

June 9, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, June 9, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.	Travis Brookens
Todd E. Burns	Daniel Bachman
Glenn O. Shetter	Diann Weller
Welton Fischer	Gregory Lambert

Visitors: See list

The Chairman called the Regular Meeting to order at 7:00 P. M..

The Minutes of the May 26, 2009 Continued Public Hearing regarding Conditional Use Permit request for Poetry Estates stand approved as presented.

The Minutes of the May 26, 2009 Regular Meeting stand approved as presented.

The Chairman noted that Municipal Services of PennDOT will be utilizing the **dotGrants** program regarding Liquid Fuels; filing of forms, etc to be done electronically. He further stated that all participants must pass a resolution to participate in the program. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution 11-2009** to utilize the **dotGrants** program with PennDOT to electronically file Liquid Fuels forms.

The Board reviewed the April, May, and Year-to-Date 2009 Reports from the Fayetteville Volunteer Fire Department Fire Police as presented. Supervisor Shetter inquired as to the number of manhours shown for May and asked if that pertained to Scotland Parade. The Chairman stated 'yes' as well as several other non-emergency events. Following their review, it was the consensus of the Board that the Fayetteville Volunteer Fire Department Fire Police April, May, and Year-to-Date 2009 Reports shall stand approved as presented.

On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Township **Resolution 12-2009** from Vince Elbel, S.E.O., for Thomas R. Kriner Subdivision, Rice Road, on-lot sewage disposal system be approved.

The Zoning Officer presented a request for review time extension of ninety (90) days for Upland Estates Drainage Revision Plan submitted by Wm. A. Brindle Associates; current deadline expires June 14, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Upland Estates Drainage Revision Plan be granted an additional ninety (90) days commencing June 14, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days for New Life Worship Center Land Development Plan submitted by Dennis E. Black Engineering, Inc.; current deadline expires June 13, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for New Life Worship Center Land Development Plan be granted an additional ninety (90) days commencing June 13, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days for Brad Gsell Subdivision Plan submitted by All Land Services, Inc.; current deadline expires June 16, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Brad Gsell Subdivision Plan be granted an additional ninety (90) days commencing June 16, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days for Poetry Estates Preliminary Subdivision Plan submitted by David H. Martin Excavating, Inc.; current deadline expires June 18, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Poetry Estates Preliminary Subdivision Plan be granted an additional ninety (90) days commencing June 18, 2009.

The Zoning Officer presented and reviewed the May 2009 Monthly Zoning Office Report with the Board; both requests to Zoning Hearing Board were approved. There being no further comment from the Board, the Report shall stand approved as presented.

The Assistant Zoning Officer presented a request for waiver of Greene Township Code 85-54.B, "Standards for Driveway Entrances," from H. Edward Black and Associates on behalf of their client for IRG/Building 41 Parking and Circulation Plan. The AZO referred to the plan as displayed noting the plan currently shows the driveway entrances with 10-foot radii; require minimum 15 feet with maximum of 25 feet. Mr. Chris Black, engineer for the developer, referred to the statement in correspondence sent to the Township that the area of proposed parking is currently graveled and no curb is proposed. Further, there is no risk of a vehicle leaving the gravel/paved surface while turning from the parking area onto Innovation Way; 10' radii are provided on all access drives. Following review of the request as presented, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for waiver of Greene Township Code 85-54.B, "Standards for Driveway Entrances", for IRG/Building 41 Parking and Circulation Plan be approved.

The Assistant Zoning Officer presented a request for bond release for the Henry Hawley Subdivision; Township currently holds bond in the amount of \$20,200. The bond release request was reviewed by the Township Solicitor and he concurred approval. Mr. Greg Lambert, Township engineer, stated the site is where Mr. Hawley has built banks along Mt. Union Road; previously blocked flow with landscaping berms which were not bonded. Since that time, Mr. Hawley has cut a way but there is still some water backup. Mr. Hawley

informed Mr. Lambert that Texas Eastern has intention to remove embankments and he was going to wait and let TE remove same. Mr. Lambert stated he has been in contact with Mr. Hawley. Supervisor Burns asked if the Township has received anything in writing from Texas Eastern and Mr. Lambert stated 'no at this time'. Mr. Lambert stated the embankments were not included with the bonding and he stated the area has been seeded and is growing. The Solicitor stated the bond that Mr. Hawley gave the Township is correct for the work required. The Chairman stated the work that Mr. Hawley has done has still caused some back up of water and that flooding is still occurring on adjoining property. He stated he has talked with TE representative and TE stated they will not replace anything on the right-of-way that Mr. Hawley has done. The Chairman stated the neighbor has not commented regarding the backup and it appears that Mr. Hawley is still owner of the property. Following review and discussion of this request, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for bond release for Henry Hawley Subdivision in the amount of \$20,200 be released.

