

December 27, 2011
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, December 27, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding a proposed ordinance setting new Supervisors compensation under certain conditions.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:05 P.M..

The Minutes of the December 13, 2011 Public Hearing regarding a request for Conditional Use Permit for an energy conversion system submitted by Jeffrey Hager, Grandpoint Road, shall stand approved as presented.

The Minutes of the December 13, 2011 Regular Meeting shall stand approved as presented.

Attorney Paul T. Schemel, representing owners of The Inn at Ragged Edge, addressed the Board regarding proposed possible amendments to Greene Township Code for "Bed & Breakfast Inn Ancillary Uses". This discussion was tabled from both the November 22, 2011 and December 13, 2011 Supervisors Meetings in order that more information could be obtained to be presented to the Board. Mr. Schemel stated that at the last meeting attended, he had indicated he would draft a proposed ordinance and submit for the Township to review prior to the next meeting, speak with neighbors of The Inn to obtain any objections to the request, and prepare a parking and circulation plan to provide at the time of the Conditional Use Permit Application. Mr. Schemel stated he had submitted the draft ordinance and the Chairman stated he was only able to briefly review; both the Township Solicitor and Zoning Officer stated they had also reviewed the proposed ordinance. Supervisor Burns asked if any of the neighbors spoken to had given any written statements or would come (to a meeting) to provide any testimony. Mr. (Lew) Martin, owner of The Inn, stated he personally spoke to the neighbors and that most likely they would be present; he stated that some of the neighbors have used the facility for birthday and retirement parties. Mr. Martin stated there is not enough business for just rooms and breakfast to maintain The Inn which is the main reason for requesting that other uses be allowed. Mr. Martin stated that all activities will be either inside or on the back patio. The Chairman asked Mr. Martin how far he went to speak to neighbors, just adjacent or further and Mr. Martin stated he spoke to at least ten (10) of the neighbors. Mr. Martin further stated that no activities would be held after 9 p.m. and only enough attendance for cards that can be parked on their premises. The Chairman agreed with Supervisor Burns in wishing to know who Mr. Martin spoke to due to several earlier complaints received from neighbors. He stated if they saw a list of neighbors spoken to, he would be able to identify if any were those submitting complaints earlier.

The Chairman stated, with both Supervisor Burns and Supervisor Brookens in agreement, that before even advertising for a public hearing, the Board wanted to see a parking and circulation plan. Mr. Schemel stated he would appreciate that after the Chairman or Board has reviewed the list of those persons (neighbors) already contacted, knowing if he and/or Mr. Martin have contacted the right people (neighbors) and if not, who else they would need to contact to be sure they have contacted all those who would be concerned. Supervisor Brookens noted the only question answered regarding “no tents” but still there would be the question of how some of the items would be enforced; he stated he would not be in favor at this time of issuing permits for individual, particular events. Supervisor Burns noted he was not in favor of having (Township) staff go out over weekends to check if events are in compliance. Following lengthy review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that discussion regarding the request from Ragged Edge Inn be continued at a later date.

The Township Solicitor noted the Township had recently accepted a portion of Beverly Boulevard and the Township needed to develop a stop sign ordinance on Beverly Boulevard with Brownsville Road and a stop sign on Grace Ann Court. Following review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize advertisement and schedule a public hearing to consider a stop sign ordinance for Beverly Boulevard and Grace Ann Court to be held January 24, 2012 at 7:00 p.m., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Township Solicitor stated the Township needed to develop a stop sign ordinance for Cornwall Road, recently accepted by the Township, the same as Beverly and Grace Ann. Following consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize advertisement and schedule a public hearing to consider a stop sign ordinance for Cornwall Road to be held January 24, 2012 at 7:00 p.m., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Solicitor noted the ordinance would be for a stop sign on Cornwall with Raleigh, from Cornwall onto Raleigh.

