

October 28, 2014  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 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

Visitor: See list

The Chairman called the Regular Meeting to order at approximately 7:00 P. M.. He then noted the attendance of (school) students, welcomed them to the Meeting, and informed them that if they had any questions at any time they were welcome to ask during the Meeting or afterwards.

The Minutes of the Regular Meeting held October 14, 2014 shall stand approved as presented and become part of the official record.

Resident Kenneth Mummert, 2923 Jefferson Drive, addressed the Board with the following three concerns: (1) Smith Road – move guide rails back so that drivers can see onto Route 997; bringing to Board’s attention. The Chairman noted that Smith Road is a Township roadway but Route 997 is a State Highway and the guide rails are the responsibility of PennDOT and located within their (State) right-of-way. The Chairman also noted the Township Supervisors and staff have met with PennDOT and informed them of the situation. (2) “Downtown” Greenvillage – building not occupied for about thirty years – why can’t firefighters burn it down? The Township Engineer noted the building being referenced is a historical structure and explained that during a local project with PennDOT the structure has hampered/delayed the project due to the historical significance and just recently have moved past the various required studies, etc and the structure will be torn down. (3) Complained of “two lemons” (properties) in his neighborhood with too many trees, trailers in the driveway and front yard; asked Board how long a vehicle can sit? Chairman asked if the vehicle had a current license; Mr. Mummert did not know for certain; Chairman asked the Zoning Officer to handle the matter; Zoning Officer asked Mr. Mummert if he knew the address and the ZO stated he would follow up. Supervisor Brookens reminded Mr. Mummert the Township can only enforce its own regulations which Mr. Mummert would be aware of having served on the Township Zoning Hearing Board for a number of years. The ZO noted some of the issues could be handled through deed restriction. Mr. Mummert stated he had checked with the last surviving McCleary and was informed the only stipulation placed in the deed was that a storage building could not be separate. Mr. Mummert stated that was all he had to give to the Board and thanked them for their attention.

The Chairman presented and reviewed the *2015 Greene Township Preliminary Budget* noting the General Fund stands at just over 4 million dollars; is in line with previous years; several revenue accounts are slightly down compared to the same time in previous years but not significantly; no changes have been made to budget line items; expenditures are equal to

revenues; total *2015 Budget*, including Electric Light and Liquid Fuels Funds, approximately 4.6 million dollars. He further noted there are no plans to eliminate any of the existing services in 2015 and current services will remain the same as in the past; no (*Budget*) line items have been deleted and have only shifted slightly from years past; propose no property tax for 2015 for the 36<sup>th</sup> year in a row—something to be very proud. Resident Kenneth Mummert inquired as to the cost of energy compared to the past and the Chairman stated he had no idea because fuel may be down (in price) now but who can say what it may be in 2015. Supervisor Brookens stated the *Budget* will be available for public inspection for the next thirty (30) days after adoption; a copy will be placed on the front counter located in the Township Municipal Building during regular business hours for public viewing. 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 adopt the *2015 Greene Township Preliminary Budget* as presented.

The Chairman noted the District Magistrate (for this appointed area) is located at the end of the Township Municipal Building stating the Township owns the building and leases space to the County for their use as well as the large meeting room is shared. He noted the current lease expires December 31, 2014 and the County has submitted a new lease agreement. The Township Solicitor noted the new lease includes two (2) amendments, one to increase the rent slightly and the other to change the rate of rent increase every two (2) years, all at the Township's request. Supervisor Brookens clarified the information regarding the lease agreement for those in attendance noting the room where this meeting was being held is also used by the District Magistrate for hearings, etc and is part of that contract. 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 authorize the renewal of the Lease Agreement with the Franklin County Commissioners for the District Magistrate office and authorize the Board of Supervisors to sign that Agreement.

The Zoning Officer presented a request from Vince Elbel, Township S.E.O., for a sewer extension/tap-in submitted by Thomasville Properties for property located at the intersection of Route 30 and Fayetteville Main Street, identified as Township ***Resolution No. 16-2014***. He noted a sewage planning module had been provided to the Township with Thomasville Properties proposing to subdivide approximately 3.10 acres from the tract and that several items still need to be provided to the Township from various reviewing agencies. He stated letters have not been received from Greene Township Municipal Authority, Guilford Water Authority, and the Borough of Chambersburg. The Township is also waiting for a land development plan. All information must be provided to the Township before the application can be forwarded to PA DEP. Supervisor Corwell inquired if the information must be received before the Resolution is approved and the Zoning Officer explained the process (for newly elected Supervisor Corwell). 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 adopt Township ***Resolution 16-2014*** as requested by Vince Elbel, Township S. E. O., for sewer extension/tap-in, Thomasville Properties, US 30/Fayetteville Main Street intersection.

The Zoning Officer presented a request for review time extension submitted by Martin and Martin, Inc. on behalf of their client, Grand Point Crossing Revised Final Plan; requesting time extension of ninety (90) days; Plan is amendment to previously approved plan to address grading; current time expires November 3, 2014; this is first extension request received for this project; Township is awaiting response from Greene Township Municipal Authority (GTMA). The ZO stated he had spoken with Joe McDowell of Martin & Martin and Mr. McDowell informed the ZO that he was checking with GTMA to see if there was any problem holding up the plan approval. 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 review time extension for Grand Point Crossing Revised Final Plan for ninety (90) days commencing November 3, 2014.

The Zoning Officer presented a request for a revision to a previously approved Final Plan for Jason Rosenberry/Wild Flower Acres (property located off Black Gap Road across from Chambersburg Mall entrances); Plan was previously approved in the 1990's and this revision amends the previous Plan specifically Lot 25; previous Plan depicted numerous easements. The ZO stated he discovered that Mr. Rosenberry had constructed a structure (shed) within an originally shown easement and without a Land Use Permit. The ZO notified Mr. Rosenberry of the violation and informed him that he would have two choices, either comply with Township regulations or remove the shed. Previous regulations stated all structures had to be located fifty feet back from Philaman Run but in 2012 FEMA provided a boundary where there was none. The applicant's surveyor located the flood plain boundary and on the new plan the ZO noted the revised boundary and basin easement which affected the location of the shed now showing outside the restricted area. The Township Solicitor asked the ZO if there was something on the new Plan that indicated it is a revision of the original Plan and the ZO stated there was a note placed on the Plan and when this (Revised) Plan is approved, it would need to be recorded and filed with the original Plan. The ZO reviewed the Approval Checklist with the Board, each member having received a copy for their review: Franklin County Planning Commission had no comment (10-22-14); Greene Township Municipal Authority and Guilford Water Authority were provided copies for information only; Township Engineer's comments noted the amendment to the Plan specifically involved updating the flood plain limits for Philaman Run to be consistent with the recently enacted FIRM provided by FEMA and also revised the limits of the required stormwater easement around the detention basin located on Lot 25 which is owned by Jason Rosenberry, and further noted the amendment will remedy the non-conforming shed which is now placed out of the flood plain and more than fifty feet from the stream bank, therefore, he found the proposed amendment to satisfactorily comply with Township ordinance and recommended approval of the Plan as submitted. 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 Jason Rosenberry/Wild Flower Acres Revision to Previously Approved Final Plan as presented.

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

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 payment of invoices as follows: Check Numbers 22067 through 22099, inclusive, to be paid from the General Fund; Check Numbers 3143 through 3147, and one on-line pay, to be paid from the Liquid Fuels Fund; and, one on-line pay to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:32 P.M..

Respectfully submitted,

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Secretary