

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

January 8, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 8, 2024 at 7:09 by Vice Chairwoman, Rebecca Miller.

Present: Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Zoning Officer, Ed Reid, and Secretary, Cindy Parrish. Chairwoman, Marion Carling was absent due to a conflict of schedule.

Garnsey, Jeffrey: a 3-lot subdivision on Braddock Rd.

Applicant made a request via email to table the discussion until the regular meeting in February. Email is in the file.

Williams Corporate: Discuss plans for renovations to the corporate offices on Mile Lane Rd.

Early design plans were sent to Reid, and he showed them to Planning members to determine whether or not a land development would be required. A land development submission will be required.

Reagan motioned for Carling to continue as chairperson. Miller seconded the motion. Motion carried.

Petruschak motioned for Miller to continue as vice chairperson. Cooper seconded the motion. Motion carried with Reagan abstaining. Notice of Abstaining is included with the minutes.

Minutes:

Motion to approve the December 4, 2023 minutes as written was made by Cooper and seconded by Miller. Motion carried. Petruschak abstained as he was not present for the meeting.

Zoning/SALDO updates:

Miller is still working on the corrections. Discussion will continue at a later date.

Correspondence:

Correspondence was reviewed individually by the commission members.

Miller adjourned the meeting at 7:38PM as there was no further business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

February 5, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 5, 2024 at 7:03 by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Zoning Officer, Ed Reid, and Secretary, Cindy Parrish.

Garnsey, Jeffery: a 3-lot subdivision on Braddock Rd.

Atty. John Foster, Jr. was in attendance to represent Mr. Garnsey. He explained that the survey maps have been changed to address Reid's concerns about the lot configuration, but those changes are still very recent and not available for review yet. The new configuration would present a 2-lot subdivision rather than the original 3-lot subdivision. The applicant would like to postpone review of the plans until the March meeting. Discussion was held regarding on lot sewage requirements, and it was noted that a waiver request from that requirement can be made to the Board of Supervisors.

Dandy Mini Marts #19: Final Land Development on White Wagon Rd.

Josh Woodard from Hunt Engineering and Willy Rowe from Dandy Mini Marts Corporate were in attendance to present plans for the land development. They noted that the development plans have changed from last year's previously approved land development which called for the demolition and rebuild of the store. The new plans will downsize the project to only a 3400 sq. ft. addition to the building. There will no longer be any changes to the pavement area. Discussion was held. The applicant would like to have the plan reviewed as a "Preliminary Land Development" rather than as a "Final Land Development" as it was submitted.

Motion to review the plans was made by Reagan and seconded by Miller. Motion carried and the plan was reviewed with the following deficiencies noted:

1. Need title block on cover page
2. Need will serve letter for sewer and water
3. Need to add 15'x70' loading zone to the plans

Comment: File will be updated to note the change from "Final Land Development" to "Preliminary Land Development" on the application

Motion to recommend approval with the above noted deficiencies and comment was made by Cooper and seconded by Reagan. Motion carried unanimously.

Zoning Fee Schedule:

Discussion was held on suggested updates to the Zoning Fee Schedule that still need to be addressed.

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Zoning/SALDO updates:

Tabled until the March meeting.

Minutes:

Motion to approve the January 8, 2024, minutes as written was made by Miller and seconded by Cooper. Motion carried. Carling abstained as she was not present for the meeting.

Correspondence:

Correspondence was reviewed individually by the commission members.

Carling adjourned the meeting at 8:46PM as there was no further business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 4, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 4, 2024 at 7:01 by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Zoning Officer, Ed Reid, and Secretary, Cindy Parrish.

Garnsey, Jeffery: a 3-lot subdivision on Braddock Rd.

Atty. John Foster, Jr. submitted, via email, a request on behalf of the applicant to table discussions on the plans until the regular April meeting. It was noted by Reid and Parrish that we haven't received the new subdivision maps that are expected to change the plans from a 3-lot subdivision to a 2-lot subdivision. Discussion was held on how to proceed with the application.