The Township Solicitor presented and read from Township **Resolution No. 20-2011** regarding 25 mph speed limit at Beverly Boulevard and Grace Ann Court to be placed on Grace Ann Court for vehicles traveling in a southerly direction. As a motion began by Todd E. Burns and seconded by Travis L. Brookens to adopt a 25 mph speed limit at Beverly Boulevard and Grace Ann Court, the Chairman interrupted noting that Grace Ann Court was only a small portion recently accepted and only to be used as a “turn around”; discussion ensued as to the exact location and the Solicitor verified with the Board that Grace Ann Court should not be included in the description of the existing Resolution being presented and should be removed, amending the Resolution and the Board concurred. Then, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 20-2011** for 25 mph speed limit on Beverly Boulevard be adopted with the amended language.

The Township Solicitor presented and read from Township **Resolution No. 21-2011** regarding 25 mph speed limit on Cornwall Road with its intersection at Raleigh. Following consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 21-2011** for speed limit of 25 mph n Cornwall Road be approved.

The Zoning Officer presented a 1-lot Final Subdivision Plan for property located at the intersection of Rice and Musser Roads owned by Harry Rotz, Jr.; propose construction of a single family dwelling; said property located in the AR (Agriculture Residential) zoning district, approximately 5.99 acres in size, with on-lot well and septic system. The ZO stated that PA DEP specifies a minimum lot size needed and this lot exceeds it. The ZO stated that Mr. Rotz has chosen to take the one time, 1-lot exemption recreation fee and is so noted on the plan. The Zoning Officer reviewed comments as outlined on the *Approval Checklist*, a copy of which was distributed to each Board Member for their review, as follows: Franklin County Planning Commission reviewed with no comment (9-9-11); Greene Township Municipal Authority – n/a due to septic; PA DEP planning module approved (12-12-11); Guilford Water Authority – n/a due to well; Franklin County Conservation District – ‘adequate’ (9-20-11); \$1,778 (1 trip (TSA-3) transportation impact fee required; Township (independent) planner comments noted that PA DEP planning module approval be required prior to Township final plan approval, the application may be subject to a fee in lieu of park or recreation area dedication, and previous comments had been satisfactorily addressed; the Township Engineer stated he concurred with the planner’s comments and would recommend approval. Mr. Rotz asked about the Township’s review and the ZO stated that due to this plan being a minor subdivision plan, it was not presented to the Greene Township Planning Commission but was staff reviewed. An unidentified male with Mr. Rotz asked about the other fee mentioned and the ZO explained the transportation impact fee and that it is payable at the time of the Land Use Permit issuance. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Harry Rotz, Jr. 1-lot Final Subdivision Plan be approved as presented and the transportation impact fee of \$1,778 be paid before issuance of the Land Use Permit.

The Chairman noted the Township’s 2012 Preliminary Budget had been on display as required by law and there were no known public comments received. The Chairman stated he felt it was a good budget, only slightly higher than 2011 by approximately \$21,000. He stated the Board had really worked on it and once again, no property tax since 1979. Resident Glenn Shetter stated he had reviewed the budget and complimented the Board on a “good job done”. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the *Greene Township 2012 Final Budget* be approved as presented.

The Chairman noted the Board had interviewed for a full-time employee and discussed the person begin January 4, 2012. The Chairman stated Doug Stockslager had been previously employed with a local paving excavator. Supervisor Burns noted that an employee will be retiring in the near future and the Chairman stated that employee had

planned to retire at the end of the year (2011) and was asked if he would stay through April due to snow plowing especially that particular route which includes Letterkenny area with 18+/- railroad tracks to cross and quite difficult. Following consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Doug Stockslager be hired as a full-time employee to begin January 4, 2012 in the public works department.

The Township Solicitor had no further comments.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 17222 through 17247, inclusive, to be paid from the General Fund; Check Number 2015 to be paid from the Liquid Fuels Fund; and, Check Number 430 to be paid from the Hazard Mitigation Grant Program.

There being no further comments from the Board nor further business before the Board for this Meeting, the Chairman adjourned at approximately 7:40 P.M..

Respectfully submitted,

Secretary