

January 28, 2014
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, January 28, 2014 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 J. Fischer

Visitors: See list

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

The Minutes of the Regular Meeting held January 14, 2014 shall stand approved as presented.

Resident Kenneth Mummert, 2923 Jefferson Drive, addressed the Board on the following items: (1) stated again that he could not understand the Coffey Avenue exit with one lane for left turn only to Air Hill and two lanes the other way. Mr. Mummert noted the back up of vehicles at this intersection and could not understand why vehicles couldn't turn both left to Air Hill and straight ahead to Rowe Run Road from one lane. The Township Engineer stated that PennDOT had given specific instructions regarding their requirements how the lanes of traffic would operate. The Engineer stated the left turn lane must turn left towards Roxbury with another lane going straight ahead to Rowe Run Road. The Engineer stated that moisture problems were contributing to the timing being off at this intersection and that video cameras have now been installed and should help alleviate problems experienced in the past. (2) Letterkenny Fire Department – group from Salem church had taken some packages and someone told a parent they could not respond to Salem (church located very near fire station). Mr. Mummert asked if the Township was aware of this and the Chairman stated the Township is aware of the situation. (3) 2923 Adams Drive – it is a forest and doesn't think neighbors should have to contend with the condition of the property as to the number of trees on the property. The Chairman asked if Mr. Mummert if he was speaking of a residence and Mr. Mummert stated 'yes'. The Zoning Officer reminded Mr. Mummert that he (ZO) had told him (Mr. Mummert) the Township does have a Property Maintenance Ordinance and that this property is in compliance. The ZO stated he had been to the property a number of times and if there was any violation found, the property owner was cited. Mr. Mummert stated that was all he had and thanked the Board for their time.

The Chairman asked Supervisor Shawn Corwell to present the next item on the Agenda regarding adoption of the *Greene Township 2014 Emergency Operations Plan (EOP)* due to Supervisor Corwell having been appointed the Township's Emergency Management Coordinator. Supervisor Corwell stated that he and Michael Balsley, Township Deputy Emergency Management Coordinator, had reviewed the EOP and found only one change that needed to be made. That would be in the case of a certain type of emergency, rather than the Department of Army being contacted, the Pennsylvania State Police have their own hazardous

treatment team to respond; therefore, the EOP was changed to reflect the State Police Hazard Team would be contacted. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to accept Township **Resolution No. 4-2014** for the adoption of *Greene Township 2014 Emergency Operations Plan (EOP)*.

The Chairman noted the Township had been discussing for a number of years regarding the creation of an official map. In addition, a review of all Ordinances was needed with some proposed amendments. The Township received a Proposal from the Township Planner to perform the ordinance review and amendments at a cost not to exceed \$13,000 and the official Township map at a cost not to exceed \$5,000. Supervisor Corwell inquired if these were two different quotes and the Chairman stated 'yes' because they are two separate projects but if desired the Board could vote as one. Lance Kegerreis, in attendance at this Meeting (regarding another item on the Agenda), inquired if the Zoning Ordinance was going to have any amendments and the Chairman noted there would be some. Supervisor Brookens further elaborated stating that more so, amendments were being considered in the Subdivision and Land Development Ordinance section as opposed to zoning. He stated the Township had been reviewing for a number of years. The Chairman stated there could be some updates to the Township's Comprehensive Plan. 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 Proposal submitted by Martin & Martin, Incorporated to provide professional planning services with regard to the ordinance review and amendments at a cost not to exceed \$13,000 and also to approve professional services with regard to the official Township map at a cost not to exceed \$5,000.

The Chairman asked Supervisor Travis Brookens to present the next item on the Agenda regarding a proposed new telephone system for the Township complex. Supervisor Brookens stated the Township was considering a proposed update to the existing telephone system as well as the hardware system. He stated it had been at least eight years since the system had been upgraded and with the new proposed system, the Township anticipated offering better services to residents and even to staff to better utilize Township news messages, answering devices, etc. He stated a Proposal had been received from TeleCom Business Solutions to replace hardware for approximately eighteen phones and upgrade the entire system at a cost of \$7,614. The Chairman stated it may also include several additional phones but Supervisor Brookens stated it would probably only be one additional. The Solicitor inquired if this would include the (Township) Park but Supervisor Brookens stated there is no phone system there and the Chairman further noted all that is there is a closed system to the press box. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to accept the Proposal from TeleCom Business Solutions for a new telephone system at a cost of \$7,614.

The Township Engineer stated that an inquiry sometime ago had been submitted to the Township to establish speed limit between Route 997 (Black Gap Road) and Route 30 on a small strip of roadway known as Bronson Road (T-554) (730 feet long, 18 feet wide); just past the emergency entrance to Rutter's. He stated currently it is not posted so the legal speed

limit is 55. He informed the Board there were two ways to lower the speed limit; namely, (1) a speed study conducted in accordance with Title 67 of the Pennsylvania Vehicle Code by an engineer such as himself; or, (2) use the residential safe 25 mph speed allowed by Pennsylvania Act 1998-151. He noted that Bronson road would fall under both categories. The Engineer stated he did a preliminary study which he had provided a copy to each Board Member and referred to them as reference. His preliminary speed study consisted of performing trial speed runs in both directions of the road at 5 mph intervals (25, 30, 35, and 40 mph). His findings were presented on the copy of the preliminary study showing that as the 5 mph interval increased, so did the difficulty and safety factors, noting there was only six seconds difference between 25 and 30 mph. There were no comments offered by anyone in attendance at this Meeting. The Chairman stated that given the brief length of the roadway, a (formal) speed study under Title 67 would not be warranted with the Engineer concurring to same. Supervisor Brookens also noted that due to the time and expense and possibly the difference of 5 mph, stated it was unnecessary but not posting and allowing to remain at 55 mph was not a safe option. The Engineer stated that Bronson Road is used as a shortcut and there are residences with driveways along this roadway. Supervisors Brookens and Corwell both agreed it was not acceptable to allow the speed limit to remain at 55 with the Chairman stating there are at least three houses that access off Bronson Road. The Engineer noted that it is a narrow street (18 feet wide) and agreed with all three of the Supervisors on their observations and comments. Resident Ken Mummert commented the Township should do the same as the Borough (of Chambersburg) and dump a load of macadam. Supervisor Brookens stated the Township and especially the snowplow operators would not be happy to try and negotiate speed bumps created in that way. Supervisor Corwell inquired as to how many signs would actually need to be posted and it was noted two, one in each direction. 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 authorize the Township Solicitor to prepare a resolution to establish a speed limit of 25 mph on Bronson Road (T-554) in accordance with Pennsylvania Act 1998-151.

The Township Engineer presented a request for refund of remaining plan review escrow received from Culbertson Mennonite Church, Project #13-009, in the amount of \$2,101.35. He noted their 1-lot Final Land Development Plan was approved recently by the Board. The Township had received an original escrow of \$2,500; \$398.65 was expended in fees; no amount is being retained; therefore the Engineer recommended the remaining monies be returned to Culbertson Mennonite Church in the full amount. 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 grant the request for refund of remaining plan review escrow for Culbertson Mennonite Church, Project #13-009, in the amount of \$2,101.35.

The Zoning Officer presented a 1-lot Final Land Development Plan for Platea USA; said property located in the Cumberland Valley Business Park off Opportunity Avenue; zoned HI (Heavy Industrial); propose to construction 16,000 square-foot manufacturing facility as part of Phase I; Phase II is future office expansion; property has two accesses to Opportunity Avenue; Board of Supervisors previously granted waiver (not) to construct sidewalks. The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for

their review: Franklin County Planning Commission – reviewed with no comment (11-13-13); Franklin County General Authority approved (12-26-13); Franklin County Conservation District – adequate, NPDES Permit Approved (1-9-14); Township Engineer and Township Planner previous comment have all been addressed (1-9-14); ZO noted that Item 6 in the Planner’s comments (waiver for sidewalks) was granted by the Board of Supervisors on 1.14.14 and Item 7 (note on plan concerning off-site easements for off-site storm water management and grading) addressed by the plan being revised; requires a transportation impact fee of \$24,048 (TSA-1 / 16 trips); Township Engineer recommended a stormwater bond in the amount of \$42,225; Township Planning Commission reviewed at their regular meeting held January 13, 2014 and recommended approval subject to all comments being satisfactorily addressed. The Engineer stated he had reviewed the plan and found the stormwater meets the quantity and quality, there is adequate parking, therefore, he would recommend approval of the plan but should establish a bond in the amount of \$42,225. Lance Kegerreis, engineer for the developer, noted a small point of clarification regarding the transportation impact fee that the amount being shown/indicated was for all phases. The ZO stated the fee had been broken down for each phase and asked Mr. Kegerreis if the intent of the plan is to submit an overall plan showing present and future development. Mr. Kegerreis stated it is expected that Phase I will begin in March 2014 and that Phase II would logically be next but not in with Phase I and when anticipating Phase III, will have to return to the Township. Mr. Kegerreis stated he had requested the transportation fee be separated so the proper fee could be submitted with the land use applications. The ZO stated the fee breakdown received from Mr. Jim Cullison were as follows: Phase I - \$11,269; Phase II - \$1,786; and, Phase III - \$10,993 (total of all: \$24,048). Mr. Mike Ross, FCADC (Franklin County Area Development Corporation) stated they had a credit with the Township and they would use that credit. Mr. Ross then thanked the Township and staff in working through this project and also Lance Kegerreis and team of Dennis E. Black Engineering for the smoothness of this project. Supervisor Brookens asked what Note 7 was on the Planner’s comments and the Township Engineer stated there is off-site grading that needs to be done on LIDA property but not specifically this site; the note referred to the adjacent properties recognizing that. The Engineer stated there is a regional stormwater system and a conveyance for the flow that was done when the overall scheme for LIDA was done and this stormwater basin is noted; on-site water quality control. The Engineer stated that both his comments #1 (easement from LIDA to allow grading) and #5 (stormwater conveyance and off-site easements) have been satisfactorily addressed. Supervisor Brookens asked if there was acknowledgement received from LIDA for those easements and the Engineer stated ‘yes, they signed as owners’. The Township Solicitor informed the Board that LIDA’s signature was needed and the date of acknowledgement was prior to the date of drainage easement and that needed to be corrected. Following lengthy review, discussion 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 approve the Platea USA 1-lot Final Land Development Plan with condition: the stormwater bond in the amount of \$42,225 be posted prior to release of the plan; transportation impact fee of \$24,048 be posted at the time of land use permit issuance and also with the understanding the traffic impact fees are credited to an agreement currently in place for those projects.

The Township Solicitor had no further comments 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 21036 through 21069 and one online payment, inclusive, to be paid from the General Fund; Check Numbers 3084 through 3087, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2029 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:45 P.M..

Respectfully submitted,

Secretary