will meet again on January 18, 2021, at 7PM to discuss and formalize their comments. Cindy will ask John Thompson if he can attend.

Reorganization

Motion to keep organizational matters the same as 2020 (Marion Carling-Chairwoman/Clif Cheeks-CoChair) was made by Jason Rogers and seconded by Ron Reagan. Motion passed unanimously.

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Discussion was held about who the Planning Commission would send to the PSAT convention in April. Clif Cheeks will attend.

Chairwoman Carling adjourned the meeting at 8:50PM as there was no other business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Special Meeting
January 18, 2021

The special meeting of the Athens Township Planning Commission was called to order on Monday, January 18, 2021 at 7:07PM by Chairwoman, Marion Carling.

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

Bishop Brothers Construction Company

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 Ln./Meadowlark Dr. Discussion was held and 18 comments were noted and are listed in the attached letter to the Athens Township Supervisors. Cindy will submit that letter to John Thompson for review before sending it to the Supervisors.

Chairwoman Carling adjourned the meeting at 8:28PM as there was no other business before the commission.

The next Planning Commission meeting is February 1, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
February 8, 2021

Due to inclement weather, the regular meeting of the Athens Township Planning Commission was rescheduled from February 1, 2021, to February 8, 2021. The meeting was called to order on Monday, February 8, 2021 at 7:10PM by Chairwoman, Marion Carling.

Planning Commission members present were Clif Cheeks, Marion Carling, Ron Reagan, and Rebecca Miller. Jason Rogers was in attendance via Zoom. Secretary, Cindy Parrish and Zoning Officer, Ed Reid were also present. Review engineer, William Schneider attended via Zoom. A sign-in sheet for all others is included with these minutes.

Lawrence C. and Mary Parsons

Bruce Benish of Bruce Benish Surveying and Lawrence Parsons were in attendance to present the plan for a 2-lot subdivision on Pennsylvania Avenue. Discussion was held regarding the reconfiguration of the lots.

Motion by Cheeks to review the plan, second by Miller, and the motion carried unanimously. The plan was reviewed.

Motion by Reagan, second by Cheeks to recommend the plan for approval with the following deficiency:

1. The adjacent properties of Mahonski and Hughes are switched and need to be labeled correctly.

Motion carried unanimously.

Williams Subaru of Sayre

Marc Maser of Maser Architecture and Engineering and Dalton Williams were present to present the plan for a Final Land Development on Elmira Street. Schneider discussed his review comments with the Planning Commission. His comment letter is included with these minutes. Discussion was held about changes from the approved Preliminary Land Development. Schneider stated that the height of the sign pole was not on the plan. Maser will write it on the plans and sign his name by it. The Commission members said that was acceptable to them. Reid mentioned that there were no HOP plans in the plan set. PC will accept the PennDOT correspondence stating that it has been closed out.

Motion by Miller to review the plan, second by Reagan, and the motion carried unanimously.

The plan was reviewed.

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Motion by Cheeks, second by Miller to recommend Final Plan approval with the following deficiencies:

1. Stormwater maintenance agreement must be signed and recorded.
2. The sign pole height needs to be on the plans.
3. Need correspondence from PennDOT stating the HOP closeout.
4. Need owner signatures.
5. Need notice of termination approval from Bradford County Conservation District upon receipt.

The motion passed unanimously.

Minutes

Motion by Miller to approve the minutes from January 4, 2021, and January 18, 2021, second by Cheeks, and the motion carried unanimously.

Chairwoman Carling adjourned the meeting at 8:00PM as there was no other business before the commission.

The next Planning Commission meeting is March 1, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Special Meeting

March 8, 2021

The special meeting of the Athens Township Planning Commission was called to order on Monday, March 8, 2021 at 7:15PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Ron Reagan, and Rebecca Miller. Jason Rogers was not in attendance as he had a prior commitment. Secretary/Asst. Zoning Officer, Cindy Parrish was also in attendance.

