

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 5, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 5, 2024 at 7:00Pm by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Rebecca Miller, Matt Cooper, Bob Petruschak, Zoning Officer Ed Reid, and Township review engineer William "Skip" Schneider. Ron Reagan was unable to attend.

Ingersoll Rand Federal Credit Union (IRFCU): Final land development on McDuffee St

IRFCU presented the Final "As Built" maps to the Planning Commission. Discussion was held on drainage added near McDuffee Street entrance around why the size of pipe was used. Noted that calculations showed minimal drainage near that location but wanted to prevent any water from flowing to McDuffee Street.

Motion to review the plan was made by Petruschak and seconded by Cooper. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need all signature blocks missing on the "As Built" plans. Also, need signatures on plans.
2. Need finalized O&M agreement
3. Need a copy of the Highway Occupancy Permit (HOP) Closeout
4. Need to add stop signs to the "As Built" maps

Motion to recommend approval with the above 4 deficiencies was made by Cooper and seconded by Petruschak. Motion carried.

Blow, Roberta: 2-lot subdivision on Wolcott Hollow Rd.

Subdividing Lot 2 into Lot 2 & Lot 3. Lot 1 was previously split from parcel. Discussion was had on the driveway access for Lot 3. At one time there was a farm access where the proposed driveway is to go. Applicants were given contact information at PennDOT to have the driveway added back to the property. Applicants stated that Lot 3 would be used as a hunting property.

Motion to review the plan was made by Cooper and seconded by Petruschak. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Need to mark the location of Light Pole (electric service)
2. Need notarized signature for Executors of the Will (Owner Block signature)
3. Need to add the setbacks for subdivision line.
 - a. Back of Lot 2 at 30 ft
 - b. Front of Lot 3 at 15 ft

Motion to recommend approval with the above 3 deficiencies was made by Miller and seconded by Petruschak. Motion carried.

Triking Ventures (Burger King): Preliminary/Final land development on Elmira St.

Representative from Triking Ventures presented maps for upgrading around Burger King on Elmira St. Burger King would go from a single drive-thru to a double drive-thru. Discussion was had over parking due to losing some spaces for the drive-thru change. Asked about how fast they planned on starting. Stated that they would like to get started as soon as possible to beat the weather. Plans provided were more focused on building development than land development.

Motion to table the review of the maps was made by Cooper and seconded by Petruschak. Motion carried.

Zoning/SALDO Updates:

Suggested having a working meeting in September

Meeting date to be determined at September XX, 2024 meeting

Minutes:

Motion to approve the minutes from the July 1, 2024 meeting was made by Cooper and seconded by Miller. Motion carried.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:33PM as there was no further business before the commission.

Respectfully submitted,

Rebecca Miller

Acting Secretary