

March 25, 2014
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, March 25, 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 March 11, 2014 shall stand approved as presented.

The Township Engineer presented a preliminary draft of a project application regarding the *Transportation Alternatives Program (TAP)*. The Engineer stated the subject was first presented to the Township in February of this year and thought maybe the Township could provide curbing and sidewalk along Scotland Main Street. He stated the problem with paving in the past has been that per PennDOT there were no curbs, sidewalks, nor handicap ramps. He stated that funds are not to be used for paving and vehicle traffic but to promote pedestrian traffic and also to provide a network to move pedestrians from one point to another; such, as between Scotland Elementary and Township Park, provide access to various locations for downtown Scotland, etc. The Engineer had submitted a proposal to see if it was an eligible project and he did receive approval for this type of project. He spoke to Franklin County Planning Commission and they were excited about the project. He further noted the Township is only competing with Waynesboro Borough at this time and that this type of program is available all over the United States. He informed the Board that he had estimated the project at \$340,000 for construction; the program is 80/20 meaning that PennDOT will put up 80% and the local share is 20%; if upfront design, bidding, etc can be done in-house, then PennDOT pays for construction. He stated that if the Township can complete the project, then PennDOT should have no more reason not to pave Scotland Main Street. The Engineer had distributed copies of the Project Application as well as prints depicting the proposed Sidewalk Replacement Project as shown in three (3) sections. This project can provide pedestrian sidewalks and would literally transform Scotland over night; the Engineer felt it was a very viable and worthy project. The Township Solicitor asked if sidewalks would be on both sides or just one side and the Engineer stated that sidewalks will be on one side only because one side has issues and crosswalks will be provided at intervals. He stated he anticipates having a curb line on one side and then construct sidewalk on the other side. Chairman Burns noted the time frame for submitting the Application is a very short one, deadline being April 4 and the Township had about two (2) weeks to put this entire project together. He stated the Engineer did a very good job to prepare this information and get to this point and also noted this program is available every two (2) years *if* funding is available. The Chairman noted the importance of connecting the Greene Township Park with Scotland

Main Street and the Elementary as well as Winebrenner (former Scotland School for Veterans' Children) and Scotland Youth League areas. There were no further comments offered by the Board or those in attendance at this Meeting. Therefore, 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 Chairman to sign documents regarding the *Transportation Alternatives Program (TAP)* as outlined for the Scotland Main Street Project due April 4, 2014.

Supervisor Shawn M. Corwell presented information regarding the Township's intention to purchase multiple AEDs (Automated External Defibrillators); AED basically used for a person in cardiac arrest. Supervisor Corwell stated the defibrillators are needed in the public areas; namely, one at the Park, one in the Large Meeting Room, and one at the shop area; hopefully, they never have to be used; very worthwhile to have. Supervisor Corwell also noted that Fayetteville Volunteer Fire Department had recently conducted CPR classes for Township employees. Supervisor Corwell presented a quote from Physio-Control for their product, *LifePak CRPlus*, stating it is very use to use, one-button system; tells you what to do so even if no one ever used an AED, it gives specific instructions. He stated that Fayetteville VFD has the same type of AED with maintenance program so the Township could use the same company; AED can be purchased off CoStars Contract. The total cost to purchase three (3) AEDs noting list price, less CoStars Contract Discount, and the Township is tax exempt, the final (total) price would be \$6,748.50. He noted that each defibrillator includes two pair of electrodes, charge pack, mask, carrying case, compatible with adult and child, 8-year warranty, and price includes 3 wall brackets. Supervisor Brookens noted it is an important item for people using the Township facilities especially when minutes matter. The Solicitor noted that staff should be instructed in its use or at least explain to them on the usage. Supervisor Brookens noted that at the CPR class, employees were instructed in the use of the defibrillator. Resident Tom Martin asked if these would be mounted and whether inside or outside Township facilities. Supervisor Brookens stated they will be kept inside a building; only to those who have access to a building (not if someone is on the walking trails). Supervisor Corwell further noted they will be kept inside due to vandalism or theft. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to purchase three (3) AEDs (Automated External Defibrillators) off CoStars Contract for a total of \$6,765.42, *less tax* for a total of \$6,748.50.

The Zoning Officer presented a request for refund of fire insurance escrow regarding Marvin and Michelle Guyer's property at 1241 Apple Tree Lane, Scotland. He stated the request is for the return of a certain portion of insurance held by the Township as provided by law to ensure that either a structure has been removed or has been secured. He stated the form to release the funds has been signed by CCIS (Commonwealth Code Inspection Service). He stated in the case of the Guyer's, they are in the process of repairing the property damaged by fire and that he did inspect the property on Monday, March 24, to verify the property was secure and repairs were progressing, was satisfied with the site and had also signed the release form. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for refund of fire insurance escrow for Marvin and Michelle Guyer's property at 1241 Apple Tree Lane, Scotland, in the amount of \$26,853.34.