Motion was made by Cooper to recommend disapproval on the 3-lot subdivision (#24-01) unless the applicant withdraws the submittal by March 20, 2024, based, in part, because the current plans that have been submitted as of today do not comply with existing zoning in that the home occupation building will not have a principal structure on the same lot (Section 434B1 of the Zoning Ordinance), which will cause it to become a commercial use in the Agricultural District which is not permitted (Section 310 of the Zoning Ordinance), and because no applicant was present to confirm that the application represents their current intentions. Motion was seconded by Reagan. Motion carried unanimously.

Zoning Fee Schedule:

Discussion was held on suggested updates to the Zoning Fee Schedule that still need to be addressed and how those fees are determined. Parrish will ask the Twp. Secretary to draft a resolution for the fee schedule and put it on the Supervisors' agenda.

Zoning/SALDO updates:

Miller gave updates about improved formatting solutions available when we update SALDO.

Minutes:

Motion to approve the minutes from the February 5, 2024, meeting was made by Reagan and seconded by Cooper. Motion carried unanimously.

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Correspondence:

Correspondence was reviewed individually by the commission members.

Chairwoman Carling adjourned the meeting at 8:30PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 8, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 8, 2024 at 6:58PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and review engineer William Schneider

Witmer, Michele Ann: a 2-lot subdivision on Sayre Hill Rd.

Bruce Benish of Benish Surveying presented the plans for a 2-lot subdivision on Sayre Hill Rd. The parcel will be divided and made part and parcel to the adjacent lot which is also owned by the applicant. Discussion was held.

Motion to review the plan was made by Reagan and seconded by Miller. Motion carried and the plan was reviewed with the following 2 deficiencies noted:

1. Needs a note about the utility right of way (can be submitted separately)
2. Needs Form B from Sanitation

Motion to recommend approval with the 2 noted deficiencies was made by Cooper and seconded by Miller. Motion carried.

Garnsey, Jeffery: a 2-lot subdivision on Braddock Rd.

The subdivision was tabled as there was no applicant or representative of the applicant present. It was noted that our 90 day window for action began when the plans were accepted by the Zoning Office on 3/18/24.

Dandy Corporate: a preliminary land development on Mile Lane Rd.

Willy Rowe from Dandy Corporate and Josh Woodard from Hunt Engineers presented plans for a preliminary land development of the Dandy Corporate Center on Mile Lane Rd. They are proposing a new entrance, test kitchen area on the rear, and a new warehouse building at the existing site. Discussion was held.

Part of the warehouse building has changed since the plans were submitted, and now only a concrete pad will be placed over the utility easement. The portion of the building over the easement that is depicted on the plans will be removed and replaced with a larger concrete pad area. All three utility companies have agreed that the concrete pad will be acceptable, and Rowe will give us documentation to confirm.

Schneider discussed his comments from his review of the plans.

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Motion to review the plans was made by Reagan and seconded by Cooper. Motion carried, and the plan was reviewed with the following 5 deficiencies and 1 comment noted:

1. Need to change the plans to depict concrete only over the utility easement
2. Need developer and landowner signatures
3. Need narrative regarding the existing storm water management and how the project will impact it
4. Need date and seal of professional preparing plans and reports
5. Need verification letters that all 3 utility companies are ok with the concrete pad over the easement

Motion to recommend approval with the above 5 noted deficiencies and 1 comment was made by Reagan and seconded by Petruschak. Motion carried.

Zoning/SALDO updates:

Parrish stated that the Supervisors had finalized and approved the zoning fee changes. Miller gave updates about improved formatting solutions available when we update SALDO.

Minutes:

Motion to approve the minutes from the March 4, 2024, meeting was made by Reagan and seconded by Miller. Motion carried unanimously.

Correspondence:

Correspondence was reviewed individually by the commission members.

Chairwoman Carling adjourned the meeting at 8:38PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
May 6, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 6, 2024 at 7:02PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid. Rebecca Miller was unable to attend due to a scheduling conflict.

Garnsey, Jeffery: a 2-lot subdivision on Braddock Rd.

