

October 11, 2016  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, October 11, 2016 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..

The Minutes of the Regular Meeting held September 27, 2016 shall become part of the official record.

Glenn Shetter, speaking as Chairman and on behalf of the Township Planning Commission, and regarding the waiver requests from Luther Ridge on this Meeting's Agenda, wished to caution the developer of the numerous water issues downstream and would also caution the Board as to any decisions regarding Luther Ridge.

The Board received a copy and reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly (September) Report. The Report shall become part of the official record.

The Zoning Officer reviewed the Monthly Zoning Office Report for September 2016; each Board Member having received a copy of the Report. Following review and hearing no further comments, the Report becomes part of the official record.

The Township Engineer informed the Board there were three (3) waiver requests submitted by SpiriTrust for Luther Ridge Skilled Care Building project from sections of the Township Stormwater Management Ordinance. The first request is for a waiver from Greene Township Code 80-25(c), *Stormwater Basin Dewatering Time*. He began by explaining that Luther Ridge is planning an expansion of the current facility and has submitted a stormwater management plan that includes three (3) detention basins. The applicant wishes to have Basin #3 dewater in 60 hours instead of the maximum 24 hours as prescribed by the Stormwater Management Ordinance. The applicant states this basin is to function as a quasi-detention/infiltration facility which would require additional time to maximize the amount of groundwater recharge. The Township requires water quality to be provided as part of the Ordinance and infiltration meets with that requirement and this waiver would allow this basin to perform in this capacity. The standards prescribed by PA DEP for their NPDES permitting allow for a maximum basin dewatering time of 96 hours. The Engineer concluded by saying he would recommend to allow Basin #3 be allowed to dewater for 60 hours rather than 24 hours as required by the Ordinance and stated there would not be any effects to downstream. Mr. Craig Smith of RGS Associates, engineer for the developer, addressed the Board with further information by reviewing the plan that was displayed overhead. He stated this particular basin is a very large one with 12 inches clean stone and 18 inches of amended soil on top with the

ponding area having a depth of 1 foot. He further noted they had done geology testing for all three proposed basins and Basin #2 is shown as a “water garden”. Supervisor Corwell referred to #5 on page 2 of Mr. Smith’s request letter and asked him to explain more as to “alternative proposal” and Mr. Smith stated the fact that in order to minimize the potential of sink hole activity, the water would be spread out across the basin bottom. The Township Engineer noted that once an outlet is placed and the water is allowed to drain, it then becomes a detention basin. Mr. Smith reiterated the safety factor of the importance of spreading out the water on the basin bottom in order to minimize sinkhole activity. The Chairman inquired as to whether the basin will hold stormwater in the case of a big storm occurring and cited an issue that had occurred in the Township in the past when water overflowed a basin and damages were caused downstream. Mr. Smith stated that both outlets are above grade of the 100-year storm elevation. The Chairman stated that in looking ahead to MS-4 and asked if the storm duration standard would have any implication to MS-4 and the Township Engineer stated the NPDES permitting already calls for a 24-96 hour duration that the waiver request would actually already comply with the rates mandated by the MS-4. The Chairman then asked if there was any consideration to have just a bio-retention facility and Mr. Smith assured him that the designs of these basins include bio-retention features. The Chairman asked Mr. Shetter if what was discussed had satisfied his concerns and Mr. Shetter noted again the Township needs to be very cautious. The Chairman stated he understood what Mr. Shetter was saying but this actually exceeds our current standards which will be updated to the DEP standards during the MS-4 permitting process. Following review, discussion, 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 of waiver of Greene Township Code 80-25(c), *Stormwater Basin Dewatering Time*, for Luther Ridge Skilled Care Building, Project #16-019.

The Township Engineer presented the second waiver request of Greene Township Code 80-25(D), *Minimum Facility Bottom Slope*, from SpiriTrust for the Luther Ridge Skilled Care Building project. The Township Stormwater Management Ordinance requires the bottom of basins maintain a 1% slope and the applicant seeks to be allowed a bottom basin slope of 0% for Basins 1 and 3 on the property. The applicant stated these basins are to function as a quasi-detention/infiltration facility and as such the stormwater should spread out across the basin bottom to maximize the contact surface area in order to realize the most permeability in the basin bottom. Additionally, as the site is located in a region of karst topography, which is very susceptible to sinkhole formation, it is important to NOT concentrate stormwater in location and to spread it out as evenly as is possible. Mr. Smith noted that a corrected note was placed on the plan that both basins will have flat bottoms. Supervisor Corwell inquired if there is a sinkhole problem in the area and Mr. Smith responded ‘no’ but their geology tests showed possible chance therefore wanted to spread out the water area. Following 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 grant the waiver request of Greene Township Code 80-25(D), *Minimum Facility Bottom Slope*, for the Luther Ridge Skilled Care Building, Project #16-019.

The Township Engineer noted the applicant wished to withdraw the third waiver request of Greene Township Code 80-27(A), *Minimum Pipe Diameter*, for the Luther Ridge Skilled Care Building project because the Engineer had informed the applicant that the pipes draining exclusively roof surfaces are to be considered leader drains and are not intended to be included in storm sewer pipes and culverts requirements. The applicant has additionally agreed to conform to the 15-inch minimum diameter standard for all pipes which will drain any surface waters. In view of these facts, the record shall show that the applicant has withdrawn this waiver request.

The Zoning Officer presented a 2-lot Final Subdivision/Lot Addition Plan for Chambersburg Hospital and Falling Spring IV, LP, Project #16-017; property located off future Parkwood Drive in the Transitional Commercial zoning district; acreage of approximately 2.62. The ZO stated the plan consists of two (2) properties, one owned by Chambersburg Hospital and the other by Falling Spring IV, LP. The subdivision would correct small corners of both properties that are divided because of the future Parkwood; small lot additions to each other. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their referral and review. Franklin County Planning Commission – reviewed with no comment (9.21.16); Greene Township Municipal Authority – n/a; non-building waiver forwarded to PA DEP (9.19.16); Guilford Water Authority – n/a; plan reviewed by both Township Planner and Township Engineer, comments were satisfied and would recommend approval (10.3.16/10.11.16); plan was staff-reviewed on behalf of the Township Planning Commission and would recommend approval as presented (10.11.16). 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 approve the Chambersburg Hospital and Falling Spring IV, LP 2-lot Final Subdivision/Lot Addition Plan, Project #16-017.

The Chairman presented a proposal for retention of special counsel to handle matters that occur through labor law. The Township had hired special counsel in the past and would just continue the law firm's services on an as-need basis. The Township Solicitor stated the Second Class Township Code does provide a procedure that is described in the Code for the Board to follow. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to retain Lavery Law as outlined in their letter for special counsel.

The Township Solicitor noted it was good to be in attendance at this Meeting after experiencing recent health issues and appreciated the outpouring of concern, etc expressed to him during this time.

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 24710 through 24739, three (3) credit card payments, one direct deposit, inclusive, to be paid from the General Fund; Check Numbers 3292, 3293, one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2091 to be paid from the Electric Light Fund.

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

Respectfully submitted,

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Secretary