

February 14, 2012  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, February 14, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding an amendment relative to erosion and sedimentation control, identified as Township *Ordinance No. 2012-6*.

Present:

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

Daniel Bachman  
Diann Weller

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:04 P.M..

The Minutes of the Public Hearing held January 24, 2012 regarding Conditional Use Permit request from Norman and Barbara Lauffer to replace existing mobile home in Flood Hazard District shall stand approved as presented.

The Minutes of the Public Hearing held January 24, 2012 regarding *STOP* signs on Beverly Boulevard and Brownsville Road and Beverly Boulevard and Grace Ann Court shall stand approved as presented.

The Minutes of the Public Hearing held January 24, 2012 regarding *STOP* sign(s) on Cornwall Road with Raleigh Avenue shall stand approved as presented.

The Minutes of the January 24, 2012 Regular Meeting shall stand approved as presented.

The Chairman presented a proposed Agreement between the Borough of Chambersburg and Greene Township for a dog run to be constructed at the Cumberland Valley Animal Shelter site. Supervisor Burns noted he felt it was a good idea and a good agreement proposed and further noted it was a cooperative effort between the Borough and Greene Township. The Chairman stated the dog run would be constructed so that no maintenance would need to be done; approximately three (3) acres in size; will be a fence erected around the perimeter. The Chairman further noted that Borough and Township (work) forces would be providing labor to assist in completing the project. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Cumberland Valley Animal Shelter Dog Run Agreement between Greene Township and the Borough of Chambersburg be approved as presented.

The Zoning Officer presented a request from Joe McDowell of Martin & Martin, Inc. on behalf of their client, Bentley World Packaging, for refund of the remaining plan review escrow in the amount of \$587.50 for their Project #11-023; said project was for the construction of a concrete slab on their property. An original escrow amount of \$750.00 was paid to the Township with a total of \$162.50 in fees expended for reviews and/or inspections.

The ZO stated the Township Engineer had noted there would be no further fees expended due to no further inspections required for the project and would recommend a refund of the full remaining amount. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for refund of remaining plan review escrow for Bentley World Packaging, Project #11-023, in the amount of \$587.50 be approved and returned to them.

Each Board Member received and reviewed a copy of the 2012 Monthly (January) and Year-to-Date Reports for the Fayetteville Volunteer Fire Department Fire Police. There were no comments from the Board upon their review and it was consensus of the Board the 2012 Monthly (January) and Year-to-Date Reports for the Fayetteville Volunteer Fire Department Fire Police be approved as presented and become part of the official record.

The Zoning Officer presented a request from IESI (Landfill) for a partial refund of payment for an *Application for Land Use Permit* due to an error in the original payment which included labor and these Township permit fees are based on construction value only and do not include labor in the "construction value" of a project. 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 request for partial refund from IESI be granted in the amount of \$18.00 and be returned to them.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for January 2012. Hearing no additions or corrections, it was the consensus of the Board the Monthly Zoning Office Report for January 2012 stand approved as presented and become part of the official record.

The Zoning Officer presented a request from Mr. Paul T. Schemel on behalf of his clients, Lew and Fran Martin, to accept formal application for zoning text amendment regarding The Inn at Ragged Edge. The ZO stated that Mr. Schemel had provided text for the amendment and at this time the Board would only need to determine whether to proceed with a formal application process. Supervisor Brookens stated he was willing to give the opportunity to present the request and begin the process for the bed and breakfast. He further noted the proposed text is more up to date than when the original ordinance was compiled sometime in the 1970's or earlier. Following review and 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 grant the request to accept formal application for zoning text amendment for Lew and Fran Martin for The Ragged Edge Inn.

The Zoning Officer presented a request for review time extension of ninety (90) days for the Paul Nolt 7-unit Final Land Development Plan to allow adequate time for PA DEP to respond to the planning module which was submitted. He noted the deadline is February 25, 2012 and also approval is needed from Greene Township Municipal Authority. 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 request for review time extension for the Paul Nolt 7-unit Final Land Development Plan be granted an additional ninety (90) days commencing February 25, 2012 forward.