Attorney John Foster, Jr. was in attendance to represent Garnsey and present the plans for a 2-lot subdivision on Braddock Road. He discussed changes from the previously submitted 3-lot subdivision which was denied approval. The certificate of occupancy for the house on Lot-3 is currently being finalized. Reid stated that no certificate of occupancy can be issued for the cabin on Lot-13 because it does not meet minimum square footage requirements. Reid explained that the house is now listed for rent online which would prohibit the continuation of Garnsey's home occupation in the garage. A permit has also not been obtained for that home occupation. Discussion was held.

Discussion continued regarding missing permit and certificates of occupancy for additions to the garage and an additional business being operated in it and the criteria for home occupations versus a welding "business". Reid said that the welding must be artistic in nature to still qualify for a home occupation. Carling asked about the number of employees currently working there, and Foster, Jr. stated that there is one employee. Reid noted that the cabin, as it is now, would constitute an accessory structure, not a principal structure, and it would have to meet all building codes to become a principal structure. Discussion was held regarding sewage, the access easement, and accessory structures not being permitted without a principal structure on the parcel. Possible procedural routes to rectify the discrepancies were discussed. Cooper suggested that the cabin be moved to the parent parcel, and conversation occurred regarding how the access easement would affect setbacks.

Motion to review the plans was made by Cooper and seconded by Reegan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Plans need to correctly depict the removal of the cabin from Lot-13
2. Need waiver for off-lot septic for Lot-13

Motion to recommend approval with the above noted deficiencies was made by Cooper and seconded by Petruschak. Motion carried.



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Corrected plans or a withdrawal letter will be submitted by May 24, 2024.

Zoning/SALDO updates:

Reagan stated that we need to address tiny home and vacation rentals. Reid would like a stand-alone ordinance for short term rentals. Conversation was held.

Minutes:

Motion to approve the minutes from the April 8, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried unanimously.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

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

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
June 3, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 3, 2024 at 6:59PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid, and township review engineer William “Skip” Schneider. Rebecca Miller was unable to attend due to a scheduling conflict.

Soper, Roger: a 2-lot subdivision on Green Mountain Dr.

Bruce Benish from Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Green Mountain Drive. Mr. Soper was also in attendance. Discussion was held. It was noted the the existing contours were not labelled.

Motion to review the plan was made by Cooper and seconded by Reagan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need to add cartway width
2. Need to label contours
3. Need sewage module

Motion to recommend approval with the above noted deficiencies was made by Reagan and seconded by Cooper. Motion carried, and approval was recommended.

Patterson-UTI: a preliminary land development on Mile Lane Rd.

An introduction to the preliminary land development plan and those in attendance was given by Russ Marold, Operations Manager for NexTier, a Patterson-UTI company. He noted that they are looking to expand to 3 facilities in Pennsylvania with the addition of this facility which will be a cement bulk plant and lab. The location would employ 10-15 employees including support positions. They estimate they would need 5 cementing pumps and 8-12 bulk trucks initially.

The presentation was turned over to Caleb Anderson of JHA Companies. He stated that the batch plant will be located between the current Patterson facility and the Dandy Corporate offices. The site will be accessed through the existing driveway on King Road. Discussion was held about the access drives and the current county assigned address for the property as well as the location of the batch plant. The trucks will be NexTier trucks and not contractors. Discussion was held about the weight of the trucks (80,000 pounds) and the weight limit on King Road. Reid stated there is no weight limit on King Road, and Schneider noted that the road was designed hold water trucks and other gas industry vehicles.

Reagan asked about noise, and Marold explained that a sound survey had already been conducted on an existing site with the equipment they will be repurposing for this one and was modeled for the township location and, at full operational capacity, it will be between 5-8 decibels above the current ambient level. Cooper asked about the hours of operation, and they typically operate during daylight hours but could experience some after-hours loading and transporting of materials.

Mike Brillhart from NexTier explained that the site will operate to blend dry cement and additives which will be taken to various locations. The mixing of cement will be off site. He noted that all materials are packaged and housed and that no loose material will be stored on site. There will be no crushing or washing of materials. Discussion was held regarding cleanup and lighting. The silos will be 20-25' in height. The existing underground storm water facilities will not be disturbed. Schneider asked about the NPDES permit and the storm water O&M.

