

October 26, 2010  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 26, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Daniel Bachman  
Gregory Lambert  
Diann Weller  
Welton Fischer

Visitors: See list

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

The Minutes of the October 12, 2010 Public Hearing regarding a request for Conditional Use Permit for the Dana Funk Farm shall stand approved as presented.

The Minutes of the October 12, 2010 Regular Meeting shall stand approved as presented.

Vice Chairman Burns stated he had spoken to the apparent low bidder, Amity Fence Company, regarding the Sealed Bids to Furnish Fence at the Township Park as received October 12, 2010. Amity's bid was reviewed as submitted and everything is provided as bid and as requested, therefore, the bid would be awarded to Amity Fence Company, Reading, PA, at their bid price of \$24,750.

The Board considered correspondence from Smith Elliott Kearns & Company, LLC, (SEKCO) Chambersburg, regarding auditing services for the Township Pension and Section 457 Plans which was reviewed and discussed at the October 12, 2010 Regular Meeting. No action was taken at that Meeting due to no quoted prices being provided. Since that Meeting the Board has been informed by SEKCO the estimated price for auditing the 2010 Township Pension Plan is \$3,700 and the estimated price for auditing the Township Section 457 Plan is \$300. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the auditing services for the Township Pension and Section 457 Plans be accepted as presented and awarded to Smith Elliott Kearns & Company, LLC, Chambersburg, PA.

The Chairman stated that Todd E. Burns be considered as the Designation of Agent for a grant application and his name be provided as a point of contact for informational purposes and administering of the grant. On a motion by Charles D. Jamison, Jr., seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Todd E. Burns be appointed as the Agent for a grant application to be submitted and that resolution be identified as Township **Resolution No. 25-2010**.

The Township Solicitor presented a Road Dedication of Crestwood Drive, Thistledown Drive, and Belmont Way that was submitted to the Township for consideration to accept; all named streets being located in Saddle Ridge Estates. The Solicitor stated the roads had been inspected and were found to be acceptable and would recommend the Township accept these named streets into the Township's road system. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 26-2010**, identified as the Road Dedication of Crestwood Drive, Thistledown Drive, and Belmont Way; all named streets located in Saddle Ridge Estates.

The Township Solicitor stated that upon authorization by the Board, a resolution had been prepared for the posting of 25 mph speed limit on streets designated as Crestwood Drive, Thistledown Drive, and Belmont Way; all named streets located in Saddle Ridge Estates. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 27-2010**, for the posting of 25 mph speed limit on streets designated as Crestwood Drive, Thistledown Drive, and Belmont Way; all named streets located in Saddle Ridge Estates.

The Zoning Officer presented a request for refund of Land Use Permit Application fee of \$19.00 as submitted by William J. Renda. The ZO stated the property is located in Lincoln Dell Trailer Park and Mr. Renda was going to conduct some renovations but because the property is located in the flood hazard plain and the requirements for any work performed in that area, Mr. Renda decided not to conduct the renovations. 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 Land Use Permit Application fee of \$19.00 to William J. Renda be granted.

The Zoning Officer presented a request for waiver of minimum driveway width and location of shared driveways submitted by Tom Mongold of Divinity Investments, LLC for Grand Point Crossing (development). The ZO stated the Township Code requires a minimum width of 24 feet and regarding the other part of the request, the developer wishes that rather than show the shared driveway exiting out onto Somerset Road, they would propose the shared driveways exiting onto Grand Point Road. As a point of information, the ZO stated he had spoken to Mr. Mongold regarding the requests and advised him the request would be on this Agenda, however, Mr. Mongold was not in attendance at this Meeting. The ZO stated this same request had been requested previously and to reduce the driveway width to 16 feet and that request had been denied by the Board. The ZO stated he had gone through the Township review file and had included copies of previous correspondence regarding this request for the Supervisors information at this Meeting. Mr. Gregory Lambert, Township Engineer, stated the two (2) driveways would have to have some of the grading completed and also the problem with the traffic already using Grand Point Road; therefore, he would recommend denying the request from an engineering standpoint. Vice Chairman Burns noted Comment #4 on the Nassaux-Hemsley correspondence dated April 8, 2005; and, the Chairman stated that during the subdivision review process by both the Township Planning

Commission and the Board, the requirement was stipulated that driveways not exit onto Grand Point Road primarily as a safety feature. Supervisor Brookens noted that perhaps in the future, the Board may look at 24 feet for shared driveways but definitely agreed the Township continue not allowing increased traffic flow onto a busy thoroughfare. Following review and discussion of the waiver request, 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 waiver of minimum driveway width and location for shared driveways in Grand Point Crossing be denied.

The Zoning Officer presented the Rutter's Farm Store #5 Land Development Plan regarding a revision to approved Plan Sheet LD-3 correcting bearing and distances and noted the areas affected. The ZO stated the Plan has not been released from the Township and would recommend the developer be permitted to change the sheet. The Township Engineer stated it is only adjusting the existing survey plan and does not affect what is proposed. He further noted the original engineer has been informed the problem occurred when the plan was "rotated" when it was referenced to the Pennsylvania State Plan Coordinate System of the North American Datum of 1983 (NAD 83). Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Rutter's Farm Store #5 Land Development Plan revision to approved Plan Sheet LD-3 correcting bearing and distances be approved as presented.

The Zoning Officer presented a 1-lot Final Subdivision Plan for David and Joan Yeager; said property located between Letterkenny and Rocky Spring Roads; propose subdivision of a building lot of approximately three (3) acres from the Yeager property. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment (5-26-10); Greene Township Municipal Authority – approved (9-10-10); planning module approved by PA DEP (8-30-10); water provided by on-lot well; Franklin County Conservation District noted as 'adequate' (8-17-10); Township Engineer and Planner both reviewed plan and noted as 'ok' (10-26-10); plan was reviewed by Township staff on behalf of the Township Planning Commission and recommended approval (10-26-10); a sidewalk waiver had been granted by the Board on July 27, 2010; a note is placed on the plan regarding a one-time exemption being claimed for the recreation impact fee; transportation impact fee of \$2,065 required prior to issuance of a Land Use Permit. The Chairman stated he had spoken to the Sewer Authority and the Manager informed him the lot would have to connect to the system on Rocky Spring Road and that the new road is only four (4) years old. The Sewer Authority Manager stated it should never have been approved and more problems with tapping into a pressurized line. The line was originally located off the edge of the road until the Township had widened and paved the road. Supervisor Burns inquired as to where other properties had tied-in before the line was pressurized. The Chairman stated that a portion is by gravity and other it is pressurized. The Chairman asked the ZO if there was any plan to build on the lot at this time and the ZO stated he had spoken to Mr. Yeager and it was his intent not to build at this time but rather convey the lot to his son. Mr. Yeager informed the ZO he would rather subdivide as a building lot rather than as a lot addition. During the

discussion of this item, the Chairman telephoned the Sewer Authority Manager to verify the type of line located at this site and the Manager confirmed all lines are pressurized in the area. Discussion ensued on various ideas of what could or could not be done regarding the sewer connection. Following review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the 1-lot Final Subdivision Plan for David and Joan Yeager be approved as presented and the plan may be released and that upon Application for Land Use Permit, the transportation impact fee of \$2,065 must be paid.

The Zoning Officer presented a 1-lot Final Land Development Plan for George R. Harris; said property located at Main Street (Fayetteville) and McCrossen Drive; propose addition of second dwelling unit being a double-wide to the rear of the property. He stated a note was placed on the plan this date regarding the one-time exemption of the recreation impact fee. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment (6-7-10); Greene Township Municipal Authority – approved (10-15-10); planning module approved by PA DEP (9-23-10); Guilford Water Authority had no comment; Township Engineer and Planner both reviewed plan and noted as ‘ok’ (10-26-10); plan was reviewed by Township staff on behalf of the Township Planning Commission and recommended approval subject to a note being placed on the plan regarding the one-time exemption of the recreation impact fee (10-26-10); a waiver for sidewalks was granted by the Board on July 27, 2010; transportation impact fee of \$1,008 required at time of issuance of Land Use Permit Application. The Engineer stated his previous concerns and comments had been addressed and would recommend approval. Supervisor Brookens asked the Engineer if the proposed garage would be parking for this unit. The Engineer stated that originally there was not enough parking and that parking for the double-wide could be the garage. Supervisor Brookens then asked if the back of the property had access to Mill Race Lane and the ZO stated that because of the topography, there was no access to Mill Race Lane. Supervisor Brookens asked if this proposed lot/construction was for a family member and the ZO stated ‘yes’. Following review and discussion, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the 1-lot Land Final Land Development Plan for George R. Harris be approved as presented and at the time of Land Use Permit Application, the transportation impact fee of \$1,008 must be posted prior to issuance.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 15912 through 15940, inclusive, to be paid from the General Fund; and, Check Numbers 1870 through 1874, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:40 P.M..

Respectfully submitted,

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Secretary