

January 23, 2018
Scotland, PA 17254
Public Hearing and
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, January 23, 2018 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M. and informed all those in attendance the Meeting was being recorded for accuracy purposes.

The Chairman opened the Public Hearing to consider an Application for Conditional Use Permit (CUP) request as submitted by Menno Haven, Inc.; then turned to the Zoning Officer for an explanation of the request. The Zoning Officer stated the Township had received a Conditional Use Permit Application from Menno Haven relative to the proposed Brookview Campus; said property located along Scotland Road lying in both Greene Township and the Borough of Chambersburg; zoned R-2 (Medium Density Residential) and retirement communities are a permitted use. He noted that in order for the Board to consider the request a public hearing had needed to be legally advertised which was done in the Public Opinion (newspaper) on January 8 and January 2015 (2018). A copy of the Application was provided to each Board Member for their review and information. The request was forwarded to both the Township Planner and Township Engineer for review and comments. It was also forwarded to the Franklin County Planning Commission and the ZO had spoken with that office this date and was informed verbally the Commission had no comment but he had not received any written statement to that effect from the Commission as of this date. The Township Planning Commission reviewed the request at their January 8 (2018) Meeting and following review they recommended approval subject to any comments from the Township Engineer and Township Planner being addressed. The ZO stated that one concern noted was relative to fire and/or ambulance emergency access. Before the Applicant was asked for any further comment, the Chairman reminded everyone that would be offering any testimony, comments, etc at this Meeting whether this item or something else, they should state their name and address clearly for documentation into the record. Mr. Jason Best, ELA Group, Inc., Engineer for the project, addressed the Board by introducing himself, Lance Kegerreis of Dennis E. Black Engineering, Inc., and Larry Lugaro, Director of Project Management for Menno Haven. Mr. Best stated there are four (4) principle buildings being proposed for this project. Building #1 – service center for base operations for residents, maintenance, storage, and central receiving for non-perishable items, and transportation. Building #2 – skilled care; nursing beds to be moved from the existing facility which will consist of types such as skilled care, rehabilitation. Mr. Best also noted on the displayed map of a structure near Building #2 which will be for residents to be used as a potting shed, etc. Building #3 – life center for active residents, marketing office, salon, eating establishments, and few other facilities. Building #4 – woodshop and lawn maintenance, storage. Mr. Best noted the current woodshop will be relocated from its existing location to make room for more cottages. Mr. Best stated that services, such as restaurants, etc,

are intended for residents only and not the general public. At this time there was nothing further offered by any visitor. Mr. Gregory Lambert, Township Engineer, stated he had reviewed the CUP Application and noted this is completely separate from a Land Development Plan which is currently under review; viewing the use as a “conditional use” of the Zoning Ordinance. He further noted that Menno Haven has been at this location for a very long time and it has been very favorable; they are in harmony with the neighborhood. He further stated there is really no growth being proposed; beds are being created from facilities that already exist; no growth in patient population. He reviewed his four comments as noted in correspondence to the Board; they being: (1) The final disposition of the existing Skilled Care Building should be provided. (2) All construction should be located outside of the FEMA identified 100-year floodplain and the structures be sufficiently elevated above the 100-year flood elevation. (3) The wetlands and natural areas located within the Conococheague Creek ecosystem should be preserved. (4) The Planner has provided comments with regard to application which should be considered. He stated there needs to be more details in Item (2) (i.e. on the land development plan); would not want senior housing in a floodplain. It was noted the developer is making modifications to the driveway by increasing the width. The Chairman asked if all parties of Menno Haven were familiar with the Planner’s comments to which Mr. Kegerreis stated they were and would be further detailed on the land development plan. Mr. Kegerreis noted the nursing home is located within the Borough and had stated to the Township Planning Commission at their Meeting that the plans are under review by the Borough. He stated that approximately thirty (30) units (housing) will be reduced overall. Mr. Kegerreis also briefly noted on the displayed map of the current units that will be demolished and also reviewed what is being demolished in Phase 1. The Chairman inquired as to pedestrian paths, lighting and Mr. Best stated that landscaping and lighting will be part of the land development plan and the Township will be reviewing that in the near future. Mr. Kegerreis stated they had no problem with any of the comments of the Planner or Engineer and there were no buildings going to be located in the floodplain. Mr. Best stated their primary concern has and always would be for the safety of all (elderly) residents. The Township Solicitor reminded the Board they should keep in mind that the Township Engineer’s comments need more detail which is part of the land development plan process rather than this proceeding. Supervisor Corwell referred to the life center and the plan to have restaurants and inquired if they were just for residents or the public with advertising, signage, etc for that. Mr. Best stated they normally those facilities are for residents only and are not advertised for public knowledge. Mr. Lugaro noted that Menno Haven has another café in another area and there is no advertisement for the general public. Mr. Kegerreis stated the primary access that Menno Haven wants people to use is on Northgate Common Road with Menno Haven controlling deliveries and will be increasing the existing driveway from its current 15-foot width to 25-foot width. Supervisor Brookens asked the Zoning Officer about the Township Planning Commission’s concern for access and the ZO stated it referenced fire access to Building #1 in the event the other driveway was closed. Supervisor Corwell asked if any of this proposed work would be occurring relative to the barn to which Mr. Kegerreis stated it would not and indicated on the displayed map the location of the barn in question. There were no further questions, comments, etc offered by either the Board or visitors. The Chairman closed the Public Hearing at approximately 7:23 P.M.. The Board then considered the request and following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Application for Conditional Use Permit for Menno Haven with condition the Planner’s and Engineer’s comments be addressed.

The Minutes of the Regular Meeting held January 9, 2018 shall stand approved as presented and become part of the official record.

Mr. Robert Thomas and Mr. Harry Murray of Campbell Thomas & Company (CTC) were in attendance at this Meeting to give a brief update on the Corker Hill property. The Township had asked CTC to develop alternatives for the use, funding, costs, etc for the property. Mr. Thomas then presented each Board Member and staff colored renditions of the following three (3) alternatives/potential uses, and as displayed (copies of which shall be included with all attachments for these Minutes): Alternative 1: House – Park & Recreation Uses – No Lodging; outdoor activity space; first floor: small event space, ADA bathrooms, historic and interpretation exhibits, classroom, environmental education/horticulture education; second floor – management office, ADA bathrooms, Conococheague/911 Trail office, classrooms/activity spaces/meeting rooms; basement – utilities and storage; attic – utilities; Barn – Park & Recreation Uses – No Lodging; lower level: outdoor activity space/farmers market – equipment storage, ADA bathrooms, mechanical room, maker and craft spaces; garage – maker/crafts space; crib – storage; coop – maker space; springhouse – interpretation signage only; upper level – large event space/historic, agricultural interpretation/winter activities, ADA bathrooms, kitchen/mechanical; Alternative 2: House – Park & Recreation Uses With Lodging; outdoor activity space; first floor: small event, breakfast room, ADA bathrooms, historic and interpretation exhibits, classrooms/environmental education/horticulture education/conservatory; second floor – bedroom 1 with bath and porch, ADA bathrooms, Bedroom 2 no bath, Bedroom 3 with bath, Bedroom 4 no bath; attic – utilities; basement – utilities and storage; Barn – Park & Recreation Uses With Lodging; outdoor activity space/farmers market; lower level – equipment storage, ADA bathrooms, mechanical room, maker and craft spaces, classroom/activity spaces; garage – management office, Conococheague/911 Trail office; crib – storage; coop – maker space; springhouse – interpretation signage only; upper level – large event space/historic, agricultural, interpretation/winter activities, classroom/activity spaces/small meeting rooms, ADA bathrooms, kitchen/mechanical; Alternative 3: House – Park & Recreation Uses With Businesses / Offices; outdoor activity space; first floor – small event / conference space, ADA bathrooms, historic and interpretation exhibits, classrooms/conference/small meeting rooms; second floor – offices for businesses/organizations, ADA bathrooms; attic – utilities; basement – utilities and storage; Barn – Park & Recreation Uses With Businesses / Offices; outdoor activity space/farmers market; lower level – equipment storage, ADA bathrooms, mechanical room, maker and craft spaces; upper level – large event space/historic, agricultural, interpretation/winter activities, ADA bathrooms, classroom/activity spaces/small meeting rooms, kitchen/mechanical room; garage – management office, Conococheague/911 Trail office; crib – storage; coop – maker space; springhouse – interpretation signage only. Mr. Thomas stated that a full survey was done by digital process of the interior of the house and basement as well as the barn. Along with the written, colored renditions of the proposed alternatives, Mr. Thomas also reviewed the various costs for each alternative noting the approximate gross square footage, low and high probable development (costs), and, low and high management (costs) per year; potential sources of funding; and, use analysis. (All copies of which shall also be included with attachments for this Meeting.) Mr. Thomas also presented and reviewed a two-page “discussion of priorities for the Corker Hill Manor House” which noted the basics for prioritization and a list of initial work items in order of immediate priority

(a copy of which shall also be included with attachments for this Meeting). He stated that some tenants are willing to put their own funds into a project if they will remain for quite some time and take tax credits that are available noting the credit is now 20% over 5 years rather than one year for a star structure. He noted this house is on the National Historic Register but could probably utilize tax credits. The Solicitor stated that some of the funds that were used to purchase this property had some restrictions placed upon the Township and asked Mr. Thomas if that was taken into consideration during this current process when speaking of commercial or for-profit businesses. Mr. Thomas stated that many park structures have a star structure as this is and the question would be if a use would qualify under state and/or federal regulations. He stated that if a commercial (i.e. café, restaurant, etc) directly benefitted a park trail or other recreational activity it could qualify. Discussion ensued as to what commercial activity may be permissible at the manor house, what may qualify for tax credits, and regulations regarding the activity and tax credits. Mr. Thomas displayed and reviewed a facility known as Awbury Arboretum in the Mt. Airy section of Philadelphia which was once private but has been turned into a public park but still has some private homes on the property that are surrounded by the park, noting walking trails and other entities that assist in maintaining the park. He then displayed and reviewed several other parks noting the various structures, what types of businesses contribute to the maintenance of the structures and park, benefit to the public, proximity to 9-11 Trail, etc. The Chairman asked Mr. Thomas if he had looked at any potential income for any of the options (alternatives) explained earlier, i.e. income that could be generated from 1 and 2, 1 and 3, etc. Mr. Thomas stated that possibly a mix could occur and would need to be discussed; look at all the options, mix them, and then run some numbers. The Chairman asked that outside of the alternatives that had been shown, what other alternatives may have been noted. Mr. Thomas stated that all the uses in all the ideas presented were those that were generated during the meetings held to discuss the use of Corker Hill; there was nothing noted in the meetings that did not end up on at least one of these plans. The Solicitor noted in the document Mr. Thomas had distributed (Discussion of Priorities ...) in Item #2 "Clean the Attic" that he had listed a health risk and asked if there was a particular health risk he was concerned about? Mr. Thomas stated 'yes' that any time you have a space like that with alot of bird droppings, bacteria, etc, the air is not healthy. Mr. Murray stated the previous use of the attic had been as a "pigeon roost"; difficult to say what is up there but to get it properly cleaned and closed up as soon as possible. Mr. Thomas noted how important it was that the area be properly cleaned and any access for animals, birds be found and closed off as soon as possible to prevent further issue. Mr. Murray stated they had not physically entered the attic area because of the health risk issues (i.e. bird droppings, bacteria) present. Mr. Thomas stated that something else they had done was to hire a firm that specializes in doing a computerized survey who made a floor plan as an electronic format whereby laser beams are used to take exact measurements of all areas; this was done in both the house and barn so the Township has an excellent layout of them in electronic format so the firm may have gone to the attic with masks and taken measurements. During continued discussion regarding the condition of the attic area, the health risks and how they can be transported (i.e. walking on attic floor and going to another part of the house) and Mr. Murray stated that was why they were recommending that a Phase 1 environmental assessment be done as well as possible lead paint having been used; in addition, depending on the ventilation system, the issues in the attic could have been distributed throughout the house. There being no further questions posed regarding CTC's presentation, the Chairman thanked both Mr. Thomas and Mr. Murray for the work they had put into this and

that the Township would take some time to review and absorb all the information and may have more questions as the Township reviews to consider the alternatives presented, look at possibly a mix as well as the cost analysis.

The Engineer stated that last fall the Township had taken sealed bids for *Cold-in-Place Recycled Paving* for Mower and Ragged Edge Roads, however, the work was delayed until this year due to it being too late to begin the work last year. He stated the Township would like to bid early to piggy-back onto 2017 projects; adding more roads may give more favorable costs. The following roads are being proposed: completion of Coldspring Road from the bridge to Rt. 997; Brookens Road from Coldspring Road to a point where the Sewer Authority had performed work; Newman, Treher, and Wright Roads in their entirety. He would like to bid the work and see what costs are returned and suggested setting a bid date in February. He stated the plans are complete and he is ready to prepare the bid documents; noted that February 27 (Regular Meeting date) is plenty of time to receive bids, slightly over four weeks. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the advertisement of sealed bids for *Cold-in-Place Recycled Paving* on Coldspring Road, Brookens Road, Newman Road, Treher Road, and Wright Road, to be received no later than 3:00 P.M., prevailing time, February 27, 2018, and opened that same date at 7:00 P.M., prevailing time, at the Regular Meeting of the Board of Supervisors, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Supervisor Shawn Corwell, Township Emergency Management Coordinator, stated that each year the Township's Emergency Operations Plan (EOP) is reviewed by both him and Michael Balsley, Deputy Emergency Management Coordinator. They propose no changes be made for 2018. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt the *Greene Township 2018 Emergency Operations Plan (EOP)*, identified as Township **Resolution No. 8-2018**, as presented.

The Township Secretary noted that in the on-going process of disposing of Township records, she had another listing of records to be considered, identified as Township **Resolution No. 9-2018**. She stated the proposed Resolution/listing had been forwarded to the Township Solicitor for his review. The Chairman asked the Solicitor if he had anything to offer and the Solicitor stated he did not; the Resolution was fine as presented. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 9-2018** for the disposition of certain Township records according to the guidelines as set forth in the Pennsylvania Municipal Records Manual, as presented.

There were no Subdivision and/or Land Development Plans to be presented at this Meeting.

The Township Solicitor had no further comment to offer at this Meeting.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 26168 through 26192, one direct deposit, five credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3417 through 3419, one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2128 to be paid from the Electric Light Fund.

The Chairman noted the presence of a Boy Scout in attendance at this Meeting and welcomed him.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:10 P.M..

Respectfully submitted,

Secretary