

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 14, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 14, 2015 at 7:01PM by Chairman, Scot Saggiomo. Scot Saggiomo introduced and welcomed Jason Rogers, the new member of the Planning Commission.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Ron Reagan arrived later at 7:14PM. All others in attendance signed a sign-in sheet hereby attached.

GARY W./SANDRA L. DEVOE #15-8

Patrick Grimes, PLS of JHA Companies presented (8) copies of a survey plan dated May 11, 2015 for a Preliminary/Final Plan application for a two-lot subdivision located on McCardle Road, zoned Agricultural/Woodland Conservation along with a Project Narrative, Parent tract Deed, Sewage Planning information and Non-Building Waiver for Lot 2, Right-of-Way Maintenance Agreement, notarized letter of representation, and received by the Zoning Office on August 24, 2015.

Check #1225 from Gary W. and Sandra L. Devoe dated August 21, 2015 was received by the Zoning Office on August 25, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #1135 in the amount of Twenty-five and no/100 (\$25.00) Dollars dated August 2, 2015 made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need to list and initial the cart path by the Surveyor on the Plan.
- 2) Lack of Sewage Planning Module from Bradford County Sanitation Office.

Motion by Marion Carling, second by Clif Cheeks to recommend approval to the Supervisors of the Preliminary/Final Plan at their meeting to be held on September 30, 2015 at 7:00PM contingent on resolution of the deficiencies, and motion carried with Ron Reagan abstaining.

RYAN P./AMANDA J. FENTON #15-9

Dillon Marino of Navarro & Wright presented (8) copies of a survey plan dated August 24, 2014 along with a Preliminary/Final

Subdivision Plan application for a one-lot subdivision, Lot#2 to become part and parcel to Lot#1 of Craig A. Wilkinson located at 271 Wilkinson Lane, zoned Woodland Conservation. Also received was a Location Map, Project Narrative, copy of the Deed and received by the Zoning Office on August 24, 2015.

Check #1546 of Ryan Fenton dated August 21, 2105 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars for filing fee was received by the Zoning Office on August 25, 2015 along with Check #1547 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states that Mr. Wilkinson currently owns an existing 20.285 acre lot with a house, outbuildings, well and septic system. Mr. Wilkinson is proposing to subdivide 10.01 acres off of the existing tract to create Lot#2 which is to become part and parcel to Lot#1 owned by Ryan and Amanda Fenton. Lot#1 is 3.156 acres with an existing residential home, well and septic disposal area serviced by an existing driveway. Lot#2 is to be 10.01 wooded acres and will become part and parcel to Lot#1. Lot#3 is the remaining lands of Craig A. Wilkinson with an existing residential home, well and septic disposal area served by an existing driveway with outbuildings. The balance of the remaining lot will be 10.275 acres. The Fentons have a 50 foot right-of-way existing and in use.

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

1. Need a letter from the surveyor that the pins were set and the date they were set for the file.

Motion by Clif Cheeks to recommend Preliminary/Final Plan approval to the Supervisors at their meeting to be held on September 30, 2015 at 7:00PM contingent on resolution of the deficiency, second by Marion Carling, and motion unanimously carried.

CONDITIONAL USE REVIEW FOR TREHAB/GATEWAY COMMONS

Letter dated July 29, 2015 and received from the Athens Township Supervisors requested a planning review of the above Conditional Use Hearing application for a land development located off Gateway Industrial Park Road for a proposed 40-unit townhouse development on their 32.24 acre parcel.

Dave Young, P.E. of JHA Companies presented an overview of the proposed land development prior to the review of the Planning Commission. He explained that a 15-acre parcel is being subdivided from the parent parcel to be developed and that the rest of the parcel

is not being developed at this time. It is proposed for forty (40) units of townhouses contained within ten (10) buildings. There is a community building for recreational activities for the residents, a playground and Pavilion area. They are waiting to hear from the Department of Environmental Protection on the soil content of the land development. He also explained that the applicant is requesting two waivers from the SALDO (1) a 100-foot centerline radius instead of the 200-foot centerline radius which is required by the Ordinance; and (2) a waiver not to have to put curbing around the development as they want to eliminate that to allow for drainage and instead plan to install curbing in front of the units. Mr. Young stated that pending approval of the Supervisors, construction is proposed for the Spring.

The Planning Commission reviewed this application and will comment to the Supervisors the following:

- 1) Have concern about the additional traffic which will be generated on Wolcott Hollow Road and State Route 220.
- 2) There were no adverse comments to the Waiver requests.

CONDITIONAL USE REVIEW FOR NHS BRADFORD

Letter dated August 17, 2015 from the Athens Township Supervisors requested a Planning review of the Conditional Use application of NHS Bradford for a proposed group home to house three (3) persons plus staff located at 200 Weaver Road.

No one appeared on behalf of NHS Bradford for the review of this application.

The Planning Commission reviewed the application and will comment to the Supervisors the following:

- 1) No representative was present for questions of the Commission.
- 2) There were no adverse comments to this application.
NOTE: The Lease Agreement in the file states that the property is located in Athens Borough.

Motion by Clif Cheeks to approve the Minutes of July 6, 2015 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 9:25PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

