

January 10, 2017
Scotland, PA 17254
Two (2) Public Hearings
& Regular Meeting

The Greene Township Board of Supervisors held two (2) Public Hearings and a Regular Meeting on Tuesday, January 10, 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 proceedings to order at approximately 7:00 P. M.. He welcomed everyone and stated the meeting(s) were being recorded.

The Zoning Officer presented information regarding the first Public Hearing to be conducted at this time; namely, various amendments to the Greene Township Code and explained that two (2) sections of the Code were to be considered. The first relates to Chapter 85-52 regarding mandatory connection to the public sewer system; proposed amendment has several conditions added. The second relates to Chapter 105 regarding parking regulations; currently there are no provisions for parking within a structure and this amendment would provide (parking) stall dimensions within a structure. The ZO noted the proposed amendments had been forwarded as follows: Franklin County Planning Commission and have received no comments to date and the ZO stated he did not expect any; public notice posted of the proposed amendments; Greene Township Planning Commission reviewed at their December (2016) Meeting and recommended approval as presented. There were no further comments offered by the Township Solicitor or the Township Engineer. In attendance was Glenn Shetter, Township resident and Chairman of Township Planning Commission, who stated as he had at the Planning Commission Meeting, regarding the proposal of 18' (parking) stalls as opposed to 20' referring to larger SUVs and/or trucks being longer and asked the Board to consider the longer stalls. The Chairman stated that currently the Township has nothing on record and there have been inquiries as to the possibility of parking facilities of this nature (parking garages, etc) within the Township. He stated this is a good point at which to start and could amend in the future if needed; this type of regulation is needed. Supervisor Brookens agreed with the Chairman and further stated the standard being used for the size of the stalls is what larger cities (i.e. Harrisburg) are using. He further noted his personal experience with a Township truck in a parking facility of this nature and it was very tight but would fit in a stall. Again, he stated the size was based on a type of industry standard or similar. Supervisor Corwell stated the Township will probably be receiving more inquiries for these types of parking facilities and also noted it could be a way to save some area rather than parking lots. He also agreed with the other two Board Members that it was a start and could be changed later if needed. Supervisor Corwell inquired as to handicapped parking and the ZO stated that ADA would be above Township standards. The Chairman stated he would like to see the Township encourage

these types of structures. There being no further discussion offered for this Public Hearing, the Chairman closed it at approximately 7:07 P.M.. Following their 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 adopt revisions to the Greene Township Code, Chapters 85 and 105 as Township ***Ordinance No. 2017-1.***

The Chairman called the second Public Hearing to order and the Zoning Officer presented information regarding a request for Conditional Use Permit for a solar energy conversion system on property of Gerald Wilson, 3358 Scotland Road. The ZO stated a roof-mounted system is proposed; property located in the R-1 (Low Density Residential) zoning district, therefore, a Conditional Use Permit is required. The ZO stated the public hearing was duly advertised as required; public notices provided to adjacent neighbors; forwarded to Franklin County Planning Commission with no comments received to date; forwarded to the Township Planner and Township Engineer for their reviews as well. The ZO stated the Planner's comments were similar to those presented on other types of these requests. He further noted the Planning Commission had reviewed at their December (2016) Meeting and had recommended approval. There were no further comments offered by the applicant's representative. The Township Engineer noted the Planner's comments regarding projection of the system but stated these panels will be flush on the roof and there will be no projection. He reminded the representative that sealed drawings are needed to be approved by the Building Code Official. The representative explained the form of installation noting the system will only be installed on the back side of the house for maximum use of the sun and only about four inches (4") high from the roof level. The Engineer recommended approval of the request as presented. There being no further discussion offered for this Public Hearing, the Chairman closed it at approximately 7:14 P.M.. Following their 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 approve the Conditional Use Permit Application request for solar energy conversion system for property of Gerald Wilson at 3358 Scotland Road as presented.

The Minutes of the Regular Meeting held December 27, 2016 shall stand approved as presented and become part of the official record.

The Minutes of the Annual Re-organization Meeting held January 3, 2017 shall stand approved as presented and become part of the official record.

The Board reviewed correspondence received from the Franklin County Drug Task Force (DTF) regarding their ***FY 2017*** contribution from the various municipalities; Greene Township being among the group. The Chairman noted the requested contribution is based on a "per Township resident" capacity for each municipality. The requested amount for Greene Township based on its 2010 (census) population of 16,700 is a total of \$8,062.47. The Chairman stated the DTF has been doing an outstanding job not only for Greene Township but all municipalities especially in the recent past with the opioid epidemic in the area. He felt the requested contribution is very worthwhile. Supervisor Corwell noted that he has contacted the

DTF several times in the past year with complaints received from residents regarding alleged drug issues. He also stated he felt the DTF is doing a good job and unfortunately they are overwhelmed; however, they even assisted the Township with its (2016) Home Run Derby. Supervisor Brookens also stated the DTF has already expressed interest in the 2017 Derby and he would like to see more sponsors participate. The Solicitor asked the Board if the Township had received any drug-related complaints at the Park to which they responded they had not to date. The Solicitor noted a recent incident involving a female walking at the Park near dusk that he encountered also while walking and during their conversation she stated she had a flashlight and pepper spray. She related to him that recently she had had to run to houses nearby because of her fear when she stated she believed there to be a 'drug deal' occurring. 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 provide the 2017 contribution to the Franklin County Drug Task Force in the amount of \$8,062.47.