The meeting was scheduled and advertised for ordinance review and any other business that comes before the Commission. Local residents Deb Allen and Jaimee Alsing were in attendance (see attached sign-in sheet) due to their concerns about the recent Bishop Brothers Construction Company Conditional Use approval for a mining operation near Meadowlark Drive. Ms. Allen stated that she wasn't planning to speak but was told to attend the Planning Commission meetings as the project moves forward. Discussion was held regarding her concerns. Ron mentioned that the next step is the Land Development and that we don't know when that will be submitted. He noted that this meeting was being held to update the Zoning Ordinance and explained their site visit and recommendations to the Supervisors. Discussion was held about zoning districts, uses, and state law's impact on Zoning Ordinances.

Cindy requested that Ms. Allen and Ms. Alsing send her their email addresses so that she can notify them when a Land Development submittal has been received.

Chairwoman Carling adjourned the meeting at 8:00PM.

The next Planning Commission meeting is April 5, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 5, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 5, 2021 at 7:01PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, and Rebecca Miller. Jason Rogers and Ron Reagan were not in attendance. Secretary, Cindy Parrish, Zoning Officer, Ed Reid were also in attendance. William Schneider from TRC Companies, Inc. was also present as the township's review engineer. A sign-in sheet with all others present is included with these minutes.

Lowe's Home Centers, Inc.

Luke Mauro from Solli Engineering attended via GoMeeting (virtual) to present the Preliminary/Final Land Development for an addition to the current Lowe's on Elmira Street which would be used to provide tool rental services. Mauro stated that the new area would include a 3200 sq. ft. indoor area and a 1500 sq. ft. fencing enclosed area on the south side of the existing building. 15 existing parking spaces would be utilized for larger rental items. Overall parking on site will be reduced by 30+/- spaces, and they will be seeking a variance for the required number of parking spaces. A previous variance for parking had been granted in 2004.

Motion by Miller to review the plan, second by Cheeks, and the motion carried. The plan was reviewed.

Motion by Cheeks, second by Miller to recommend the plan for approval with the following deficiencies:

1. Need to obtain variance for parking
2. Need an Improvement Agreement
3. Need an Improvement Guarantee
4. Need owner's signature block on plans
5. Add Preliminary/Final to the plan sets
6. Address Schneider's comment letter

Motion carried.

JLM Real Estate Investment, LLC

Chris Karelus from JHA Companies was in attendance to present the Preliminary/Final Land Development for Mavis Tire Centers, LLC on Elmira Street. Bradford County Planning has issued a new address for

the property that differs from what is on the application. The new address will be 2267 Elmira Street. Karelus stated that Mavis deals with tires only as he explained the project. He noted that no big trucks will be on site. The main drive aisle will be adjusted to 25' instead of the 22' depicted on the plan, and a timber guard rail will be added at the rear of the property. Schneider discussed his review comments with the Planning Commission. His comment letter is included with these minutes. Karelus stated that a survey sheet will be submitted and was delayed due the excess snowfall over the winter. Discussion was held between the engineers regarding storm water requirements, HOP, and drive aisles. Ed Davis from JLM Real Estate stated that Mavis only gets about 30 customers/day.

Motion by Miller to review the plan, second by Cheeks, and the motion carried.

The plan was reviewed.

Motion by Miller, second by Cheeks to recommend Preliminary/Final Plan approval with the following deficiencies:

1. Provide 15x70 loading zone
2. Address engineer's comment letter
3. Add Preliminary/Final to the plans
4. ADA spaces need to be 10x20
5. Need owner's and professional's signatures
6. Ensure that the sidewalk connects with Lowe's sidewalk
7. Driveway width needs to be 30' or receive a variance
8. Initial drive aisle needs to be at least 24'
9. Replace "Sayre Area School District" with "Athens Area School District"
10. Replace "Chemung Street" with "Elmira Street" on pg C1.01
11. Parking information needs to be changed to 16 required spaces +1/employee
12. Need bond for Final approval
13. Remove all signage dimensions from plan set
14. Need location and material of permanent monuments and markers
15. Need surveyor's original signature
16. Need Improvement Agreement and Guarantee

The motion passed.

Bob Gage-GBT Realty Corp.

