

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