

May 22, 2018
Scotland, PA 17254
Public Hearing and
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, May 22, 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., welcomed those in attendance, and noted the Meeting was being recorded.

The Chairman asked the Township Zoning Officer to present the request for Conditional Use from Menno-Haven (MH) for Chambers Pointe. The ZO stated MH proposes to construct two (2) new 10,535 SF memory/personal care buildings by combining eight (8) deeds/parcels into one combined parcel. He stated a personal care home is a permitted use in the R-2 (Medium Density Residential) zoning district and the public hearing notice was legally advertised May 7 and 14. He stated the request was discussed in length by the Township Planning Commission at their April 9 meeting and recommended approval subject to the Township Planner's and Township Engineer's comments and since that time a revised plan was submitted; plan is in the process at the Township. The request was reviewed by the Franklin County Planning Commission and recommended approval per their correspondence dated April 6, 2018. The Township Planner had additional comments following his review of the revised plan. The Township Engineer stated he had reviewed the Conditional Use request and his comments from previous to the Township Planning Commission have been addressed for the most part. He recommended the multiple driveway entrances would be eliminated and when/if Property #1 is ever bought by MH, they would eliminate that driveway entrance as well. The Chairman inquired as to the height for Buildings 1 and 2 as shown on the plan. Jason Best, ELA Group and engineer for MH, stated they will be single-story with pitched roof and mechanical on the inside. He stated the proposed construction will fit into the residential character of the MH campus; exterior of buildings will be brick which should blend in with surrounding buildings. Larry Lugaro of Menno Haven stated the homes will be a controlled environment, staffed 24 hours a day; basically a house with twelve bedrooms. The Chairman then inquired as to lighting around, any new, specific improvements to buildings and Mr. Lugaro stated these are memory/personal care homes and therefore anyone entering or leaving the buildings have to be "rung" in, i.e. entrance/exit by using key code/pad or similar method. Lance Kegerreis, Dennis E. Black Engineering and engineer for the project, referred to the Chairman's previous comment regarding changes stating that basically most work will be on Buildings 1 and 2, screening will be placed around private property with six-foot opaque fence and also arborvitae. The Township Engineer asked Mr. Kegerreis if MH had an agreement with the private property resident to which Mr. Kegerreis stated they had been approached but indicated they wished to remain in their residence. Mr. Kegerreis stated the only agreement was the alleyway relative

to vacating Horst Avenue. The Chairman inquired as to what may be planned for North Penn Hall Drive and Mr. Kegerreis stated it will be resurfaced and crowned to ensure positive drainage; removing pavement along that stretch of road and confining it to normal street width as required by the Borough and the Township. There being no further comments presented by either the Board or applicant's representatives, the Chairman closed the public hearing at approximately 7:15 P.M..

Following review and consideration of all testimony 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 grant the Conditional Use Permit request for Menno-Haven Chambers Pointe as presented.

The Minutes of the Public Hearing and Regular Meeting held May 8, 2018 shall stand approved as presented and become part of the official record.

There was no further public comment offered at this time.

Supervisor Corwell presented information for the Board's consideration to purchase a new "Tool Cat" off the CoStars contract through BobCat. He noted the Township has had another Tool Cat for quite some time, has quite a bit of rust and only one company who makes the equipment. The CoStars initial price is \$41,389.60; various features added, \$49,729.85; freight and dealer assembly charges of \$1,331.50; **less** \$18,000 for trade-in of current Tool Cat; final total quoted as \$33,061.35. Supervisor Corwell stated only one new bucket was being purchased for the new equipment with the Township keeping other current attachments. The Chairman stated it has been a good piece of equipment, very handy over the years, very versatile, has many hours of use; used heavily at Park to clear walkways in the winter, parking lot, etc, and also utilized at the Township building for various work. 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 purchase a new Tool Cat 5600 off CoStars (contract pricing) as quoted in the amount of \$33,061.35.

Supervisor Corwell stated that over the last year or so the Township has had a re-use study being done for the Corker Hill (mansion) property including the barn. During the study there were several public meetings held as well as representatives from Campbell Thomas Company (CTC) present at those meetings to gather input from those in attendance. He stated the input offered from the public meetings and residents in the area was very good. Following the completion of the study, CTC provided three (3) Cost Summary Alternatives as follows: #1 – Park and Recreation Uses – No Lodging; #2 – Park and Recreation Uses with Lodging; and #3 – Park and Recreation Uses with Business/Office Use. He stated the Township has been using grant monies which were procured, and according to grant requirements, the Township needs to give an idea what they would like to see done at the site. The Township Solicitor asked if the company performing the study were familiar with the grant requirements and Supervisor

Corwell stated they had reviewed the documents to know the requirements. The Solicitor cautioned the Board to be aware of what they can and cannot do with the property. Supervisor Corwell stated if he were to recommend any particular Alternative it would be Alternative #3. Supervisor Brookens noted he agreed with the previous comments because of its location to the Township Park with the potential of business office, training, etc; in conjunction with the Park use it would give the most utilization of the property. He did not think the Township was interested in being involved with lodging or renting out the facility at this time; however, the barn space could be renovated into some type of event space. 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 consider alternative use of Corker Hill property and barn as Alternative #3, Park and Recreation Uses with Business/Office Use, as presented by Campbell Thomas Company through the feasibility study.

The Chairman stated there is a cooperative through the Pennsylvania Municipal Health Insurance Cooperative (PMHIC) and the Township is wishing to join and changing insurance. He stated an Ordinance would be required and a public hearing held. The Solicitor stated that at first there were concerns that the Township would be unable to hold the public hearing prior to the June 1 deadline but that date has now been moved to a later date. The Solicitor noted to the Board that quite some time ago the Township had wanted proposed ordinances advertised twice, some of which are legally required to be, and inquired if the Board wished to continue the practice or only advertise once. He stated he has already prepared the legal advertisement and should be able to finalize details and submit to the local newspaper by the next day. 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 schedule a public hearing to become a member of the Pennsylvania Municipal Health Insurance Cooperation (PHMIC), said public hearing to be held June 12, 2018, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time, and authorize the advertisement of that public hearing twice.

The Chairman noted the yearly contract for Crushed Aggregate (products) is coming to an end so it will be necessary to prepare a new contract for the receipt of sealed bids. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to advertise the receipt of sealed bids for *2018 Crushed Aggregate* to be received no later than 3:00 P.M., prevailing time, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, and opened that evening at the regularly scheduled Supervisors Meeting at 7:00 P.M., prevailing time.

The Zoning Officer presented the Thomas Shatzer 3-lot Final Subdivision/Lot Addition Plan; currently three lots to be subdivided with small portion being conveyed to Lot B-2 and larger portion to be conveyed to Lot B-1 and Lot B-3 small triangular piece, will be conveyed to the property to the rear of it. He stated the Township Planner had one comment that has been

addressed. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their review: Franklin County Planning Commission – reviewed with no comment (5.16.18); Greene Township Municipal Authority – no comment; Sewage Enforcement Officer – non-building waiver forwarded to PA DEP (5.9.18); Township Engineer – reviewed and recommended approval (5.18.18). The ZO stated he had reviewed the plan on behalf of the Township Planning Commission, had no comments, and would recommend approval as presented (5.22.18). The ZO stated there are notes on the plan that show the subdivided parcels are not to be sold and separate and also those obtaining the lot additions are in agreement. 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 Thomas Shatzer 3-lot Final Subdivision/Lot Addition Plan as presented.

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 26493 through 26524, one direct deposit, four credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3446 through 3449, and one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2140 and 2141, and one online payment, inclusive, to be paid from the Electric Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:38 P.M..

Respectfully submitted,

Secretary