Bob Gage from GBT Realty Corp. was present to discuss a possible new development on Front Street. They are subdividing and purchasing a 2

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acre parcel just west of Eaglewood Drive and want to put a 10,640 sq. ft. convenience market on the site. He stated he was looking for Planning Commission input. The project is permitted as a Special Exception within the Rural Center District. They will also seek a variance to decrease the required 56 parking spaces to 36 spaces. Discussion was held about the bond requirements. They will have on lot water and septic. Discussion was held about the application/hearing deadlines and the definition of "convenience market" in our Zoning Ordinance.

Minutes

Motion by Cheeks to approve the minutes from February 8, 2021, and March 8, 2021, second by Miller, and the motion carried.

Chairwoman Carling adjourned the meeting at 8:37PM as there was no other business before the commission.

The next Planning Commission meeting is May 3, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 3, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 3, 2021 at 7:11PM by Chairwoman, Marion Carling.

Present: Cliff Cheeks, Marion Carling, Ron Reagan and Rebecca Miller. Jason Rogers was not in attendance. Secretary, Cindy Parrish, Zoning Officer, Ed Reid were also in attendance.

Chris Wood from JHA Companies was in attendance to present a Sketch Plan for Dandy Mini Marts, Inc. to build a drive through window at Dandy #16 on Elmira Street. Wood stated that he wanted the Commission's thoughts before submitting the Land Development. Discussion was held about parking, the kerosene pump, and traffic patterns. Wood asked if he needed to submit a full storm water report since this is a minor Land Development which actually reduces the impervious surface of the parcel. Discussion was held about signage and the possibility of needing a variance for the amount of business identification signage. Lighting and hours of operation were also mentioned.

Planning Commission said that he would need to address the kerosene pump situation and that Wood would need a lighting plan, sign variance, striping for the drive-thru aisle, a storm water summary sheet for Skip Schneider to review, and he would need an improvement agreement and guarantee for Final approval.

Cindy will ask John Thompson about the pending litigation regarding a previous sign variance and how it will impact a new sign application.

Chris Wood left at 7:59PM.

Resident Brian Mounts was in attendance and stated that he was there for the mine project and to find out what's going on in town. Discussion about traffic in town ensued.

Discussion turned to the Bishop's Bros. mine project, and Mounts brought up the issue of public opposition to it. He stated concerns about water quality, blasting, the loss of landscape, noise, bald eagles, and Roundtop Park. He also insinuated that, with as much public opposition there is to the project, it appeared that some public officials may be being paid to move forward. He said that he will work nonstop to prevent the project from happening.

Ron Reagan and Becky Miller explained the procedural process for such projects and the ordinance requirements. Cliff Cheeks further

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explained how the township is bound by the way the ordinance and regulations are written.

Chairwoman Carling adjourned the meeting at 8:22PM as there was no other business before the commission.

The next Planning Commission meeting is June 7, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

June 7, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 7, 2021 at 7:04PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Ron Reagan, and Rebecca Miller, and Jason Rogers. Secretary/Asst. Zoning Officer, Cindy Parrish, Zoning Officer, Ed Reid, and William "Skip" Schneider of BOW Renewables were also in attendance. A sign-in sheet was available for all others in attendance and is attached.

Betty Jane/Clifford Evans:

Bruce Benish of Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Elmira Street. Cindy presenting the Planning Commission and Benish with a letter (attached) from solicitor John Thompson regarding the proposed subdivision and the creation of 2 nonconforming lots. Benish explained that a subdivision was previously done on the property in 1988. He presented an old survey/subdivision map. Sandra Sefcik, the daughter of the applicants, said that it was never filed and explained that they just want to split her parents' property. Discussion was held about the township's involvement at the time. Carling explained that we need to see if the subdivision was ever approved. Discussion about the grandfather clause and its application ensued. Carling stated that we need proof that it was approved back then. Cindy will search Digital Drawer, and Sefcik will look through her records to see if any records can be located.

The applicants' family asked about turning the office building to residential. Reid explained that it's been commercial for over a year and can't be converted to a residential use in a commercial district. Discussion turned back to the original survey and the recording. Reagan mentioned that the 1988 survey was pre-zoning. Seeking Zoning Hearing Board approval for a variance was discussed. Cheeks stated that the Supervisors would still be the ones to decide whether or not to approve the subdivision even if a variance was granted. Reagan talked about future commercial development and why the lot widths would affect that. Benish explained ZHB to the applicants' family. No action was taken and the applicants' family left.

