

# ATHENS TOWNSHIP ZONING HEARING BOARD

August 24, 2021

Zoning Hearing Board members in attendance were: Chairman Bill Bresser, Rick Felt, and Cheryl Wood-Walter. Ed Reid, Zoning Officer, and Secretary, Cindy Parrish. Stenographer was Tonia Tinker of CSR Court Reporting. Sign-in sheet was available for all others in attendance and is hereby attached.

Chairman Bill Bresser called the meeting to order at 6:33PM. Motion to ratify the vote to have J. Wesley Kocsis serve as interim solicitor for this meeting was made by Felt, seconded by Wood-Walter. Motion carried unanimously.

## **Approval of Minutes**

Motion by Wood-Walter to approve the minutes from June 22, 2021, second by Felt, and motion carried unanimously.

## **Correspondence**

Board members reviewed the correspondence file

## **Athens (Front) DPP, LLC**

### **Parcel #09-020.13-055-000-000**

### **Application for Special Exception Approval**

Bob Gage of GBT Realty Corporation and Michael Lusaitis of Steckbeck Engineering & Surveying, Inc. were in attendance to request a Special Exception approval to place a convenience market/general store (Dollar General) on a parcel in the Rural Center District for a proposed development on Front St. The subject property is owned by Timothy D. Robinson and is located at 1100 Front Street, Athens, PA (Tax Parcel No. 09-020.13-055).

Public hearing was held, and a presentation was given by the developers.

Chairman Bresser took the Board into executive session at 7:53PM. The hearing resumed at 8:18PM.

Motion to approve the Special Exception with three (3) requirements by Felt, second by Bresser. The motion carried unanimously. The requirements are as follows:

1. Lighting must be turned off by 11PM
2. Shrub height at the front of the property must be a minimum of 4' and maximum of 6'
3. The parking lot light spillage deficiency noted in the Land Development must be resolved

Atty. Kocsis asked the applicant to waive the 24hr requirement for a written decision, and Gage agreed.

Motion to adjourn the meeting at 8:24PM as there was no further business to discuss was made by Wood-Walter and seconded by Felt. Motion carried unanimously and the meeting adjourned.

Respectfully submitted,

Cynthia R. Parrish, Secretary