

December 9, 2014
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, December 9, 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

Visitors: See list

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

The Minutes of the Regular Meeting held November 12, 2014 shall stand approved as presented and become part of the official record.

There was no public comment offered.

The Chairman noted there were no changes from the proposed Greene Township 2015 Preliminary Budget for the 2015 Final Budget; 2015 total income including State Fund (Liquid Fuels) was approximately 4.5 million dollars as well as expenses; no changes to services the Township has provided over the years and they will remain the same; all line items have basically stayed the same; no increase in funding and stay along the same line as 2013 and 2014 Budgets. Expenditures are basically the same as 2013 as well as 2014; State allocation slightly up from previous years, estimated at over \$450,000+/- . The Township will not be leveling any (property) tax for the 36th year. Supervisor Travis Brookens noted the Preliminary Budget had been at the front counter of the office as required by law and asked the Township Secretary if any comments had been received; the Township Secretary stated none that she was aware. 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 *Greene Township 2015 Final Budget*, as presented.

The Chairman noted the original request from Winebrenner Theological Seminary has changed and that some language had been created for R-1 (Low Density Residential) zoning district and it is necessary to schedule a public hearing to present the proposed text amendments which are slightly different than what has transpired in the past. He stated Winebrenner had requested a zoning change, a public hearing was held and continued to a later date. Through that course along with the Township Planner, there has been some language developed for that property that lies within the R-1 zoning district; therefore, a public hearing is required to obtain public comment on the proposed text amendments. Supervisor Shawn Corwell inquired as to the time frame needed for this proposal; the Chairman asked the Township Solicitor if it needed to be thirty (30) days and the Solicitor replied 'yes'. The Solicitor continued by stating this proposal has to be sent to the County and they have forty-five (45) days to respond with any comments and asked if it had been sent to the County to which the Zoning Officer stated 'no' and asked the Solicitor if he would send to the County. The Regular Meeting date of January 27 (2015) was discussed as to whether

that would allow enough time for County review, advertising, etc. The Zoning Officer noted that once a date has been set for a public hearing, the Township would also need a copy placed at the office front counter for public review. The Solicitor informed the Board the ordinance is almost totally finished and would have within just a few days and noted the legal requirements by the Township Code as to maximum time and minimum time for a legal advertisement. 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 authorize the Township Solicitor to prepare and advertise a legal notice of a public hearing for the Winebrenner Theological Seminary's request for property text amendments scheduled to be held Tuesday, January 27, 2015, at 7:00 P.M., prevailing time, prior to the Regular Meeting, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Township Engineer informed the Board that the Agreement to vacate a portion of Pine Stump Road (west of Routes 11 and 997 intersection) has been drafted and reviewed by the Township Solicitor, with the property owners soon to review and the Agreement has only to be signed by the property owners. He noted the portion of Pine Stump Road is a small triangular plot next to or adjacent to the current Italian Restaurant; owners (of Italian Restaurant) have met with the Township and propose to vacate this small portion of land in exchange for some improvements at the intersection of Routes 11 and 997 which will definitely benefit the on-going project at that intersection. He further noted the Italian Restaurant owners own all property surrounding this plot. The Township Solicitor stated all necessary documents are in printed form. Supervisor Brookens noted that it is preferred to be completed sooner than later due to the Township having to plow and maintain this small portion. The Solicitor noted it is better later to allow time to obtain the required signatures. Following review and discussion, 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 Township Solicitor to advertise a legal notice of a public hearing to be held Tuesday, January 13, 2015, at 7:00 P.M., prevailing time, prior to the Regular Meeting, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, to consider an ordinance and Agreement to vacate a portion of Pine Stump Road.

The Chairman presented a proposal from Smith Elliott Kearns & Company, LLC, to audit the Annual Financial Report (Form DCED-CLGS-30) for year ended December 31, 2014; services not to exceed \$6,100. The Chairman stated that SEKCO has done a very good job over the years and would recommend 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 authorize the Chairman to sign the proposal from Smith Elliott Kearns & Company, LLC, to perform the audit for the Annual Financial Report (Form DCED-CLGS-30) for year ended December 31, 2014.

The Township Engineer presented a request for refund of remaining plan review escrow received from Hays B. Whitsel on behalf of Hays Whitsel & Sons, LLC for a 1-lot Final Land Development Plan, Project #14-009, in the amount of \$2,208.50. The Engineer noted the Plan had been approved earlier in September of this year; property located behind

Food Lion along Route 11; approximately 80% of the earthmoving is completed and requesting a refund of the remaining plan review escrow since the Plan is complete. The original escrow was in the amount of \$2,500; \$291.50 expended in fees; no amount to be retained; check to be made payable to Hays B. Whitsel; recommended approval to grant request for escrow refund. Supervisor Brookens asked the Engineer if stormwater bonding was required and the Engineer stated 'no'. Supervisor Brookens also asked the Engineer if the Township was holding anything else and the Engineer stated 'no' due to the way in which Mr. Whitsel handled all matters required for plan approval. 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 refund of remaining plan review escrow from Hays B. Whitsel on behalf of the Hays Whitsel & Sons, LLC 1-lot Final Land Development Plan, Project #14-009, in the amount of \$2,208.50 with check to be made payable to Hays B. Whitsel.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly (November 2014) Report as submitted. It was consensus of the Board the Report be accepted as presented and become part of the official record.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for November 2014 with the Board and noted the Zoning Hearing Board is scheduled to meet December 15 for one Application that was originally scheduled for November but the Applicant requested it be delayed until December. Hearing no further comments or questions from the Board, it was consensus of the Board to accept the Monthly Zoning Office Report as presented and reviewed and shall become part of the official record.

There were no Subdivision and/or Land Development Plans presented for the Board's consideration at this Meeting.

The Township Solicitor informed the Board he had received a telephone call from an attorney in Harrisburg on behalf of an unidentified developer who is very upset that he (developer) has about six lots to be developed that are being greatly affected by the sewer allocations. The Solicitor suggested the attorney contact the Municipal (Sewer) Authority to inquire how many, if any, (sewer allocations) they may have. The Solicitor stated he understood that two lots are 'spec' homes and others need permits applied for and begin construction. The Solicitor informed the attorney that if he did not obtain what he wanted from the Township and was contemplating requesting an exception to the allocation system, the Solicitor informed the attorney he highly doubted the Supervisors would grant such an exception due to the work involved in creating the allocation system. He informed the attorney he should contact the Sewer Authority to see if they could accommodate him. The Solicitor stated it was a very thorough but friendly conversation on how the ordinance was developed and prepared. Both the Zoning Officer and Township Engineer stated they had also received telephone calls from the same attorney as the Solicitor regarding the same matter, which the Solicitor was not aware.

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 22186 through 22233 and one on-line pay, inclusive, to be paid from the General Fund; one on-line pay, to be paid from the Liquid Fuels Fund; and, Check Number 2047 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:28 P.M..

Respectfully submitted,

Secretary