

November 14, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, November 14, 2017 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. and informed those in attendance the Meeting was being recorded.

The Minutes of the Regular Meeting held October 24, 2017 shall stand approved as presented and become part of the official record.

The Minutes of the October 17, 2017 Meeting regarding the Township Comprehensive Plan Update between the Board of Supervisors and the Township Planning Commission were accepted as presented and will become part of the official record.

There was no public comment presented at this time.

The Township Solicitor presented a proposed ordinance that would enforce certain stop intersections in the subdivision known as "Grand Point Crossing"; namely, Hartford Drive with Somerset Road, Cornwall Road and Hartford Drive, and, Hartford Drive and Austin Avenue. The intersections currently have stop signs posted, however, there is not an ordinance to enforce them and this ordinance would take care of that. It is necessary for the Township to advertise, set a date, and conduct a public hearing to consider adoption of the ordinance. Supervisor Brookens inquired if there was a minimum time in which to advertise the public hearing to which the Solicitor stated 'seven days'; therefore, if the newspaper could accommodate the advertisement for the hearing to be held December 12, the legal requirement for the advertisement of no less than seven days and no more than thirty days could be met. Following 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 advertisement for a public hearing regarding stop sign ordinance for intersections in the Grand Point Crossing development to be held at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, Tuesday, December 12, 2017, at 7:00 p.m., prevailing time. The Solicitor stated a draft legal notice had already been prepared and only had to insert the date of the public hearing so there should be no delay in submitting the advertisement.

The Township Engineer presented proposed Township **Resolution No. 20-2017** authorizing the posting of 25 mph speed limit on Austin Avenue in the Grand Point Crossing Development. He noted the deed of dedication for a portion of street had been received and accepted by the Township and in order for speed limit signs to be posted and enforced, the Township would need to adopt said resolution. Supervisor Brookens inquired if there were resolution(s) for the remaining streets in that development. The Engineer did not know for sure at this time but stated he will check. Following 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 No. 20-2017** authorizing the positing of 25 mph speed limit on Austin Avenue, and others (streets) as noted, in the Grand Point Crossing Development.

Chairman Burns, who also serves as the Township's representative to the Franklin County Tax Bureau, presented the Bureau's Proposed 2018 Operating Budget. The Bureau is the taxing authority for municipalities in the County regarding earned income and LST, if a municipality chooses to enact which Greene does not. The Chairman highlighted certain areas showing the greatest increase those being mostly in salaries and fringe benefits, noting that operational expenses were kept to a minimal. He noted that one difference in salaries is due to a new Executive Director's (ED) salary being proposed to be raised to be more in line with other taxing authorities throughout the State, Franklin County being lower than the average. A \$5,000 pay increase for the new ED over last year's salary as well as a 2% increase for all full-time and part-time employees (under total count of 20) is proposed; no changes in benefits; materials and supplies fairly the same as previous years. The Chairman continued by noting that with the proposed budget the collection rate for 2018 is still at 1.96%; current collected services at maximum of 2% but Franklin County has always tried to keep under 2%; this year currently operating on 1.7 to 1.8%. Some funds in the Reserve Fund will be changed into a "rainy day" fund for office, computer upgrades, etc which is usually done on an annual basis; projected collection costs still below 2%; projected budget of collection of approximately 45 million dollars; did a good job of outlining cost projections, etc in this budget. Supervisor Corwell inquired as to the position of Deputy Executive Director (DED) under the salaries category. The Chairman stated the Bureau is considering a DED; more of a numbers exercise to see if they could still handle as currently with which is now to try and keep under 2%. Supervisor Brookens asked if the appointment of a (Township) representative is held until the Annual Re-organization Meeting to which the Chairman confirmed. The Chairman stated that each municipality must provide a vote to the Bureau whether they adopted or not adopted the proposed budget by December 31. Supervisor Brookens stated the Bureau was doing a good job, collecting percentages have been under quite a few years, (Township) has good representation on the Bureau with the Township representative, so he would certainly be in favor of adopting their (2018) proposed budget. Supervisor Corwell was in agreement with those comments. Following 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 Franklin County Area Tax Bureau's Proposed 2018 Operating Budget as presented.

Each Board Member received a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly (October 2017) Report and reviewed the Report as submitted. Chairman Burns inquired as to the increase in hours for the month but it was unknown as to the reason. Following review and consideration, it was consensus of the Board the Report shall be accepted as received and become part of the official record.

The Township Engineer presented a list as compiled by the Township Treasurer of outstanding (plan review) escrow accounts to be refunded; a copy of said list shall be made an integral part of these Minutes for reference. He noted nine plans that have been completed and the only one on the list that has not been completed 100% is for the Sheetz (Land Development Plan) which the Township would need to retain \$500; all remaining plans have requested full (remaining) refunds. The Solicitor noted that since there was a printout of all escrows, there was no legal reason why the Board could not take action on the list as a whole as opposed to having to vote on each individual named plan. Supervisor Brookens asked the Engineer if all parties had requested a refund and the Engineer stated 'yes' because letters, informing them of remaining refunds due them, had been sent to all parties. The Engineer stated there are approximately four additional escrows regarding stormwater bonding that he anticipates presenting to the Board for their consideration at their next regularly scheduled Meeting. The Chairman inquired if there was

a timeframe in which refunds needed to be issued to which the Solicitor stated the obligation is on the Township. Supervisor Corwell noted there was one plan indicated on the list where a person has passed away and the Solicitor stated any remaining funds would go to the executor. 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 requests for outstanding (plan review) escrow accounts to be refunded, as presented, with the exception of the Sheetz (plan) which the Township will retain \$500.

The Zoning Officer reviewed the Monthly Zoning Office Report (October 2017), each Member having received a copy. He noted the application to the Zoning Hearing Board will be heard at their meeting on November 20. Supervisor Brookens inquired as to the amount of fees collected for the month; the Zoning Officer noted the high total was due to the SpiriTrust building construction valued at several million. The Report shall become part of the official record.

The Zoning Officer presented a request for review time extension submitted by Curfman & Zullinger Surveying on behalf of the Jason Rissler Land Development Plan; third extension request; current deadline November 19, 2017; revised plan just submitted and currently in process at Township; Township Planning Commission reviewed at their November 13, 2017 meeting and recommended approval subject to comments. The Chairman asked why multiple extensions have been requested and the ZO stated he believed it was due to requirements of the County Conservation District. The Engineer added the developer was somewhat resistant to the requirements of the District and have since hired an engineering firm and now things are moving along. Supervisor Corwell inquired if this was residential property; the Engineer stated 'no', the lot is located along Sunset Pike. 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 grant the request for review time extension of ninety (90) days for the Jason Rissler Land Development Plan to commence November 19, 2017.

The Zoning Officer noted receipt of an application for Conditional Use Permit (CUP) request for Menno-Haven Brookview Campus. He noted that with that application was correspondence from Lance Kegerreis of Dennis E. Black Engineering on behalf of his client, Menno-Haven Brookview Campus, granting an additional thirty days to the MPC's (Municipalities Planning Code) required sixty days in which a municipality is to hold a public hearing in which to gain input regarding the request. The proposed project is for expansion of a retirement community which is located in an R-2 (Medium Density Residential) zoning district and a permitted use in said district. The ZO further stated the land development plan for this project is to be submitted to the Township most likely this month. Supervisor Brookens asked the Solicitor if the Board was required to act on the request for time extension (to the MPC requirement) because of not ever having such a request presented before as far as anyone could recall and the Solicitor stated they should do so as to have a resolution regarding it and may do so by acting upon both the public hearing and time extension in one vote. 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 additional thirty-day review time for Menno-Haven Brookview Campus project and also schedule a Conditional Use Permit request public hearing for Tuesday, January 23, 2018, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time.

The Zoning Officer presented a 3-lot Final Subdivision Plan for Scotland Road Market; property located at intersection of Anthony Highway and US Route 30 (Lincoln Way East, Fayetteville); zoned HC (Highway Commercial) and R-1 (Low Density Residential); propose straight subdivision of property into three lots; future use remain as agriculture and if anything else were to be proposed it would require the proper approvals. 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 (7.19.17); Greene Township Municipal Authority – no sewer detailed on plan; Sewage Enforcement Officer – planning module approved by PA DEP (1 edu for each lot) (11.3.17); Guilford Water Authority – approved (9.20.17); comments attached from the Township Planner and Township Engineer; plan was Township staff reviewed on behalf of the Township Planning Commission with no comments and recommended approval (11.6.17). The Township Engineer had no further comments to offer at this Meeting and stated he would recommend approval. Mr. Joe McDowell, engineer for the developer, stated he had nothing further to add following the ZO’s review of the *Approval Checklist*. Supervisor Brookens asked Mr. McDowell if he knew of any future development and/or time table that may be planned for these lots. Mr. McDowell stated he had no idea at this time; only that current owner wants to retain the front lot and sell two remaining lots to the rear. He further noted the owner wants to retain the property for commercial for any future development but nothing is planned as to “year” planning. 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 Scotland Road Market 3-lot Final Subdivision Plan as presented.

The Township Solicitor had no further comment 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 25975 through 26004, two direct deposits, three credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3404 and 3405, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2126 and one online payment, inclusive, to be paid from the Electric Light Fund.

There being no further business for this Meeting the Chairman adjourned at approximately 7:41 P.M..

Respectfully submitted,

Secretary