The Zoning Officer presented a request for waiver of Greene Township Code 85.51.A, *Requirement to Install Sidewalks*, relative to Michael Hurt 6-lot Final Subdivision/Land Development Plan and noted the request was received from and submitted by Paul Holbrook of Dennis E. Black Engineering, Inc. on behalf of Mr. Hurt. The ZO stated the property is located at Tyler Drive and Monroe Drive and also fronting on Philadelphia Avenue. He stated the Township Ordinance currently requires the installation of sidewalks and previous approval was given under the name of Chris Washabaugh; however, the number of units has been reduced thereby the density has been greatly reduced. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the waiver request of Greene Township Code 85.51.A, *Requirement to Install Sidewalks*, for the Michael Hurt 6-lot Final Subdivision/Land Development Plan be granted.

The Zoning Officer presented a 1-lot Final Land Development Plan for PPL Renewable Energy, LLC; propose to locate a gas energy conversion system at the IESI Blue Ridge Landfill; property located in the vicinity of Orchard Road at the corner of the property; property approximately 28.860 acres in size; zoned AR (Agriculture Residential). The ZO stated PPL/IESI went through a (request for) Conditional Use Permit Hearing and the Permit was granted with conditions. He noted the Township Engineer's only comment was with regard to the bond estimate submitted and following his review of the estimate, found it to be acceptable and adequately reflect the cost of the proposed public improvements and would recommend the bond be established to be \$30,456.33. The ZO reviewed the *Approval Checklist*, a copy of which was distributed to each Board Member: Franklin County Planning Commission reviewed with no comment (10-17-11); the holding tank application is pending a response back from PA DEP; Franklin County Conservation District noted as 'adequate' (11-7-11); comment from Township Engineer recommended stormwater bond in the amount of \$30,456.33; Plan was presented to Township Planning Commission at their meeting held November 14, 2011 and following their review, recommended approval subject to all comments, (transportation) impact fees being collected, and PA DEP permit being issued; the property is located in the TSA-4 (impact zone) and this project will create "one new trip" for a total impact fee \$2,531.00. The ZO displayed an overview enlargement of the proposed site for the Board's review. There were no further comments offered by the Board or by those in attendance at this Meeting regarding this project. 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 PPL Renewable Energy 1-lot Final Land Development Plan be approved with conditions: (1) approval be granted and the Plan not be released from the Township until DEP permit is received; (2) SEO concurrence is issued; (3) at time of Land Use Permit issuance, the transportation impact fee of \$2,531.00 is posted; and, (4) a stormwater bond in the amount of \$30,456.33 must be posted before the Plan can be released.

The Zoning Officer presented a 6-lot Final Subdivision/Land Development Plan for Michael Hurt; propose construction of private garage for personal storage; property located at intersection of Route 11 and Tyler Drive in the HC (Highway Commercial) zoning district. The ZO reviewed the *Approval Checklist*, a copy of which was distributed to each Board Member: Franklin County Planning Commission reviewed with no comment (11-22-11);

Greene Township Municipal Authority approved with required sewer bond in the amount of \$10,450.00 (12-9-11); planning module previously approved by PA DEP (4-18-06); Guilford Water Authority approved with required water bond in the amount of \$30,000.00 (2-10-12); Franklin County Conservation District noted as 'adequate' (2-10-12); Township Engineer reviewed the bond estimate submitted for this project and found it to be acceptable and adequately reflect the costs of the proposed public improvements and would recommend the bond be established to be \$41,912.22; Plan presented to Township Planning Commission at their meeting held February 13, 2012 and following their review, recommended approval subject to stormwater waiver and bond in the amount of \$41,912.22; transportation impact fee in the amount of \$10,325 required (TSA-1, 5 trips); recreation impact fee in the amount of \$2,500 required in lieu of land for same. There were no further comments offered by the Board or those in attendance at this Meeting. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Michael Hurt 6-lot Final Subdivision/Land Development Plan be approved with conditions: (1) before the Plan is released (a) sewer bond in the amount of \$10,450 must be posted, (b) water bond in the amount of \$30,000 must be posted, (c) stormwater bond in the amount of \$41,912.22 must be posted; (2) recreation impact fee of \$2,500 must also be paid prior to release of the Plan; and, (3) the transportation impact fee of \$10,325 must be paid at time of issuance of the Land Use permit.

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 17374 through 17426, inclusive, to be paid from the General Fund; Check Numbers 1470 and 1471 be paid from the Electric Light Fund; and, Check Numbers 2038 through 2041, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:32 P.M..

Respectfully submitted,

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Secretary