The Chairman noted receipt of a request from the Franklin County Public Safety Training Center for 2017 funding. The funding is based on a municipality's 2010 (census) population at 15 cents per resident; total for Greene Township being \$2,505. The Center has been providing training for municipalities, fire, EMS, and other entities within Franklin County. Supervisor Corwell stated he had actually spoken with a training officer very recently and was informed of something new in 2017 the Center is planning which will further benefit entities within the County. They will either offer free training (i.e. flagger) or provide municipalities and other entities within the County, a discount (cost) beginning in January as a thank you to the municipalities. He further stated that something he would like to see, although some may not agree with him, would be to increase the 'per resident' charge to 16 or 17 cents. He noted his reason is that he has seen recent expenses of thousands of dollars they have had to incur and a slight increase would help with that because they cannot qualify for grants. Supervisor Brookens inquired if they (Center) had approached any municipalities for an increase and Supervisor Corwell stated the current price has been the same for quite some time. 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 grant the request from the Franklin County Public Safety Training Center for funding in 2017 in the amount of \$2,505.

Supervisor Corwell noted the Township anticipates replacing the truck currently being used by the Zoning Officer which is used for inspection/issuance of permits, complaints, etc. He contacted three dealers but only received two replies; no response from Chevy dealer. He further noted that Dodge is now on CoStars which is Shively Motors (locally) who submitted a brief quote. He also received a quote from Ford which also included specifications. He had requested the same from Dodge but did not receive anything. He noted a trade-in was quoted but was not good so the Township will retain the current truck to be used by the road crew; current truck has approximately 62,000 or 63,000 miles. Supervisor Corwell read the quotes received as follows for one (1) new 2017 super crew cab: Dodge retail price - \$41,780, CoStars price - \$33,375 (basic truck with 5.7 V-8 hemi which is comparable to the Ford F-150); Ford retail price - \$42,140, CoStars - \$32,740 (F-150). The Zoning Officer noted some issues he has been experiencing with the current truck. Supervisor Corwell noted the color most likely

will be white, same as the Edge; will be gas and not diesel; did budget for this replacement. Following review and consideration of the quotes presented, 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 the purchase of one (1) new truck through CoStars, being a 2017 Ford F-150, super crew cab, at the CoStars price of \$32,740.

Supervisor Brookens stated the Township had bid out the playground project late last summer and have been developing the play area for a few years at the former Knouse building location at the (Township) Park. Only one bid was received at that time and it was felt with the price of that bid he Township would wait until winter hoping there would be more need for contractors looking for work. The Board voted to reject the bid at that time and re-bid now to obtain a better price. Supervisor Brookens stated the project is expected to begin in spring in better weather and suggested receiving bids due February 14 (2017) at the Regular Meeting; bid packets and specifications will basically be the same as previous. Supervisor Corwell agreed that bidding it out now was a good idea in order to obtain more and compatible bids. 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 scheduling and advertisement of receipt of sealed bids for Township Park playground project to be received no later than 3:00 P.M., prevailing time, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA; then to be opened and read aloud at the Regular Meeting that date at 7:00 P.M., prevailing time.

The Board reviewed the December 2016 Fayetteville Volunteer Department Fire Police Report; and, the Year-to-Date Report for both Fire Department and Fire Police for 2016 as submitted. Having no further comments regarding the Reports, it was consensus of the Board that both Reports become part of the official record.

The Zoning Officer presented the Monthly Zoning Office Report for December 2016 and reviewed with the Board. He noted the Annual Report will be presented at the next Meeting (January 24, 2017). The Report shall become part of the official record.

The Zoning Officer presented a request for review time extension of ninety (90) days submitted by Curfman & Zullinger Surveying, Inc. on behalf of their client, Pantelis Katsaros (Subdivision Plan, Project #16-020). He stated this is the first extension request for this project; current deadline is January 12, 2017; subdivision to create new lot; property located off Molly Pitcher Highway at Sampache Drive and Route 11; plan in process at Township; major holdup at present is the module which has been submitted to PA DEP. 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 for the Katsaros Subdivision Plan, Project #16-020, for a period of ninety (90) days commencing January 12, 2017.

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.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board voted unanimously to authorize the payment of invoices as follows: Check Numbers 24984 through 25005, one direct deposit, and three credit card payments, inclusive, to be paid from the General Fund; Check Number 3316 to be paid from the Liquid Fuels Fund; and, Check Number 2103 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:47 P.M..

Respectfully submitted,

Secretary