

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
May 1, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 1, 2017 at 6:58PM by Vice Chairman, Marion Carling.

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

**WILLIAMS TOYOTA #17-01**

Tim Gourley, P.E. of Dietz-Gourley Consulting LLC was present along with Dave Adams of AJH Design, Building Architect, and presented (5) copies of a revised Preliminary Site Plan dated April 10, 2017 for a land development application located at 2468 Elmira Street, zoned Commercial, accompanied by a letter received by the Zoning Office on April 10, 2017. A revised Cover Page, Project Narrative-1A, Project Drawing, Parking Inventory, PennDOT HOP issued May 14, 1998, and Site Maneuvers was received by the Zoning Office on this date as well. The letter of Mr. Gourley addressed the comments of Skip Schneider, Township Engineer, dated February 23, 2017. Mr. Gourley's letter is hereto attached for reference.

Mr. Gourley stated that Phase 1 was proposed for June 1, 2017 to approximately April 1, 2018 for construction to be completed, and Phase 2 was proposed for January 2020 to the Summer of 2020 for completion. The paving of the parking area prior to Phase 2, and the storm water impact with reference to complying with the Zoning Ordinance, was discussed. The Planning Commission stated that it may be necessary to require a Bond for the guarantee of the area for paving of the employee parking and loading stall.

Motion to review the land development Plan for Phase 1 for Preliminary Plan approval by Clif Cheeks, second by Jason Rogers, and motion unanimously carried. A checklist was completed and the deficiencies are as follows:

1. Comments in Skip Schneider's letter dated April 24, 2017 with the exception of #5 which has been resolved.
2. Need ADA Parking to be compliant.
3. Need owner's signature on the Plan.

Comment: Prior to occupancy, the issue of an Improvement Guarantee needs to be resolved.

Motion by Ron Reagan, second by Jason Rogers to recommend Preliminary Plan approval for Phase 1 to the Supervisor's at their meeting to be held on May 31, 2017 at 7:00PM, contingent upon resolution of the deficiencies, and motion unanimously carried.

**SAYRE USED AUTO SALES, LLC #17-02**

Tim Gourley, P.E. of Dietz-Gourley Consulting, LLC presented eight (8) copies of an application for a land development dated April 7, 2017 and received by the Zoning Office on April 10, 2017 on behalf of the owner of the existing Tobacco World facility, Tariq Awan, for property located at 2477 Elmira Street, zoned Commercial. Documents received were Project Narrative, Storm water Management Plan, E&S Plan, Deed, FEMA Map and Lighting Plan, all dated April 7, 2017.

Project Narrative states that Sayre Used Auto Sales, LLC proposes to install parking and stormwater management facilities for a proposed used car dealership at 2477 Elmira Street, Sayre PA in Athens Township, Bradford County, Pennsylvania. The project location is in the Commercial Zoning District and not within the 100-year flood plain. The parcels are utilized by the existing Tobacco World facility.

The proposed facility will include approximately 1,600 SF of automotive service area and approximately 2,400 SF of retail area. The maximum number of employees on a single shift is estimated to be three (3). All repairs and material storage will occur inside the building.

The proposed expansion will include the parcel as noted above. The site plan details the site layout. No additional utilities are required; services to the existing building will be utilized.

Sayre Used Auto Sales, LLC will secure the required E&S permit from the Bradford County Conservation District. A copy of the E&S Plan was included with the submission. Copies of the permits issued by the Bradford County Conservation District will be forwarded to the Township upon receipt. Site stormwater will be controlled by a proposed stormwater facility.

The owner, Tariq Awan, was not present and no Power of Attorney was in place, so the Planning Commission could not proceed with a formal review of the application. Skip Schneider, Township Engineer, had submitted a letter dated April 26, 2017 with review comments to the application, and Mr. Gourley asked that he could be advised of

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those comments and the formal review be postponed to the next meeting on June 5, 2017. The comments of Skip Schneider were submitted to Mr. Gourley and are hereto attached for reference.

Check #1263 from Imperial Tobacco Outlet LLC dated March 10, 2017 in the amount of Five Hundred (\$500.00) Dollars was received by the Zoning Office on April 13, 2017 along with Check #030918 from Sayre Used Auto Sales LLC dated March 10, 2017 for One Thousand Five Hundred (\$1,500.00) Dollars for Engineer review fees, and Check #1281 from Imperial Tobacco Outlet LLC made payable to the Bradford County Treasurer for the County review fee.

Motion by Clif Cheeks to accept the Minutes as read, second by Jason Rogers, and motion was unanimously carried.

The meeting was adjourned at 8:35PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary