

December 22, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, December 22, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Glenn O. Shetter
Welton Fischer

Travis Brookens
Daniel Bachman
Gregory Lambert
Diann Weller

Visitors: See list

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

The Minutes of the December 8, 2009 Continued Public Hearing regarding a proposed new zoning district, *Medium Density Commercial*, stand approved as presented.

The Minutes of the December 8, 2009 Regular Meeting stand approved as presented.

The Chairman recognized a number of persons in attendance who were identified as high school seniors attending this meeting as required by their Civics class. The Chairman then asked Township officials and staff (seated at the front) to introduce themselves. The Chairman welcomed the students and invited them to ask any questions they might have during this meeting.

The Zoning Officer presented Township **Resolution No. 21-2009** regarding request for sewer extension for White Church Meadows as submitted by Vincent Elbel, Township S.E.O.. He reviewed a project narrative, a copy being given to the Board and staff, which noted the project's location as along the northeastern side of Black Gap Road, approximately 700 feet northwest of White Church Road. The development proposes 106 dwelling units (62 townhouse units and a four-story condominium building with 44 units). On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 21-2009** regarding sewer extension for White Church Meadows as submitted by Vincent Elbel, Township S.E.O., be approved as presented.

The Zoning Officer presented a request for review time extension of ninety (90) days from TME Surveying, LLC, on behalf of Bennet Farner Subdivision; current deadline expires January 4, 2010. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for the Bennet Farner Subdivision Plan for an additional ninety (90) days commencing January 4, 2010, be approved.

The Zoning Officer presented a request for review time extension of ninety (90) days from Martin & Martin, Inc., on behalf of Capital Estates Land Development Plan; current deadline expires December 22, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Capital Estates Land Development Plan for an additional ninety (90) days commencing December 22, 2009, be approved.

The Zoning Officer presented a request for review time extension of ninety (90) days from LSC Design on behalf of Rutter's Farm Store Land Development Plan; current deadline expires December 25, 2009. Supervisor Burns inquired as to the wording of the letter and noted the applicant is only waiving the requirement and not asking specifically for ninety (90) days but noted that is the normal time extension requested. Gregory Lambert, Township Engineer, noted the various issues (currently three) surrounding the project. The Chairman asked if anything had been submitted to PennDOT and Mr. Lambert stated it had and noted the applicant is planning to re-submit (to PennDOT). Supervisor Shetter (Chairman of the Township Planning Commission) stated the Planning Commission did recommend approval which included the 'right turn' lane on 997 (Black Gap Road) so that if PennDOT would agree, then the Planning Commission would be on record of their recommendation. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Rutter's Farm Store Land Development Plan be granted an additional ninety (90) days for review time commencing December 25, 2009.

At this time, the Chairman asked the Township Solicitor to explain to the students in attendance what the Board was doing with these review time requests. The Solicitor then proceeded to explain to the students in attendance of the process (HOP's, local and State regulations, etc) regarding the requests for waivers and the Municipality Planning Code and procedure the law requires as to action by the governing body. The Solicitor stated that developers were requesting time extensions and the Township was acting on those requests.

The Assistant Zoning Officer presented a 1-lot Preliminary Land Development Plan for Chambersburg Baptist Church; this is a revision to a previous plan submitted and requested it be as "preliminary"; property located along Woodstock Road at Hafer Road; propose screening along common property line. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (4-15-09); Greene Township Municipal Authority – approved but must bore under Hafer Road (6-11-09); planning exemption approved by PA DEP (5-7-09); Guilford Water Authority – can serve (5-19-09); PennDOT – HOP (highway occupancy permit) issued for driveway onto Woodstock Road (8-13-09); Franklin County Conservation District – 'adequate' (8-18-09); a copy of comments from both the Township Engineer and Township Planner were attached to the Checklist – Mr. Lambert reviewed the comments noting previous ones had been addressed except for a few minor items that still need addressed – both he and Planner had reviewed the plan on several occasions and would recommend approval of this revised plan (11-9-09); Greene Township Planning Commission reviewed at their meeting held November 9, 2009 and recommended approval; transportation impact fee (TSA-5) for 9 new trips for a total of \$9,072 required at final plan as well as a stormwater bond, amount to be determined at final plan as well. Supervisor Shetter inquired as to a note on the *Checklist* as to "have extension letter" and the AZO confirmed the Township had received said letter in case it was needed. Following review and discussion, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Chambersburg Baptist Church 1-lot Preliminary Land Development Plan be approved as presented.