Schneider reviewed his comment letter and said that most items were already addressed. He also noted that most of the items will be presented as evidence in the upcoming Conditional Use hearing.

Brillhart stated that they hope to be operational within the year. Discussion was held about the gas activity in the area.

The application will be updated to change the applicant name from "Patterson-UTI" to "Patterson-UTI/NexTier". Parrish will update the file accordingly.

Schneider suggested that they change the Conditional Use application to reflex the use as "Industrial complexes or Industrial parks" rather than "Mineral extraction operations" as that is more indicative of how they will be utilizing the property. Discussion was held.

Motion to review the plan was made by Reagan and seconded by Petruschak. Motion carried, and the plan was reviewed with the following deficiencies and comments noted:

1. Needs adjacent property owners listed
2. Needs new O&M for storm water
3. Need to label existing contours
4. Need owner's signature
5. Need lighting plan
6. Need Conditional Use approval
7. Need updated applicant info on the cover sheet

Comment: Ask the county if they can be addressed off of King Road

Discussion was held about making the submittal "preliminary/final" rather than "preliminary" and about the improvement guarantee bond. Reid will check with the township solicitor for his input.

ATPC minutes

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Motion to table the recommendation until the July 1, 2024, meeting was made by Cooper and seconded by Reagan. Motion carried.

Zoning/SALDO updates:

Discussion was tabled.

Minutes:

Motion to approve the minutes from the May 6, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried with Cooper voting "NO".

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 9:27PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
June 3, 2024

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ATPC minutes

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Zoning/SALDO updates:

Discussion was tabled.

Minutes:

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Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 9:27PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
June 3, 2024

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Zoning/SALDO updates:

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Minutes:

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Zoning/SALDO updates:

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Minutes:

Motion to approve the minutes from the May 6, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried with Cooper voting “NO”.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 9:27PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
June 3, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 3, 2024 at 6:59PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid, and township review engineer William “Skip” Schneider. Rebecca Miller was unable to attend due to a scheduling conflict.

Soper, Roger: a 2-lot subdivision on Green Mountain Dr.

Bruce Benish from Bruce Benish Surveying was in attendance to present the 2-lot subdivision on Green Mountain Drive. Mr. Soper was also in attendance. Discussion was held. It was noted the the existing contours were not labelled.

Motion to review the plan was made by Cooper and seconded by Reagan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need to add cartway width
2. Need to label contours
3. Need sewage module

Motion to recommend approval with the above noted deficiencies was made by Reagan and seconded by Cooper. Motion carried, and approval was recommended.

Patterson-UTI: a preliminary land development on Mile Lane Rd.

An introduction to the preliminary land development plan and those in attendance was given by Russ Marold, Operations Manager for NexTier, a Patterson-UTI company. He noted that they are looking to expand to 3 facilities in Pennsylvania with the addition of this facility which will be a cement bulk plant and lab. The location would employ 10-15 employees including support positions. They estimate they would need 5 cementing pumps and 8-12 bulk trucks initially.

The presentation was turned over to Caleb Anderson of JHA Companies. He stated that the batch plant will be located between the current Patterson facility and the Dandy Corporate offices. The site will be accessed through the existing driveway on King Road. Discussion was held about the access drives and the current county assigned address for the property as well as the location of the batch plant. The trucks will be NexTier trucks and not contractors. Discussion was held about the weight of the trucks (80,000 pounds) and the weight limit on King Road. Reid stated there is no weight limit on King Road, and Schneider noted that the road was designed hold water trucks and other gas industry vehicles.

Reagan asked about noise, and Marold explained that a sound survey had already been conducted on an existing site with the equipment they will be repurposing for this one and was modeled for the township location and, at full operational capacity, it will be between 5-8 decibels above the current ambient level. Cooper asked about the hours of operation, and they typically operate during daylight hours but could experience some after-hours loading and transporting of materials.

Mike Brillhart from NexTier explained that the site will operate to blend dry cement and additives which will be taken to various locations. The mixing of cement will be off site. He noted that all materials are packaged and housed and that no loose material will be stored on site. There will be no crushing or washing of materials. Discussion was held regarding cleanup and lighting. The silos will be 20-25' in height. The existing underground storm water facilities will not be disturbed. Schneider asked about the NPDES permit and the storm water O&M.

