

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

February 5, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, February 5, 2024 at 7:03 by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Bob Petruschak, Zoning Officer, Ed Reid, and Secretary, Cindy Parrish.

Garnsey, Jeffery: a 3-lot subdivision on Braddock Rd.

Atty. John Foster, Jr. was in attendance to represent Mr. Garnsey. He explained that the survey maps have been changed to address Reid's concerns about the lot configuration, but those changes are still very recent and not available for review yet. The new configuration would present a 2-lot subdivision rather than the original 3-lot subdivision. The applicant would like to postpone review of the plans until the March meeting. Discussion was held regarding on lot sewage requirements, and it was noted that a waiver request from that requirement can be made to the Board of Supervisors.

Dandy Mini Marts #19: Final Land Development on White Wagon Rd.

Josh Woodard from Hunt Engineering and Willy Rowe from Dandy Mini Marts Corporate were in attendance to present plans for the land development. They noted that the development plans have changed from last year's previously approved land development which called for the demolition and rebuild of the store. The new plans will downsize the project to only a 3400 sq. ft. addition to the building. There will no longer be any changes to the pavement area. Discussion was held. The applicant would like to have the plan reviewed as a "Preliminary Land Development" rather than as a "Final Land Development" as it was submitted.

Motion to review the plans was made by Reagan and seconded by Miller. Motion carried and the plan was reviewed with the following deficiencies noted:

1. Need title block on cover page
2. Need will serve letter for sewer and water
3. Need to add 15'x70' loading zone to the plans

Comment: File will be updated to note the change from "Final Land Development" to "Preliminary Land Development" on the application

Motion to recommend approval with the above noted deficiencies and comment was made by Cooper and seconded by Reagan. Motion carried unanimously.

Zoning Fee Schedule:

Discussion was held on suggested updates to the Zoning Fee Schedule that still need to be addressed.

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Zoning/SALDO updates:

Tabled until the March meeting.

Minutes:

Motion to approve the January 8, 2024, minutes as written was made by Miller and seconded by Cooper. Motion carried. Carling abstained as she was not present for the meeting.

Correspondence:

Correspondence was reviewed individually by the commission members.

Carling adjourned the meeting at 8:46PM as there was no further business before the commission.

Respectfully submitted,

Cynthia Parrish, Secretary