The Chairman noted and read correspondence received regarding the resignation of Travis Brookens as Township Zoning Officer effective January 4, 2010, and stated Mr. Brookens will be stepping up to the position of Township Supervisor. The Chairman stated it has been a pleasure serving with Mr. Brookens in his Zoning Officer capacity and looks forward to working with him on the Board. Supervisor Burns also stated it has been a pleasure working with Mr. Brookens in the Zoning Officer capacity and looks forward to working with him as a Supervisor and getting Mr. Brookens acquainted with his new position. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the resignation from Travis Brookens be accepted as presented and become effective January 4, 2010.

The Chairman noted and read correspondence received regarding the resignation of Glenn O. Shetter as a full-time employee of Greene Township Board of Supervisors effective January 5, 2010, at 3:00 P.M., prevailing time. The Chairman stated it had been good serving with Mr. Shetter for seven years and felt that many things had been accomplished. Supervisor Burns thanked Mr. Shetter for his wisdom and guidance which was appreciated. Mr. Shetter stated that little did he know in January 1979, the last year the Township had property tax, and also serving on the Township Planning Commission, that someday he would be here serving as Supervisor for the Township, first appointed to fulfill a term and then to be elected to a six-year term. He stated the position has been a challenge and during the first year wanted to see much accomplished and now was the time to turn the responsibility over to the next generation, and younger, and stated it was good to see that Travis (Brookens) will be stepping in with his experience, wished him good luck, and thanked Greene Township residents allowing him to serve them. On a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0-1, with Supervisor Shetter abstaining, the Board voted that the resignation of Glenn O. Shetter become effective January 5, 2010, as he steps down as Township Supervisor and full-time employee of the Township.

Mr. Lambert stated he had been asked by the Board to investigate a possible 4-way stop at Coldspring Road/Fayetteville Main Street/Mont Alto Road. He forwarded correspondence to PennDOT and received a response the findings did not warrant a 4-way stop. Mr. Lambert stated that after he had received the rejection letter he discussed the matter with PennDOT and they suggested creating 'no parking'. The Chairman asked the Township Solicitor if an existing ordinance could be amended to extend the (current) existing 'no parking'. The Solicitor stated it would be a new ordinance revising with new wording and the additional area. The Chairman stated that Township officials would go to the site and get proper measurements. Supervisor Burns stated he has since received two separate complaints regarding this dangerous intersection. Mr. Lambert stated that PennDOT stated it does not nearly meet the requirements (for 4-way stop). Discussion ensued as to why one area near this intersection met the requirements and received approval but why not this one. Following discussion and review, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Township Engineer and Township Solicitor be authorized to prepare an ordinance for 'no parking' on Fayetteville Main Street at its intersection of Coldspring and Mont Alto Roads and also authorize the Township Engineer to forward a letter to both Senator Alloway and Representative Kauffman requesting their assistance to pursue a 4-way stop at that intersection. Resident Kenneth Wagaman thanked the Board for their assistance and action regarding this intersection.

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

On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 14912 through 14941, inclusive, to be paid from the General Fund; Check Number 1412 to be paid from the Electric Light Fund; and, Check Numbers 1733 through 1739, inclusive, to be paid from the Liquid Fuels Fund.

The students in attendance had no questions for the Board, however, a parent inquired as to the Planning Commission meetings and Supervisor Shetter, who also serves as Chairman of the Commission, briefly explained the purpose of the Planning Commission and the Commission is only a “recommending” body to the Board of Supervisors. The Solicitor stated the (Township) Planning Commission is an “advisory” body.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:37 P.M..

Respectfully submitted,

Secretary