Smith, Mary F:

Benish presented the 2-lot subdivision on Sutliff Hill Road. He stated that this lot would be for agricultural and hunting purposes. Discussion about the need for a non-building waiver from Sanitation occurred. Benish said that they are currently waiting on that waiver.

Motion to review was made by Miller, seconded by Reagan. Motion passed unanimously. The plan was reviewed.

The following deficiencies were found:

1. Need to add cartway widths to the plans
2. Need non-building waiver from Sanitation

Motion to recommend approval upon the resolutions of deficiencies was made by Cheeks, seconded by Miller. Motion carried unanimously.

Benish will come in to note/initial the cartway widths on the plans.

Dandy Mini Marts #16:

Chris Wood from Hunt Engineers was in attendance to present the Preliminary Land Development for the addition of a drive-thru on Elmira Street. Carling stated her concern over the ownership of the property right next to Cole Street as the plans showed the scope of work going beyond the property line. Wood explained that the property in question is the township right of way. Parrish stated that Susan Seck (Roadmaster) was ok with the proposed work being done in the right of way. Discussion was held about parking spaces along Elmira Street being within the required setback. Wood said he can work around that issue if necessary. Concerns about the filling of the fuel tanks were addressed.

Sandra Sefcik and family returned to the meeting at 8:01PM.

Concerns were brought up about potential noise issues, and Wood will look into it. Screening was discussed. The narrowing of the driveway that close to Elmira Street were mentioned. Miller mentioned the traffic on Cole Street, especially when the 2 school busses come through. A driveway permit will be obtained as discussed by Schneider and Wood. Impervious coverage will not change per Wood and Schneider. Schneider stated that the storm water calculations should be updated to reflect only the property and not the right of way. Schneider read his comments for the Commission, and discussion was held about them. Willy Rowe stated the propane cylinders will be moved, most likely to the southern side of the building. Signage was addressed. Reagan still had concern about the safety at the kerosene pump with a drive-thru lane right there. Wood stated that he will have everything addressed and submitted to the township by June 14, 2021.

Motion to review that plan was made by Reagan, seconded by Miller. Motion carried unanimously. The plan was reviewed, and the following deficiencies were found:

1. Need to address the review engineer's comment
2. Need driveway permit for Cole Street entrance
3. Provide 4' solid fencing at the top of the slope along the area from the order kiosk towards Cole St.
4. Add tax parcel # to map
5. Add right of way and pavement widths to map
6. Label monuments and markers
7. Acknowledgement statement needs to be signed
8. Need all signatures
9. Remove the 5 parking spaces along Elmira St.
10. Add location of propane tanks to map

Concerns over the refueling process and kerosene pump location in regards to safety were noted.

Motion to recommend approval with the noted deficiencies was made by Rogers, seconded by Miller. Motion carries unanimously.

Sefcik spoke again and submitted letters that she claimed showed that the subdivision was approved by the Supervisors. Those letters are attached to the minutes. Parrish will speak to solicitor Thompson to see how to proceed.

Minutes:

Motion to approve the minutes from April 5, 2021 was made by Miller, seconded by Cheeks. Motion carried unanimously.

Motion to approve the minutes from May 3, 2021 was made by Miller, seconded by Cheeks. Motion carried with Rogers and Reagan abstaining as they were absent from that meeting.

Discussion was held about having another meeting for ordinance updates. Planning Commission will meet on June 24, 2021 at 7PM without Chris Wood. Parrish will remind solicitor Thompson about our outstanding ordinance questions.

Chairwoman Carling adjourned the meeting at 9:03PM.

The next Planning Commission meeting is July 12, 2021 at 7PM.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

July 12, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 12, 2021, at 7:05PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Ron Reagan, and Rebecca Miller. Zoning Officer, Ed Reid was also in attendance. Absent from meeting Jason Rogers. A sign-in sheet was available for all others in attendance and is attached.