Schneider reviewed his comment letter and said that most items were already addressed. He also noted that most of the items will be presented as evidence in the upcoming Conditional Use hearing.

Brillhart stated that they hope to be operational within the year. Discussion was held about the gas activity in the area.

The application will be updated to change the applicant name from "Patterson-UTI" to "Patterson-UTI/NexTier". Parrish will update the file accordingly.

Schneider suggested that they change the Conditional Use application to reflex the use as "Industrial complexes or Industrial parks" rather than "Mineral extraction operations" as that is more indicative of how they will be utilizing the property. Discussion was held.

Motion to review the plan was made by Reagan and seconded by Petruschak. Motion carried, and the plan was reviewed with the following deficiencies and comments noted:

1. Needs adjacent property owners listed
2. Needs new O&M for storm water
3. Need to label existing contours
4. Need owner's signature
5. Need lighting plan
6. Need Conditional Use approval
7. Need updated applicant info on the cover sheet

Comment: Ask the county if they can be addressed off of King Road

Discussion was held about making the submittal "preliminary/final" rather than "preliminary" and about the improvement guarantee bond. Reid will check with the township solicitor for his input.

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Motion to table the recommendation until the July 1, 2024, meeting was made by Cooper and seconded by Reagan. Motion carried.

Zoning/SALDO updates:

Discussion was tabled.

Minutes:

Motion to approve the minutes from the May 6, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried with Cooper voting “NO”.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 9:27PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary



ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
July 1, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 1, 2024 at 7:00PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid. Township review engineer William “Skip” Schneider was unable to attend.

**Patterson-UTI**: a preliminary/final land development on King Rd.

Russ Marold, Operations Manager for NextTier, a Patterson-UTI company presented changes that have been made to the plans for the batch plant since last month’s meeting. He addressed the comment letter from Schneider. The dumpster location was discussed, and discussion was held about sound barriers and the sound survey that was completed. Sound barriers will not be used as the survey deemed them unnecessary. The batch plant is now more centrally located on the lot than it was at the time of the sound survey.

Motion to review the plan was made by Petruschak and seconded by Reagan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Dumpster location needs to be shown on the plans
2. Need copy of air quality RFD upon receipt
3. Need waiver for Improvement Agreement and Improvement Guarantee
4. Need updated O&M agreement
5. Need 4 parking spaces shown on the asphalt

Motion to recommend approval with the above 5 deficiencies was made by Miller and seconded by Petruschak. Motion carried.

**Ingersoll Rand Federal Credit Union (IRFCU)**: a final land development on McDuffee St.

No one was in attendance to represent IRFCU in the matter. Discussion was held about the as-builts, but no action was taken.

Discussion was held about notifying applicants of meeting dates, and Parrish will begin sending letters to applicants upon receipt of plan submissions.

**Zoning/SALDO updates**:

Discussion was tabled.

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Minutes:

Motion to approve the minutes from the June 3, 2024, meeting was made by Cooper and seconded by Petruschak. Motion carried. Miller abstained as she was not present for the June meeting.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:04PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 5, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 5, 2024 at 7:00Pm by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Matt Cooper, Bob Petruschak, Zoning Officer Ed Reid, and Township review engineer William "Skip" Schneider. Ron Reagan was unable to attend.

**Ingersoll Rand Federal Credit Union (IRFCU):** Final land development on McDuffee St

IRFCU presented the Final "As Built" maps to the Planning Commission. Discussion was held on drainage added near McDuffee Street entrance around why the size of pipe was used. Noted that calculations showed minimal drainage near that location but wanted to prevent any water from flowing to McDuffee Street.

Motion to review the plan was made by Petruschak and seconded by Cooper. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need all signature blocks missing on the "As Built" plans. Also, need signatures on plans.
2. Need finalized O&M agreement
3. Need a copy of the Highway Occupancy Permit (HOP) Closeout
4. Need to add stop signs to the "As Built" maps

Motion to recommend approval with the above 4 deficiencies was made by Cooper and seconded by Petruschak. Motion carried.

