

January 22, 2019
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, January 22, 2019 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitor: See list

The Chairman called the Meeting to order at 12 Noon, welcomed the one visitor and noted the Meeting was being recorded.

The Minutes of the Re-Organization and Regular Meeting held January 7, 2019 shall stand approved as presented and become part of the official record.

There was no public comment offered at this time.

The Chairman stated that portions of both Fox Hill Drive and Muirfield Drive have been posted for speed limit, therefore, the resolution being presented before the Board for consideration is required for enforcement and provide 25 mph speed limit on these two (2) named roadways. Supervisor Corwell stated the streets are already posted but at 35 mph so this resolution will reduce that speed to 25 mph. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to adopt Township **Resolution No. 5-2019** for the speed reduction of 35 mph to 25 mph on portions of Fox Hill Drive and Muirfield Drive. (Namely, Fox Hill Drive (T-715) beginning at the intersection with St. Andrews Drive (T-684) and continuing to its terminus at the cul-de-sac; and, Muirfield Drive (T-686) beginning at the intersection with Fox Hill Drive (T-715) and continuing to its terminus at the cul-de-sac.)

Supervisor Corwell presented the *Greene Township 2019 Emergency Operations Plan (EOP)*, Township **Resolution No. 6-2019**, stating that each year the Township EOP is reviewed by both the Township and the County and noted there were no changes to be made for 2019, therefore, would recommend approval. On a motion by Todd E. Burns, seconded by Shawn M. Corwell, and by a vote of 2-0, the Board unanimously voted to adopt Township **Resolution No. 6-2019**, identified as the *Greene Township 2019 Emergency Operations Plan (EOP)*, as presented.

Supervisor Corwell stated the County has made some changes to box alarm categories (i.e. fire out/rekindled, training, rescues, lockout, flooding, etc) and also changed responding Air Unit from Shippensburg to Air 10 which is located in (Greene) Township. Following his review of the box alarm changes submitted for Pleasant Hall Volunteer Fire Department he recommended approving the changes. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the box alarm changes for Pleasant Hall Volunteer Fire Department as presented.

The Township Engineer noted intentions of the Township to hold a public hearing for consideration of an ordinance adopting an amendment to the Township Capital Improvements Plan (CIP)/Traffic Impact. He stated the Township is required to adopt a resolution that would accept the Memorandum from HRG Engineering regarding the proposed traffic impact changes to the CIP. The Solicitor stated the Board has to have a resolution before holding the public hearing and adopting the ordinance. The Engineer stated there were some projects deleted from the CIP (i.e. those that have been completed) and others added (i.e. Fifth Avenue, etc) which can then be referenced in the ordinance that is proposed and possible adoption in February. The Chairman requested confirmation that the (traffic impact) fees would not change until the ordinance was officially adopted to which the Engineer stated 'yes'. The Solicitor confirmed the resolution was approving the CIP itself; namely, those projects completed and adding others and in order to change the fees the Board must have the ordinance which comes later. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to adopt Township **Resolution No. 7-2019** to accept the Memorandum from HRG Engineering regarding proposed traffic impact changes to the Township Capital Improvements Plan.

The Township Engineer presented a request to release a stormwater (cash) bond submitted by Mann Investments LLC in the amount of \$2,500. This was in conjunction with a plan that Mann Plumbing had completed along Route 30 in compliance with construction of additional garage area which included a small rain garden and piping to the rear of the property. The Engineer stated that one problem was they built the stormwater pipe to Route 30 and he had to have them re-configure to the small rain garden to the rear so the bond could now be released. The Engineer further stated that in discussion with the Township Treasurer there was an outstanding escrow fee obligation which would be for the extra inspections the Engineer needed to do because of the initial wrong installation of pipe, therefore, there was an outstanding balance that needs to be paid due to the additional inspections and costs incurred. He recommended the outstanding balance be paid prior to conditional approval of the bond release. The Chairman inquired as to what were the additional fees and the Engineer stated approximately \$100. The Chairman clarified it was a cash bond to which the Engineer confirmed but stated cannot take the additional fees from the bond since it is different than the escrow which normally covers stormwater inspection fees. The Solicitor stated because it was a cash bond the Board could authorize release of the cash security, deduct the additional fees, and refund the remaining balance. Supervisor Corwell inquired if Mann was aware of the additional fees and balance; the Engineer stated not at this time; the Solicitor recommended someone from the Township notify them (Mann). Discussion continued with the Chairman recommended tabling until an exact remaining balance was determined and notify Mann. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to table the request to release the stormwater (cash) bond submitted by Mann Investments, LLC, until such time there is an exact amount of outstanding balance and Mann Investments is notified.

The Township Engineer presented a request for refund of remaining plan review escrow for the Gabler/LIDA 2-lot Final Subdivision/Lot Addition Plan, Project #18-022, in the amount of \$2,137.50. The Engineer stated the project has been completed and noted an original escrow of \$2,500 had been submitted to the Township; \$362.50 was expended in fees; no retainage required; therefore, he recommended release of the full remaining refund in the amount of

\$2,137.50 with the check payable to LIDA. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to grant the request for refund of remaining plan review escrow for the Gabler/LIDA 2-lot Final Subdivision/Lot Addition Plan, Project #18-022, in the amount of \$2,137.50 with the check payable to LIDA.