The Assistant Zoning Officer presented a request for use of mobile home for interim housing during home renovation for Glen Coldsmith, 1780 Coldsmith Road. The AZO read correspondence from Mr. Coldsmith regarding the reason for the request. The AZO stated it had come to the Township's attention of a mobile home on the property and the site was visited by the AZO and SEO. The AZO noted that Mr. Coldsmith had severed the on-lot sewer and the mobile home has been connected; there was no negative comment from the SEO; the tank has been recently pumped, tank is standard, and SEO noted no issues. The Board discussed Mr. Coldsmith's request for a time frame of 2 to 3 years for completion of house and stated they were not comfortable for such a time frame. Following review and discussion, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request of Glen Coldsmith for interim housing of the use of mobile home until home renovations have been completed that the Board will offer one (1) year residence in the mobile home and at the end of one (1) year if the home renovations have not been completed, then Mr. Coldsmith may re-apply with written correspondence for an extension and the Board will consider the request at that time.

The Assistant Zoning Officer presented a Revision to Grading/Stormwater Plan, Green Valley Estates, Darryl & Karrina Lawson; intersection of Summer Breeze and Spring Mist Lanes. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission had no comment; Greene Township Municipal Authority – no sewer involved (6-9-09); Guilford Water Authority – water meter may need adjusted (grade) but would be at owner's (Lawson) expense (6-9-09); Franklin County Conservation District – comment addressed; Township Engineer & Planner – 'ok' (6-9-09); Plan was Township staff reviewed for Township Planning Commission (6-9-09). Mr. Lambert noted the Lawsons' would like to install security screen of fencing by putting in pipe rather than surface. Mr. Lambert stated he had reviewed the calculations of pipe, agreed with same, and they would meet the requirement. Supervisor Shetter noted there had been no "Occupancy Permit" issued to date; has been held for months as well as driveway. The AZO noted the driveway has been completed. The Solicitor stated the people should not be occupying until this has all been completed. Supervisor Shetter stated that he and the AZO

had inspected, saw the problem and investigated further; the work had been done and it was noted the property owners have been very cooperative in resolving this issue. Both Supervisor Shetter and the Chairman stated the property owners were not aware of requirements and the contractor for this project has been made *very aware* of the problems/issue and been warned of Township requirements and consequences of non-compliance. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Darryl & Karrina Lawson Revision to Grading/Stormwater Plan, Green Valley Estates, be approved as presented.

The Assistant Zoning Officer presented a Parking and Circulation Plan for Letterkenny Army Depot; property located along Innovation Way; proposed satellite parking for Building 51 and others. The Solicitor stated that if this is on federal property, the Township is only being informed of the project and can only make recommendation; however, it was noted this was located within the LIDA Development. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – N/A; Township Engineer & Planner – brief comment regarding walkway and interior landscaping (6-8-09); Township Planning Commission reviewed at their regular meeting held June 8, 2009, and recommended approval subject to bumper blocks, crosswalk, and crossing signs. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Parking and Circulation Plan for Letterkenny Army Depot be approved.

The Assistant Zoning Officer presented a Parking and Circulation Plan for IRG/Building 41; property located at Superior Avenue and Innovation Way; variance was approved for number of parking stalls, 61 being provided including truck stalls. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – N/A; Township Engineer & Planner – minor comments (6-8-09); reviewed by Township Planning Commission at their regular meeting held June 8, 2009 and they recommended approval subject to waiver being granted for driveway entrance ways (which was approved earlier at this Meeting by the Board of Supervisors). On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the IRG/Building 41 Parking and Circulation Plan be approved as presented.

On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 14264 through 14295, inclusive, to be paid from the General Fund; and, Check Numbers 1667 through 1674, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:39 P.M..

Respectfully submitted,

Secretary