**Blow, Roberta:** 2-lot subdivision on Wolcott Hollow Rd.

Subdividing Lot 2 into Lot 2 & Lot 3. Lot 1 was previously split from parcel. Discussion was had on the driveway access for Lot 3. At one time there was a farm access where the proposed driveway is to go. Applicants were given contact information at PennDOT to have the driveway added back to the property. Applicants stated that Lot 3 would be used as a hunting property.

Motion to review the plan was made by Cooper and seconded by Petruschak. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need to mark the location of Light Pole (electric service)
2. Need notarized signature for Executors of the Will (Owner Block signature)
3. Need to add the setbacks for subdivision line.
  - a. Back of Lot 2 at 30 ft
  - b. Front of Lot 3 at 15 ft

Motion to recommend approval with the above 3 deficiencies was made by Miller and seconded by Petruschak. Motion carried.

**Triking Ventures (Burger King):** Preliminary/Final land development on Elmira St.

Representative from Triking Ventures presented maps for upgrading around Burger King on Elmira St. Burger King would go from a single drive-thru to a double drive-thru. Discussion was had over parking due to losing some spaces for the drive-thru change. Asked about how fast they planned on starting. Stated that they would like to get started as soon as possible to beat the weather. Plans provided were more focused on building development than land development.

Motion to table the review of the maps was made by Cooper and seconded by Petruschak. Motion carried.

Zoning/SALDO Updates:

Suggested having a working meeting in September

Meeting date to be determined at September XX, 2024 meeting

Minutes:

Motion to approve the minutes from the July 1, 2024 meeting was made by Cooper and seconded by Miller. Motion carried.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:33PM as there was no further business before the commission.

Respectfully submitted,

Rebecca Miller

Acting Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting  
September 9, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 9, 2024 at 7:01PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Matt Cooper, Ron Reagan, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid.

**Triking Ventures #24-10:** a preliminary/final land development on Elmira St.

Richard Bartlett from Triking Ventures presented plans for renovations to the drive-thru at the Burger King property on Elmira St. Reid stated that the comment letter from township review engineer Wm. Skip Schneider had no adverse comments. Discussion was held about parking capacity and site plans.

Motion to review the plan was made by Miller and seconded by Cooper. Motion carried, and the plan was reviewed with zero deficiencies noted.

Motion to recommend approval was made by Miller and seconded by Reagan. Motion carried.

**Witmer, Michele Ann #24-11:** a 2-lot subdivision on Sayre Hill Rd.

Scott Williams from Butler Surveying and Tom McCloe were in attendance to present the 2-lot subdivision on Sayre Hill Rd. A POA is on file for McCloe to represent Witmer in the matter. Discussion was held.

Commission member Bob Petruschak arrived at 7:37PM.

Motion to review the plan was made by Cooper and seconded by Miller. Motion carried, and the plan was reviewed with zero deficiencies noted.

Motion to recommend approval was made by Cooper and seconded by Reagan. Motion carried.

**Amato, Anna #24-12:** a 3-lot subdivision on King Rd.

Scott Williams and John Amato were in attendance to present the 3-lot subdivision on King Rd. It was noted that the agenda incorrectly said "Kind Rd" which was a typo. A POA is on file for John Amato to represent Anna Amato in this matter.

They are proposing to convert the existing 2 lots into 3 lots. There will be a proposed easement agreement for a shared driveway for lots 2 and 3. Discussion was held.

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Motion to review the plans was made by Miller and seconded by Reagan. Motion carried, and the plan was reviewed with zero deficiencies found.

Motion to recommend approval was made by Miller and seconded by Reagan. Motion carried.

Discussion was held about the unexecuted easement agreement with Amato's signature that is in the file. That record will remain in the file as evidence of his intent to grant the easement access if the property is ever sold.

**Zoning/SALDO updates:**

Miller stated that she asked at the August meeting if we could schedule a separate meeting for these updates. Discussion was held. Parrish will send an email on 9/17/24 to schedule a date since October submissions are due the day before.

**Minutes:**

Motion to approve the minutes from the August 5, 2024, meeting was made by Cooper and seconded by Petruschak. Motion carried.