J. Wesley/Janet Kocsis:

Bruce Benish of Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Ridge Rd. This sub-division is for a second residence on a lot and Kocsis would be maintaining the property. A discussion was held about whether a deed needed to be filed if there was no intention to transfer at this time. Commission was uncertain on if one would be needed or not. Discussion about the narrative was had and a suggestion to have the sentence "There will be an easement area created for the septic system" removed from the narrative before going to the Supervisors.

Motion to review was made by Clif Cheeks, second by Ron Reagan. Motion carried unanimously. The plan was reviewed.

The following deficiencies were noted:

1. Need to update narrative to remove sentence: "There will be an easement area created for the septic system."
2. Need electric will serve from electric company
3. Need sewer module from Bradford County DEP
4. Need PennDOT permit for driveway

Motion to recommend approval upon the resolution of deficiencies was made by Ron Reagan, second by Clif Cheeks. Motion carried unanimously.

Additional Discussion:

Athens Fire Company stopped to ask about the inclusion of the Knox Box to the Subdivision and Land Development Ordinance (SALDO). Ron Reagan mentioned that SALDO had not yet been updated since the last time the Fire Company had presented the Knox Box information, but the Commission would consider the addition when the time came.

The Fire Company also requested for pre-planning/building mockups. A discussion on the best place for the Fire Company to obtain them was had. Planning Commission recommended going through Matt Gorman, Code Inspector for the Athens Township, to obtain the plans. The plans would need to include any electric/utility shut offs for commercial buildings or town/row house type buildings.

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Minutes:

Motion to approve the minutes from June 7, 2021 was made by Rebecca Miller, second by Ron Reagan.
Motion carried unanimously.

Chairwoman Marion Carling adjourned the meeting at 7:45PM.

The next Planning Commission meeting is August 2, 2021 at 7PM.

Respectfully Submitted,

Rebecca Miller

DRAFT

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 2, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 2, 2021 at 7:03PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, and Jason Rogers. Ron Reagan was unable to attend. Secretary/Asst. Zoning Officer, Cindy Parrish was also in attendance. A sign-in sheet was available for all others in attendance and is attached.

Athens (Front) DPP, LLC 2-lot subdivision:

Bob Gage with GBT Realty from Nashville, TN was in attendance to present a 2-lot subdivision on Front Street. He stated that they are seeking to create a 2.07 acre lot from a 65 acre parent tract for the purpose of proposing a 10,640 sq. ft. store at that location.

Discussion was held.

Motion by Cheeks to review the plan was seconded by Rogers. Motion carried unanimously, and the plan was reviewed.

Motion by Miller to recommend approval with seven (7) deficiencies was seconded by Rogers. The motion passed unanimously. The seven (7) deficiencies are as follows:

1. Need right of way and pavement widths on plans
2. Need proposed sewage, water, soil percs, test pits, and proposed well on map
3. Need contours on map
4. Need markers set and depicted as such on map with signed acknowledgment statement by surveyor
5. Need owner's signature
6. Need engineer's signature
7. Need sanitation module

Athens (Front) DPP, LLC Preliminary/Final Land Development:

Gage went on to present the preliminary/final land development for a Dollar General store on Front Street. He discussed their proposed 10,640 sq. ft. convenience market with signage, and on site utilities He noted all of the items that were submitted. Discussion ensued regarding lighting. Gage explained that the lights will turn off one hour after closing. Miller asked what the proposed hours of operation were, and Gage replied that they would be open from 8AM to 10PM. Discussion occurred about septic, fencing, and landscaping. Gage noted that this will be the new model store with an expanded food section. It will be larger than the one in Green's Landing. Deliveries

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will be scheduled for first thing Monday mornings with smaller box truck deliveries throughout the week.

Chairwoman Carling opened the floor for discussion/questions from the residents in attendance. Christine Vough asked several questions to which Gage responded. Gage corrected himself as to the hours of operation which will be 7AM-10PM. Several residents asked about the fencing and radon testing. Tim Robinson explained that radon testing is only necessary when there is a basement. Vough continued with questions about the Special Exception approval which they are seeking. Driveway and sign location were discussed. Dennis Munn asked about the zoning district (Rural Center) and what is permitted there. Miller referred him to the Zoning Ordinance. David Wilkerson asked how they can prevent more businesses from coming in and turning it into a commercial area. Discussion was held about types of businesses are permitted and not permitted within the district. Sarah Rossi and her father (via Facetime) asked about drainage issues. Onsite containment of storm water was explained. More questions arose about the fence, and Gage explained that it will go the full length of the property.