The Zoning Officer presented the 2018 Annual Zoning Office Report, each Board Member having received a copy for review. The ZO stated the Report shows the two (2) previous years (2017 and 2016) in comparison to 2018 figures; identified and compared were the types of construction (i.e. additions, demolition, new structures, etc), construction value, and the total zoning fees collected. He stated the number of permits issued have been holding steadily the last few years; commercial, industrial, and dwelling construction has held. He stated there was quite a bit of commercial construction begun in 2018; i.e. Luther Ridge, State Police Barracks, and Menno-Haven which added to the increase in construction value. He also noted that the availability of sewer permits has also assisted in maintaining the issuance of (Land Use) permits; and, the Flood Hazard District is not reflected on the Report but each year it appears there is a little less activity in the floodplain area. He noted the increase in solar systems being installed on residential dwelling but would expect that may decrease due to tax benefits ending. Following review and consideration of the 2018 Annual Zoning Office Report, it shall become part of the official record.

The Zoning Officer stated the Township Comprehensive Plan has been updated and very near ending, therefore, a public hearing would need to be scheduled to consider adoption of the Updated Comprehensive Plan. He stated the Plan will be presented to the Township Planning Commission for their review at their next regularly scheduled meeting to be held February 11, 2019. The next step in the process will be for the Board of Supervisors to hold a public hearing. Copies of the proposed Update is forwarded to many agencies for review prior to the public hearing (i.e. adjacent municipalities, Franklin County Planning Commission, School District, etc) and each of those agencies have forty-five (45) days to review and forward comments to the Township. The ZO suggested to the Board they consider holding the public hearing on March 12 which is an evening meeting and approximately 47 days to allow for review. He also stated that work continues on the "Official Map". Supervisor Corwell inquired if a public hearing will be required to consider adoption of the Official Map to which the Township Solicitor stated 'yes' and could be 'contentious' if there are proposals on the Map to indicate any crossing over someone's property or structure. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to schedule a public hearing to consider adoption of the Updated Comprehensive Plan to be held March 12, 2019, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time.

The Zoning Officer presented a 1-lot Final Land Development Plan for Cargill; property located on Overcash Avenue in the Cumberland Valley Business Park; propose construction of an enclosure around the existing loading bins. He stated the Applicant appeared before the Zoning Hearing Board and received a variance for height of the storage bins. The ZO stated the laws have changed for loading of feed which cannot be outside but must be enclosed. 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 (12.4.18); Franklin County General Authority – approved (12.4.18); Franklin County Conservation District – approved (11.29.18); Township Planner – minor comment addressed;

Township Engineer – reviewed and noted a very simple plan, had no comments, no bonding required, therefore, would recommend approval; Greene Township Planning Commission – reviewed at their meeting held January 14, 2019 and recommended approval as presented at that time. In addition, the ZO stated he sent the plan to the Traffic Engineer and because there are no new peak hour trips, a transportation impact fee would not be required. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the Cargill 1-lot Final Land Development Plan as presented.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Burkman Enterprise; subdivision of property located at the end of Audubon Court in a R-1 (Low Density Residential) zoning district; formerly part of Guilford Hills plan; floodplain delineation was changed on 2012 floodplain mapping and now some of the property is located within that area; access off Audubon Court; propose construction of single-family dwelling on the lot; served by both Guilford Water Authority and Greene Township Municipal Authority. 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 (6.25.18); Greene Township Municipal Authority – approved (1.11.19); Sewage Enforcement Officer – planning exemption approved by PA DEP (9.18.18); Guilford Water Authority – approved (1.18.19); Franklin County Conservation District – approved (1.2.19); transportation impact fee - one (1) new trip created in TSA-5 for a total of \$2,813 required; recreation impact fee - one (1) time exemption claimed and noted on the plan; plan was staff reviewed on behalf of Township Planning Commission and recommended approval as presented; Township Planner’s comments satisfactorily addressed. The Township Engineer stated he reviewed the plan and the applicant’s engineer designed a PCSM Plan that incorporates soil amendment and vegetative cover to promote infiltration in the floodplain area; therefore, would recommend approval upon posting of a required stormwater bond in the amount of \$33,347.71. The Chairman noted the stormwater detention basin and outlet structure at the end of Audubon Court and cautioned the applicant to be sure that area is kept clear. Mr. Jim Maun, engineer for the applicant, addressed the Board stating the Franklin County Conservation District approved the paved, pressed driveway at one dwelling to ensure proper drainage. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the Burkman Enterprise 1-lot Final Subdivision Plan with condition a stormwater bond of \$33,347.71 be posted prior to release of the plan and also the traffic impact fee of \$2,813 also be paid at the time of Land Use Permit issuance. Mr. Maun thanked the Board for holding this Meeting at Noon.

The Zoning Officer presented a 1-lot Final Subdivision Plan for S & J Farming; property located along Mt. Pleasant Road; had appeared before the Zoning Hearing Board years prior and at that time did not have to have a subdivision plan; new boundary proposed; separate water and sewer connections approved by both entities; no construction proposed at this time. 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 (10.29.18); Greene Township Municipal Authority – approved agreement for existing sewer (1.16.19); Sewage Enforcement Officer – non-building waiver forwarded to PA DEP (12.20.18); Guilford Water Authority – approved agreement for existing water (1.16.19); Township Planner’s comments have been satisfactorily addressed; plan was staff reviewed on

behalf of the Township Planning Commission with no comment and recommended approval as presented. The Township Engineer stated he had reviewed the plan; simple plan with no fees and no bonds required. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the S & J Farming 1-lot Final Subdivision Plan as presented.

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

On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 27186 through 27219, two direct deposits, one credit card payment, inclusive, to be paid from the General Fund; Check Numbers 3509 through 3511, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2160 and one direct deposit, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 12:38 P.M..

Respectfully submitted,

Secretary