**Correspondence:**

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:26PM as there was no other business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting  
October 7, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 7, 2024 at 7:02PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Matt Cooper, Ron Reagan, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid. Bob Petruschak was unable to attend due to a scheduling conflict. Stacey Sickler was also in attendance to discuss accessory dwelling units.

**Applicants to be heard:** none

**Stacey Sickler:** Stacey Sickler was in attendance to discuss secondary/accessory living structures on a single parcel. She gave a PowerPoint presentation. The slides from that presentation are attached. She spoke about the current affordable housing crisis, interest rates, and the lack of supply in the housing market. She noted that accessory dwelling units (ADUs) would aid in creating a supply of houses on the market. ADUs are currently not allowed in the township unless they are attached to the primary structure. She stated that Freddie Mac and Fannie Mae will now finance (with some restrictions) properties that have an ADU on site whereas they previously would not. A copy of the eligibility criteria is attached. Discussion was held, and the Planning Commission will look into the matter further.

**Zoning/SALDO updates:** The updates/revisions are not available yet. Discussion was briefly held about commercial and accessory solar.

**Minutes:** Motion to approve the minutes from the September 9, 2024, meeting was made by Miller and seconded by Reagan. Motion carried.

**Correspondence:** Correspondence was reviewed individually by the commission members and was noted on the agenda

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

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting  
November 4, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 4, 2024 at 7:02PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid. All others in attendance are noted on the attached sign-in sheet. Rebecca Miller was unable to attend due to a scheduling conflict.

**Applicants to be heard:** none

**Comment on Conditional Use application for GreenKey Solar:** Tracy Tackett from GreenKey Solar was in attendance to discuss their plans for a solar facility on the Ann Rosh property that abuts Ellistown Road. The Conditional Use hearing is scheduled for November 14, 2024, at 6:00PM. Tracy presented their plans and discussed project specifics. A copy of the slides from her presentation are attached. Approximately 25 acres of the 36 acre parcel will be developed as the solar facility. The project will provide enough power for 900-1100 homes. The company looks for substations that have existing capacity. They expect no increase in traffic except during construction. The inverters, transformers, and cooling fans are the only sound generators on-site, and they will be centralized on the property.

After the presentation, Planning Commission members had follow-up questions. The answers provided and the member who asked are as follows:

(Cooper): GreenKey currently operates 10-15 facilities, and the oldest has been in operation for about 12 years.

(Cooper): The average lifespan of a facility is 25-40 years.

(Cooper): Panels rarely need replacing. 6 were recently replaced at a facility due to a fire that started at the road (it was noted that the facility was NOT responsible for causing the fire).

(Cooper): When panels are damaged/removed GreenKey encourages that they be recycled, but they may end up in a landfill.

(Cooper): Pesticides might be used especially at the beginning to help with vegetative growth, but then they hope not to use them. Grazing is welcomed if they can find an available herd, but they assume that they will be contracting someone to mow the property.

(Cooper): Two property value studies have been conducted. Those studies were handed to the Commission and are included in the CU file. The studies showed zero to negligible impact on neighboring property values.

(Cooper): The property will be seeded first, then fenced, then the racking system will be installed (6-9 months overall). The greatest noise disturbance will be for about 2 weeks as the racking is installed.

(Cooper): The working hours during construction are typically 7AM-6PM, but that varies depending on the municipality and CU restrictions.



(Cooper): The traffic during construction would consist of tractor trailers and contractors. The panels will generally be delivered within the same time period. No crane will be used.

(Cooper): The panels will be fixed tilt and stationary.

(Cooper): Dust control will be done if necessary.

(Cooper): There is vegetation on the site now so they see no issue with establishing vegetation despite the parcel having been previously used for surface mining.

(Cooper): Typically, the timber area will be clear cut, but they try to avoid that if possible.

(Reagan): S1 and S2 will be developed at the same time. The project is broken in to 2 projects for utility purposes. They are allowed 3MW max at a facility but are allowed 2 facilities on a site.

(Reagan): They contract with relatively local contractors to respond to an “emergency”.

(Reagan): In case of a fire, the panel melt. They don’t burn and have little to no toxic materials.

