

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 5, 2014

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 5, 2014 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Marion Carling, and Secretary, Elaine Daddon. All others in attendance signed a sign-in sheet, which is hereby attached.

Comment [E1]:

Sayre Personal Care Home Property Subdivision Sketch Plan

A Subdivision Sketch Plan submission dated April 11, 2014 was received by the Athens Township Zoning Office on April 14, 2014 for the property located on Keefer Lane. The intention of the sketch plan submission is to subdivide three lots from an existing 13.895 acre parcel situated on Lamoka Road and Mile Lane Road.

The Planning Commission was unable to review this submission due to the fact that no one was present for the applicant to answer questions to facilitate a review.

Sayre Health Care Center LLC Conditional Use Application

A letter from the Athens Township Supervisors dated April 17, 2014 was received requesting a review prior to a Conditional Use Hearing which is scheduled for June 4, 2014. Letter states that the applicant had previously received approval for a 74-bed nursing home and then received approval to reduce that to a 50-bed nursing home. It is the present intention of Sayre Health Care Center, LLC to construct a 90-bed nursing home to replace the former Sayre House. Applicant has purchased a 13.6 acre parcel located at the intersection of Lamoka and Mile Lane Road(s). Letter accompanying the application states that the applicant seeks approval for a 90-bed facility. Secondly, the nursing home is now intended to be located toward the middle of the parcel, where it was originally planned for the back of the lot. Applicant proposes to construct and operate a personal care home toward the back of the lot in conjunction with the nursing home, for which a special exception has previously been granted.

The Planning Commission discussed the application and refers to Page 191, Sections 1101(E), #5, #6, and #7(A thru F) of the Athens

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Township Zoning Ordinance regarding ingress and egress, loading areas, waste collection and storage disposal, sewage capacity, screening and buffering, and exterior lighting. They have concerns with how Lot#1 and Lot#3 are going to be affected by the whole project and requires that the applicant be present to address the concerns of the Planning Commission. The applicant would be required to come back to Planning Commission with the land development for Lot#3, and also for land development with the addition of the nursing home. There are concerns with the affect of storm water for the land development.

Motion by Clif Cheeks to accept the minutes of February 3, 2014 as read, second by Ron Reagan, and motion unanimously carried.

Meeting was adjourned at 8:15PM as there was no further business to be discussed.

Regular Supervisors mtg. - May 28, 2014- 7:00PM

Regular Planning mtg. - June 2, 2014 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary