

November 22, 2016
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, November 22, 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: None

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

The Minutes from the re-scheduled Regular Meeting held November 15, 2016 were reviewed by the Board. Supervisor Brookens inquired as to the status of a transcript of the public hearing held at that time due to it having to be made a part of these Minutes. The Township Solicitor stated there is no legal time frame for receipt of a transcript; have no control over this matter. A transcript has been requested and will be made a part of these Minutes when received. The Chairman then noted the Minutes will become part of the official record.

Supervisor Corwell informed the Board that over the last year and a half the Franklin County Emergency Services Alliance have been researching replacement time for fire and EMS units. Normally, response time is three minutes and if no response, a second dispatch is issued; EMS time is five minutes. The Alliance is attempting to standardize the dispatch of companies and has asked for input from each County municipality as to the preference regarding replacement time. He stated that fire response timing within three minutes has only been 37%; bad for morale when having to place a company back in service if some have already begun to respond. He noted that EMS is responding 87% of the time within five minutes and it is being requested to move the five-minute response time to fire responders as well. He stated that by standardizing and giving more time to fire responders, it is not saying that one is more important than the other. The current replacement times were set in the very early 1970's by the late Fayetteville Fire Chief Cutchall when there were more volunteers, less traffic, fewer (red) traffic lights; now volunteers are speeding causing more possible danger to themselves and others on the roadways. He stated the matter was discussed at the County convention (Franklin County Association of Township Officials) and it was a majority consensus to have both fire and EMS replacement times at five minutes. He did note that several fire chiefs are saying that five minutes is too long in that you are waiting two additional minutes for second response. In conclusion he stated that if Greene Township would agree to the five minute standardization, they are requested to send a letter to the Alliance and then forward to the 9-1-1 Center (Franklin County Department of Emergency Services). Supervisor Corwell stated that having been consulted, the 9-1-1 Center is currently in agreement with the five minute response time; the EMS community feels that five minutes is agreeable, however, fire chiefs want four minutes. Ultimately it is up to the Townships but need to be consistent and standardize across the board. Supervisor Brookens noted the volunteers are trying their best to get on the scene as soon as possible. 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 voted unanimously to prepare a letter of support in favor of a five-minute replacement time for fire and EMS units and forward to the Franklin County Emergency Services Alliance for their consideration.

The Board began review of a request from Vince Elbel, Township Sewage Enforcement Officer (SEO), for public sewer extension, Village at Luther Ridge, 2755 Esther Circle, Chambersburg. The Zoning Officer presented a narrative that was submitted with a planning module for Luther Ridge noting a Conditional Use Public Hearing had been held and what they had submitted included what is planned in the future as well. They propose construction of a skilled care facility anticipating 55 skilled care beds and 16 memory support beds; memory support building will result in the demolition of 4 older cottages. The formula provided on the Project Narrative indicated the following: 71 (55+16) total units proposed; 4 total units to be removed for net unit of 67; the gpd (gallons per day) usage per unit is 101.3 (rounding to 100); total capacity requested is 6,700 based on 400 gallons per edu for a total of 17 edu's requested; the gallons per day is based on a similar facility owned and located in York. The ZO stated that certain agencies have signed off to date (i.e. Guilford Water Authority, Borough of Chambersburg). Supervisor Brookens inquired if the module had been processed through the Municipal Authority and the ZO stated the Authority typically only provide letters but do not normally take action on the module until after it has been returned by (PA) DEP. The ZO noted that DEP uses the formula of 400 gpd while the Authority uses 225 gpd. The Township Engineer noted that it is in the planning phase and that residential use is 225. Discussion ensued as to the number of edu's needed by DEP vs the Authority. Supervisor Corwell inquired if this would be an "industrial" request and not residential. Supervisor Brookens voiced concern if the Township would have to waive the requirement for the allotment with the ZO noting this is only the planning module now but the applicant is looking to the future. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 21-2016** from Vince Elbel, Township S.E.O., for public sewer extension for (the) Village at Luther Ridge, 2755 Esther Circle, Chambersburg.

The Chairman stated that with the adoption of the UCC (Uniform Construction Code) in 2004, an appeals board was to be developed. At that time the Township had contracted with a local Building Code agency but now the Township is with someone else; currently an appeal (regarding Code requirements) has been filed for property located in the Township for which a fee is to be charged to cover costs associated with such an appeal. It was researched and found that apparently through the years the Township never adopted a fee schedule. In conjunction with original adoption of the UCC, the Township had appointed Mr. B. Roy Monn in 2004 as its representative to the Joint Municipal Board of Appeals. Mr. Monn has indicated his willingness to continue serving so he only needs to be re-affirmed if the Board so desires. In addition, the Board needs to set an application fee for any appeals that may be submitted for property located within the Township. The Township Solicitor stated he had performed some work regarding that fee by first contacting another participating Township but they never adopted a resolution to set a fee. The Solicitor had performed a quick estimate this date as to costs associated with holding a public hearing, legal advertising, etc. He stated an applicant would be responsible for all costs and if the costs would exceed the fee submitted, they would be responsible to pay the difference. Supervisor Brookens inquired if the Board of Appeals needed legal counsel and the Solicitor stated it would be each municipality's solicitor that would attend for their own respective municipality. It was briefly discussed as to the estimated time to hold a hearing and the Solicitor reminded the Board that the Township cannot make a profit

but can only cover costs associated with an appeal/public hearing. The Chairman stated he was agreeable to the language the Solicitor was proposing for the resolution. Discussion ensued as to whether legal counsel costs could or could not be included in associated costs for the appeal process with the Solicitor noting he would investigate further to determine if certain legal counsel costs could be re-couped (re: Zoning Hearing Board, etc). Supervisor Corwell asked the Township Secretary as to the origin of the application form and if there was something referencing the fee. The Secretary stated it was received from the Township's building code enforcement agency and the second page of the application requested the respective municipality's name, fee, and who payment should be made (payable) to. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 22-2016** that "*all costs associated with an appeal shall be paid by the applicant for appeal. There shall be deposited with the application for appeal the sum of \$700.00. No appeal shall be accepted without the deposit. Any remaining portion of the fee not used in expenses listed above shall be returned to the applicant. In the event actual costs exceed the \$700.00 deposit, the applicant will be invoiced for the excess.*" Further, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to re-affirm the appointment of Mr. B. Roy Monn, Jr., 25 Lippizan Drive, Shippensburg, as Greene Township's representative to the Joint Municipal Board of Appeals.

The Township Engineer presented a request to release the \$74,824.20 stormwater bond previously posted with the Township for the Dollar General on Black Gap Road. He stated the building has been constructed and is in operation and the project had required a stormwater bond in the amount of \$74,824.20. He has inspected the site and commented that this stormwater design was one of the better ones he has seen and the construction was even more than required. He stated there was no deviation from the design and/or requirements, received full cooperation from their engineer, received timely reports, etc. The bond was received in the form of "insurance security" and the Township Engineer stated he would recommend release of the full bond in the amount of \$74,824.20. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to release the \$74,824.20 stormwater bond for Dollar General on Black Gap Road as requested.

The Zoning Officer presented information regarding the necessity of scheduling a public hearing with regard to proposed amendments to the Township Code; one part regarding zoning and one part regarding planning. He stated that forty-five (45) days are needed for the review process to the County and any other appropriate (reviewing) agencies. 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 advertisement of a public hearing to consider proposed amendments to the Township Code to be held Tuesday, January 10, 2017, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, at 7:00 P.M., prevailing time, prior to the Regular Meeting.

There were no Subdivision and/or Land Development Plans to be reviewed at this Meeting.

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

There were no invoices submitted for consideration of payment at this Meeting.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:38 P.M..

Respectfully submitted,

Secretary