The Township Engineer presented a request for refund of the remaining plan review escrow submitted by Dennis E. Black Engineering, Inc. on behalf of their client, LIDA, for CVBP Parcel 3-89-19, Preliminary Land Development Plan, Project #13-019, in the amount of \$3,130.00. The Engineer noted the property is located along Opportunity Avenue for proposed construction of a shell building. An original escrow of \$3,500 was submitted; \$370 was expended in fees; the Engineer recommended \$500 be retained for an extensive stormwater proposed; recommended only a partial refund of \$2,630, with the refund check being made payable to LIDA (Letterkenny Industrial Development Authority). Supervisor Brookens asked the Engineer if the Township normally returns monies submitted for Preliminary Plans and the Engineer stated that if the Township doesn't return the monies and a portion kept for future stormwater, the developer could proceed to construct and the Township would not have the funds to handle the stormwater. Supervisor Brookens inquired as to how the Township can issue a permit on a Preliminary Plan noting that bonding is required on the Final Plan for stormwater. The Engineer noted it is the developer's intention to construct just a 'shell' building at this time. The Solicitor stated that under preliminary approval, the infrastructure could be put in and then final approval is sought; they cannot build a building. Chairman Burns asked the Engineer that he was recommending that \$500 be retained and the Engineer stated that an extensive stormwater system will be needed. The Solicitor informed the Board that they could make it part of the motion that if there is any construction of public improvements, they have to contact the Township for appropriate inspection. Supervisor Brookens inquired if the Township was holding back monies for something other than what the money was submitted and discussion ensued between the Board and staff. The Solicitor read from the Township Code, Section 85-15, which stated in part that escrow monies can be held for 'site inspection'; not sure what it exactly refers to but noted the intent of the escrow deposit was for reviewing the plan and that any remaining monies can be held. He stated his opinion is this language can give the Township the authority to do that. Following a lengthy discussion and review, 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 for the plan review escrow for LIDA, CVBP Parcel 3-89-19, Preliminary Land Development Plan, Project #13-019, the Township will retain \$500, with a partial refund of \$2,630 be returned to LIDA (Letterkenny Industrial Development Authority).

The Township Engineer presented a request for refund of remaining plan review escrow submitted by Dennis E. Black Engineering, Inc. on behalf of their client, LIDA, for CVBP Parcel 3-89-20, Preliminary Land Development Plan, Project #13-020, in the amount of \$3,065.00. He stated this is similar to the previous request, however, there were more fees incurred for review of this Plan; namely, an original escrow of \$3,500 was submitted, \$435 was expended in review fees, also recommended \$500 be retained for site inspection due to extensive stormwater, recommending a partial refund of \$2,565 to LIDA. 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 grant the request for refund of remaining plan review escrow for LIDA, CVBP Parcel 3-89-20, Preliminary Land Development Plan, Project #13-020, the Township will retain \$500 for site inspection, with a partial refund of \$2,565 be returned to LIDA (Letterkenny Industrial Development Authority).

The Township Engineer presented a request for refund of remaining plan review escrow submitted by Dennis E. Black Engineering, Inc. on behalf of their client, Cargill Animal Nutrition, 1-lot Final Land Development Plan, Project #14-001, in the amount of \$2,241.00. This property is also located in the CVBP (Cumberland Valley Business Park) for proposed construction of a small building. The original escrow submitted was \$2,500, \$259 was expended in fees, no amount to be retained, recommending a full refund of the remaining \$2,241 be returned to Cargill. 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 for Cargill Animal Nutrition, 1-lot Final Land Development Plan, Project #14-001, in the amount of \$2,241.00.

The Zoning Officer presented a Parking and Circulation Plan for Dawson Performance; said property located on Sunset Pike at the former PAB Truss; propose change in use of property; Dawson Performance is a machine shop. He stated Dawson proposes to move onto the property and occupy the existing building; the Zoning Ordinance requires a Parking and Circulation Plan be submitted due to the proposed change in use. The ZO noted that Dawson Performance will have fewer employees than the former occupant. He stated the Township Planning Commission had reviewed the Plan at their Regular Meeting held March 10 (2014), had several comments, and the Plan was revised to address those comments. The ZO further stated the applicant also proposes to reconfigure the existing fencing to allow trucks to be entirely off Sunset Pike; they will remove the existing fence and relocate it to accommodate. The Township Engineer stated he had reviewed both the original and revised Plans and found the Plan meets the Township ordinance requirements for parking and circulation. Due to this being a Parking and Circulation Plan, no other reviewing agencies were required to comment. Chairman Burns asked if the parking lot was paved or gravel and the ZO stated it is currently gravel. The ZO also stated an Occupancy Permit will be required for the change in use and will also verify the (parking) stalls are adequate in size, etc. There were no further comments offered by the Board or those in attendance at this Meeting. It was commented that it seems to be a good use of a vacant site. 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 approve the Dawson Performance Parking and Circulation Plan as presented.

The Township Solicitor had no further comment to offer at this Meeting.

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 payment of invoices as follows: Check Numbers 21272 through 21298, inclusive, to be paid from General Fund; Check Numbers 3099 through 3100, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2032 to be paid from the Electric Light Fund.

There being no further business before the Board the Chairman adjourned the Meeting at approximately 7:42 P. M..

Respectfully submitted,

Secretary