(Reagan): If winds loosen the panels, it does not become an emergency situation, but there productivity will drop so they’ll get someone on site promptly.

(Reagan): Any fires usually start at the transformers, and there will be a kill-switch located at the first pole that the fire company would come to. The fire company will have gate access, and they are happy to do a training with the local fire company. There will be no batteries on site.

(Cooper): They do not plan to add batteries in the future, but the township could make it a condition that they can’t have batteries on site and would need to come back before the Board if they wanted to do so.

Cooper noted that plastic WILL burn so there is not NO environmental impact in the case of a fire.

(Cooper): Photos of the panels damaged in the previously discussed fire will be sent.

(Petruschak): A list of materials on the panels will be sent so members can research it themselves.

(Petruschak): They send someone out to clear the panels after a snow storm because they aren’t productive when covered.

(Petruschak): It will take 6-9 months to construct the site.

(Cooper): It will be a couple of years before they break ground.

(Reagan): It’s standard for the bond to have a clause to be reviewed periodically to account for inflation and such.

(Reagan): There will be 4 fans/inverter.

Discussion was held about road bonding during construction, the fans, and noise.

(Cooper): The existing trees are not enough to block visibility, but they will be happy to increase the screening.

(Reagan): They might need NPDES and will have to meet state utility regulations, but most of the permitting process is at the local level.

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Discussion was held about how they choose sites and local regulations and determining when lines are saturated.

(Cooper): The proposed development on the New York side of the border is a different company.

Discussion was held about setbacks, buffers, and screening. Contact information will be available to the residents. The Land Development could potentially be submitted to the township in the Spring (2025).

The floor was opened to resident questions, and discussion was held about pesticides and well contamination. Tackett said it shouldn't be a concern.

Motion by Cooper, second by Reagan to comment to the Supervisors:

“No adverse comment, but request the following conditions be set:

1. No broken panels on site
2. Prohibit batteries on site
3. Set up meeting and training with the fire company
4. Ask that it be constructed/maintained without herbicides”

Motion carried.

**Zoning/SALDO updates:** The updates/revisions are not available yet. Discussion was briefly held about accessory dwelling units and the process to create ordinances to address them.

**Minutes:** Motion to approve the minutes from the October 7, 2024, meeting was made by Cooper and seconded by Reagan. Motion carried. Petruschak abstained as he was not in attendance for that meeting.

**Correspondence:** Correspondence was reviewed individually by the commission members and was noted on the agenda

Chairwoman Carling adjourned the meeting at 8:35PM as there was no other business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting  
December 2, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 2, 2024, at 7:01PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Bob Petruschak, Matt Cooper, Secretary, Cindy Parrish. Ron Reagan and Zoning Officer, Ed Reid were unable to attend due to a scheduling conflict.

**Applicants to be heard:**

none

**2025 Meeting dates:**

Motion to set the 2025 meeting dates at 7:00PM on the dates listed on the agenda with the exception of changing November to November 10 and August to August 4 was made by Miller and seconded by Cooper. Motion carried, and the 2025 meeting dates will be as follows:

January 13, February 3, March 3, April 7, May 5, June 2, July 7, August 4,  
September 8, October 6, November 10, December 1

**Zoning/SALDO updates:**

Discussion was held regarding the formatting of files for both Zoning and SALDO

Cooper made the following suggestions/notes as to what he believes we need to address:

1. Solar
2. Accessory dwelling units
3. Digitizing the Zoning Map (Parrish will ask our website designer and County Planning for input)
4. The illustrations in SALDO (drainage, etc) should be digitized

Parrish will check to see if we need to advertise the meetings to update the ordinances if we were to schedule them outside of the regular meeting time/date and will email members to remind them to coordinate availability for Fridays in the first 6 months of 2025.

**Minutes:**

Motion to approve the minutes from the November 4, 2024, meeting was made by Cooper and seconded by Petruschak. Motion carried. Miller abstained as she did not attend that meeting.

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**Correspondence:**

Correspondence was reviewed individually by the commission members and was noted on the agenda

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

Respectfully submitted,

Cynthia R. Parrish

Secretary