

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 12, 2022

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September, 2022 at 7:04PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, Ron Reagan and Jason Rogers, Secretary, Cindy Parrish, and Zoning Officer Ed Reid. William “Skip” Schneider from BOW Renewables was also in attendance as the township’s review engineer. A sign-in sheet was available for all others in attendance and is attached.

Horton, Robert/Barbara: 2-lot subdivision on Glen Valley Road:

Robert Horton, Thomas Horton, and Karen Davis were in attendance as executors of the estate to present a 2-lot subdivision on Glen Valley Road. Discussion was held regarding the configuration of the lots and the easement access to the lot by the river.

Motion to review the plan was made by Rogers and seconded by Reagan. Motion carried unanimously. The plan was reviewed and one (1) deficiency was noted:

1. Need a waiver from the Supervisors for easement width or need to have continuous 50’ of easement

Motion to recommend approval with the above noted deficiency was made by Reagan and seconded by Cheeks. Motion carried unanimously.

Dandy Mini Mart #19: Land Development on White Wagon Road

Willy Rowe from Dandy Mini Mart and Josh Woodard from Hunt Engineering were in attendance to present plans for a new land development for Dandy Mini Mart #19 on White Wagon Road. They plan to demolish the existing store and build a new/larger one. The storm water management will remain the same. They will lose some parking spaces but still be in compliance with the ordinance. All utilities will stay the same with the exception of a larger line being installed for water. A “Dandy Jr.” shed/store will be placed on site because the pumps will still be open during construction. Discussion was held about whether the plans are Preliminary or Preliminary/Final. Schneider discussed his comment letter. More discussion was held about Preliminary/Final submittals. Rowe stated that they will submit as Preliminary only.

Motion to review the plans was made by Rogers, seconded by Cheeks. Motion carried unanimously. The plans were reviewed, and the following deficiencies were noted:

1. #5 on the review checklist needs to be added to the plans
2. #6 on the review checklist needs to be added to the plans
3. #9 on the review checklist needs to be added to the plans
4. #10 on the review checklist needs to be added to the plans
5. Need new impervious coverage calculations, and, if over the previously granted variance allotment for impervious coverage, will need a new variance or need to not increase impervious coverage at all
6. Need copy of survey map from the 2011 land development project
7. Need owner's signatures
8. ADA parking spaces need to be 10'x20'
9. Add "Land Company" after "Athens Township" on pg. L0.1
10. Address all comments from Schneider's review letter

Motion to recommend approval with the above noted deficiencies was made by Rogers, Seconded by Cheeks. Motion carried unanimously.

Cameron Group, LLC: Preliminary/Final Land Development on Elmira St.

Kevin Langan from Cameron Group, LLC offered to allow the Prados subdivision to be heard before his project, and everyone agreed.

Prados, Ronald/Diana: 2-lot subdivision on Hillcrest Drive

Bruce Benish from Benish Surveying was in attendance to present a 2-lot subdivision on Hillcrest Dr. Discussion was held.

Motion to review the plans was made by Cheeks and seconded by Rogers. Motion Carried unanimously. The plan was reviewed, and the following deficiencies were noted:

1. Need to fully label the right of way
2. Need to label all permanent monuments and markers
3. Existing shed needs to be removed from proposed setback and notated properly on the plans

Comment: Recommend that deficiency #3 be addressed prior to the granting of Supervisors' approval.

Motion to table the decision until the October meeting was made by Rogers, seconded by Reagan. Motion carried unanimously.

Cameron Group, LLC: cont'd

Kevin Langan presented the Preliminary/Final Land Development for a medical office on Elmira Street. Schneider discussed his comment letter. He noted that no NPDES permit is needed as they will be under an acre and will only need an approved E&S plan. Discussion was held about the Storm water plan.

Motion to review the plan was made by Miller and seconded by Cheeks. Motion carried unanimously, and the plan was reviewed with the following deficiencies being found:

1. Need to note right of way widths on plan
2. Driveway needs to be 30'
3. Need will serve letters for electric and gas
4. Address all of Schneider's comments except that #4 should read "approved E&S plan" rather than "NPDES permit"
5. Need to submit the number of providers/employees per max shift (for parking requirements)

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

Minutes

Motion to approve the minutes from August 1, 2022 as written was made by Miller and seconded by Cheeks. Motion carried. Rogers abstained as he was absent from that meeting.

Zoning/SALDO updates:

Due to time constraints it was decided to hold this discussion at October's meeting.

Chairwoman Carling adjourned the meeting at 9:25PM as there was no other business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary