

January 22, 2013
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, January 22, 2013 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:01 P. M..

The Minutes of the Re-Organization/Regular Meeting held January 7, 2013 shall stand approved as presented.

There was no public comment offered at this Meeting by anyone in attendance.

The Chairman stated the Township needed to review and update its *Emergency Operations Plan (EOP)* to new federal and state regulations. The Plan had been reviewed and when approved would be forwarded to the County's Department of Emergency Services. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 5-2013** be approved which shall adopt what is identified as *Greene Township 2013 Emergency Operations Plan (EOP)*.

The Board considered a request to release fire insurance escrow for property owned by Hillside Poultry. The Chairman noted the structure had been used as a tenant house and was destroyed by fire and the remains demolished. As required by law, the insurance company had forwarded \$10,702.50 to the Township to be held in escrow until satisfactory compliance was completed. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Hillside Poultry request to release fire insurance escrow and upon satisfactory compliance the structure and debris were all removed, a check in the amount of \$10,702.50 be released to Hillside Poultry.

The Township Engineer presented a request for refund of remaining plan review escrow submitted by Jeffrey Knouse of Lehman Construction Services on behalf of DLL Properties, Project #12-016, in the amount of \$2,249.00. The Engineer stated the project was a 1-lot final subdivision/lot addition plan which was approved by the Board early in December 2012; said property located along Sunset Pike. The Engineer stated that an original escrow of \$2,500.00 was submitted; \$251.00 was expended in review fees; no amount needed to be retained; therefore, he recommended the remaining balance of \$2,249.00 be refunded in full. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for refund of remaining plan review escrow for DLL Properties, Project #12-016, in the amount of \$2,249.00, be returned to the applicant.

The Township Engineer presented a request for refund of remaining plan review escrow for Malcolm Wingert, Project #12-013, in the amount of \$1,126.00. The Engineer stated the project was a lot addition/subdivision plan which had been approved by the Board several months ago; said property located along Main Street, Fayetteville. The Engineer stated that an original escrow of \$1,500.00 was submitted; \$374.00 was expended in review fees; no amount needed to be retained; therefore, he recommended the remaining balance of \$1,126.00 be refunded in full. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for refund of remaining plan review escrow for Malcolm Wingert, Project #12-013, in the amount of \$1,126.00, be returned to him.

The Zoning Officer reviewed the 2012 Annual Zoning Office Report as submitted and distributed to each Board Member for their review. He noted almost the same number of Land Use Permits had been issued in 2012 (365) as in 2011 (363); slightly more single family dwellings (2012-34; 2011-23) constructed but much lower when compared to 2010 (99) which the ZO stated was due to the beginning construction of Salem Village development. He stated some of the reasons for much lower number of permits may be attributed to the economy, sewer moratorium currently in effect, one large developer has almost completed their projects. Supervisor Burns stated probably more so due to the sewer moratorium rather than the economy; Supervisor Brookens also stated he felt the sewer limitations has contributed to the lower number of permits. The ZO stated there are several new home construction projects on hold since the summer of 2012 due to the sewer issue. Supervisor Burns further noted that even though only two (2) additional total permits were issued in 2012 than 2011, the construction value increased by 4 million dollars +/- (2012-\$11,380,086.03; 2011-\$7,242,597.15). The Chairman also noted the difference in construction value from 2010 (\$24,591,830.18) to 2011 to 2012. Following review and consideration, it was consensus of the Board the 2012 Annual Zoning Office Report will be accepted as presented and become part of the official record.

The Township Engineer presented a request for bond release for Access Lift (Access Properties LLC) noting the plan was approved in early Summer 2012; said property located at the corner of Carbaugh Avenue and Letterkenny Road West. The project consists of a building addition to house a paint store and an infiltration system was required to be constructed which is located along Letterkenny Road West. The Engineer stated the drainages have been completed and have been constructed properly; bonding for the infiltration system in the amount of \$8,329.20 was provided in the form of a cash bond. The Engineer recommended a full refund of \$8,329.20 be returned to Access Properties. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for bond release for Access Lift in the amount of \$8,329.20 which was submitted to the Township in the form of a cash bond be returned to Access Properties LLC.

The Zoning Officer presented a Parking and Circulation Plan for Apple Valley Waste; property formerly occupied by R & D Contractors along Sunset Pike. The Plan is required due to the change in use of the property; proposes to use as truck terminal. The ZO reviewed the plan showing the various locations of the garage, handicap parking, etc. A copy of the *Approval Checklist* was provided to each Board Member for their review with comments as follows: Franklin County Planning Commission – n/a; Sewage Enforcement Officer – septic system ok based on new use (12-19-12); ZO stated there was a new pumping permit submitted for the well; plan was reviewed by Rettew as Township Planner due to the plan being submitted by Martin and Martin, Inc.; plan was reviewed by the Township Planning Commission at their meeting held January 14, 2013 and recommended approval as presented; “truck wash” refers to washing outside of trucks. The Township Engineer reviewed his comments by stating that PennDOT would not require a new highway occupancy permit for the use being proposed because it is very similar in nature when R & D was located at this site; there would have to be a very large change in use of the entrance before a new permit would be required by PennDOT. The Engineer stated there is a very hard gravel surface on site and also noted that during his review of the plan that parking stall sizes are in compliance. Therefore, the Engineer stated he would recommend approval of the plan. Supervisor Brookens inquired of the Applicant and/or Applicant’s Engineer, who were present at this Meeting, if they intended to use the office space. The Applicant (Mr. Park) stated that at the present time only the foreman will be using the area and that invoicing, etc will be done from their main office and not at this site at this time. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Apple Valley Waste Parking and Circulation Plan be approved as presented. Mr. Park inquired as to when he could apply for the occupancy permit; the Zoning Officer explained the process and asked the Applicant’s Engineer to contact him at the office the next day to discuss further.

The Zoning Officer presented a 1-lot Final Subdivision/Land Development Plan for Zero Ice Corporation; said property located along Siloam Road; propose construction of addition to existing structure; property consists of three (3) parcels which are all currently owned by Zero Ice; property currently a non-conforming use. The ZO stated that Zero Ice had appeared before the Township Zoning Hearing Board and was granted their request on July 16, 2012 and the Plan proposed is consistent with that approval. A copy of the *Approval Checklist* was provided to each Board Member for their review with comments as follows: Franklin County Planning Commission reviewed with no comment (12-4-12); Greene Township Municipal Authority – no change in existing sewer proposed; Guilford Water Authority – approved (12-10-12); Franklin County Conservation District – adequate (1-4-13); stormwater bond in the amount of \$897.50 required; transportation impact fee of \$2,065.00 (1 new trip, TSA-1). The ZO further explained the side property lines do not meet the side yard setback requirements and that a previous land development plan was approved earlier for this addition. The plan was presented to the Township Planning Commission for review at their January 14, 2013 meeting and they recommended approval subject to the transportation impact fee and bond being submitted to the Township as well as the owner’s signature being placed on the plan. The ZO stated the owner’s signature has been placed on the plan since the Planning Commission met. The Township Engineer stated he had reviewed the plan and

his previous comments have been addressed as well as the Planner's comments being addressed, therefore, both would recommend approval of the plan. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Zero Ice Corporation 1-lot Final Subdivision/Land Development Plan be approved with conditions as follows: (1) stormwater bond in the amount of \$897.50 be posted prior to releasing of the plan; and, (2) at the time the Land Use Permit is issued, the transportation impact fee of \$2,065 be posted.

The Chairman noted the Board had reviewed the current pay rates for Township employees. Supervisors Burns and Brookens both agreed they felt that what is being considered is reasonable. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the employee pay and benefits are as follows: pay rate of 0-4% and also merit raises for select employees both full-time and part-time, and all benefits will remain the same.

The Township Solicitor had no comments to offer.

On a motion by Travis L. Brookens, 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 18533 through 18560, inclusive, to be paid from the General Fund; Check Numbers 2171 and 2172, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 1508 to be paid from the Electric Light Fund.

There being no further business to be presented before the Board at this Meeting, the Chairman adjourned at approximately 7:33 P.M..

Respectfully submitted,

Secretary