The proposed finish date is 120 days from the start of construction, Gage stated, which will be about 14-20 days after securing all necessary permits.

Motion to review the plan was made by Miller, seconded by Rogers. Motion carried unanimously. The plan was reviewed.

Motion to recommend approval with eleven (11) deficiencies was made by Rogers and seconded by Miller. The motion carried unanimously. The eleven (11) deficiencies are as follows:

1. Need to clarify the light poles and wall pack placement and add them to the legend on C5 and C9
2. Need to eliminate the light spillage over the front property line
3. Need to address all items on William (Skip) Schneider's comment letter except #2
4. Need note stating there are no existing fire hydrants
5. Need electric and gas will serve letters
6. Need to specify fence material and dumpster enclosure on C5 and detail C11.1 if it isn't going to be wooden
7. Remove "Subdivision" from title and add "Preliminary/Final"
8. Need sign package submittal
9. Correct C5 to 50', not 70', strip of land
10. Need markers set and depicted as such on map
11. Need storm water maintenance agreement

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Athens (Front) DPP, LLC Special Exception comments:

The Planning Commission needed to make comment on the Special Exception application to put a convenience market (Dollar General) on Front Street in the Rural Center district. Gage briefly explained what his proposal to the Zoning Hearing Board will be. He mentioned that convenience markets are permitted as a special exception in the Rural Center district and how a special exception is a use by right when the requirements are met. He detailed how they are meeting each special exception requirement of the ordinance. Discussion was held. Motion to submit a letter to the Zoning Hearing Board stating that the Planning Commission has no adverse comment was made by Rogers, and seconded by Cheeks. Motion carried unanimously.

Motion by Cheeks to approve the minutes from July 12, 2021, second by Rogers. Motion carried unanimously.

Motion to add a deficiency to adjust the 70' land strip to 50' on the east side of the property in the Subdivision plan was made by Miller, seconded by Rogers. Motion carried unanimously.

Chairwoman Carling adjourned the meeting at 9:18PM as there was no further business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
September 13, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 13, 2021 at 7:11PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, Ron Reagan, and Jason Rogers. Secretary, Cindy Parrish and Zoning Officer Ed Reid were also in attendance. A sign-in sheet was available for all others in attendance and is attached.

Athens (Front) DPP, LLC sidewalk waiver request:

Bob Gage with GBT Realty from Nashville, TN was in attendance to seek comment on a sidewalk waiver request for the Dollar General development on Front Street. This request is being made after the PC voted to recommend approval of the development.

Motion to amend the original recommendation for approval, acknowledging a sidewalk waiver/deferment is being requested and making comment to recommend that the deferment is only until an adjacent property is developed was made by Reagan and seconded by Cheeks. Motion carried unanimously.

The sewage module will be signed following the meeting.

The corrected subdivision and land development plans for Dollar General were reviewed to verify the correction of deficiencies. Deficiencies still noted are as follows:

- Subdivision:**
1. Need surveyor, engineer, and owner signatures
 2. Need completed sewage module

- Land Development:**
1. Need owner, developer, signatures and engineer seal and signature
 2. Need Conservation District approvals
 3. Need improvement agreement and guarantee
 4. Need sign package
 5. Need surveyor signature

Chris Wood arrived at 7:55PM to help with ordinance updates. Bob Gage left the meeting at 7:58PM.

Correspondence:

No issues with the correspondence

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Ordinance updates:

Discussion was held on finalizing the Zoning Ordinance updates and moving forward with providing a final draft for the Supervisors.

Minutes:

Motion to approve the minutes from the August 2, 2021 meeting was made by Cheeks, seconded by Miller. Motion carries unanimously.

Chairwoman Carling adjourned the meeting at 8:41PM as there was no further business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary