

April 10, 2012
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, April 10, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

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 27, 2012 stand approved as presented.

The Chairman stated that legislators now have before them several proposed bills and among them is a prevailing wage reform package. Prevailing wage rates affect the way municipalities, state government and school districts handle business when a project is over \$25,000 then the entity must go out for bids and the labor rates are very high. He noted a project's bid price before and after factoring in the prevailing wage and it was found the prevailing wage inclusion caused the project to almost double in cost; a factor that can cost projects at least 30 to 40 percent higher. He stated the former State Governor had required prevailing wage rates and cited a Township project in particular that cost \$94,000 higher due to prevailing wage rates required. The Chairman stated the State Association is asking all municipalities to sign a resolution and forward to their legislators to support the *House Prevailing Wage Legislative Reform Package*. Supervisor Todd E. Burns stated the reform of prevailing wage rates is long past overdue and that the County has been working through the local COG (Council of Governments) for several years to amend the rates. Supervisor Travis L. Brookens agreed with the other Board Members and noted this is about 50 years old and needs revised/updated. Following discussion 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 that a resolution will be sent to the State Association regarding the *Prevailing Wage Legislative Reform Package* as presented.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly (March 2012) and Year-to-Date Reports and it was consensus of the Board the Reports be approved as presented and become part of the record.

The Zoning Officer reviewed the March 2012 Monthly Zoning Office Report with the Board Members and it was consensus of the Board the Report be approved as presented and become part of the record.

The Zoning Officer presented written correspondence from Dennis E. Black Engineering, Inc. regarding a request for bond release for Salem Heights, Lot 11, private driveway culvert, and stated the Township currently holds a Letter of Credit in the amount of \$3,700. The Township Engineer stated he had performed an inspection of the pipe installed and would recommend approval and release of the \$3,700 Letter of Credit. 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 bond release for Salem Heights Development in the amount of \$3,700 be released.

The Zoning Officer presented a 1-lot Final Land Development Plan for H. C. Gabler, Inc., for Phase 2A on property located along Technology Avenue; propose 39,000 square-foot warehouse expansion; property located in the HI (Heavy Industrial) zoning district; variance regarding parking was granted by the Township Zoning Hearing Board on March 19, 2012. The ZO reviewed the *Approval Checklist*, a copy of which was distributed to each Board Member: Franklin County Planning Commission reviewed with no comment (3-27-12); Franklin County General Authority noted 'ok' (3-21-12); Franklin County Conservation District noted 'ok' (3-8-12); comments from both Township Planner and Township Engineer indicated all previous comments had been satisfactorily addressed, therefore, recommended approval of the Plan (4-9-12); Plan was presented to Township Planning Commission at their meeting held April 9, 2012 and following their review, recommended approval as presented; the property is located in the TSA-1 (impact zone) and this project will create "17 new trips" for a total impact fee of \$35,105. Supervisor Brookens inquired if there was any movement on the land transfer of a middle piece (of property) from the Army's interest. Mr. Lance Kegerreis stated 'no, it keeps getting pushed back year after year'. 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 H. C. Gabler 1-lot Final Land Development Plan be approved and that the transportation impact fee of \$35,105 be posted at the time of the land use permit issuance.

The Zoning Officer presented a Parking and Circulation Plan for Norland Family Practice; property located in the HC (Highway Commercial) zoning district along Route 11; propose additional parking. The ZO stated the proposed parking encroaches into Greene Township Municipal Authority (sewer) right-of-way and correspondence was received from GTMA stated they had no problem with the request as being submitted. The ZO reviewed the *Approval Checklist*, a copy of which was distributed to each Board Member: Greene Township Municipal Authority – permission for encroachment into right-of-way was granted; Plan was reviewed by Township Planning Commission at their regular meeting held April 9, 2012 and following their review, recommended approval as presented. The Township Engineer stated the Plan adds ten (10) parking spaces to the medical facility site due to experiencing congestion in the parking area. He stated the business is not expanding and the extra ten spaces should help alleviate the problem and meets ordinance requirements; therefore, he would recommend approval of the Plan. During discussion of this item, Supervisor Brookens asked the Engineer if the zoning ordinance is not adequate enough to meet the needs for parking and the Engineer noted the reasons why it might be the problems encountered and stated he thought it might be a good idea to review again parking

requirements and perhaps increase them. The Zoning Officer stated this plan is relatively new and at the time the parking spaces that were shown at that time were actually greater than required with five per doctor but that does not take into account the support staff and others. It appears that doctors are seeing more persons as well as more support staff due to heavy paperwork, etc. Mr. Glenn Shetter, Township Planning Commission Chairman and in attendance at this Meeting, noted that he did not think the Township Ordinance now takes into consideration the number of support staff, etc. The Chairman stated he understood and noted the number of support staff at his own doctor's office. 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 Norland Family Practice Parking and Circulation Plan be approved as presented.

The Board discussed whether to re-schedule or cancel the next regularly scheduled meeting to be held May 8 due to the State Conference being held during that time. The Chairman noted he did not feel the Meeting would be needed but the Board would authorize the payment of any necessary invoices. Supervisor Brookens stated any plans needing consideration due to time expirations would be his concern and the Zoning Officer stated that no plans are due for consideration until the beginning of June. Supervisor Burns noted his concern with bills being due. Following 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 May 8, 2012 Regular Meeting be cancelled due to the Annual State Conference and the Township Secretary be authorized to pay invoices with the Chairman's approval and post the appropriate notices.

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 17571 through 17600, inclusive, to be paid from the General Fund; Check Number 1475 to be paid from the Electric Light Fund; and, Check Numbers 2058 and 2059 to be paid from the Liquid Fuels Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 7:25 P.M..

Respectfully submitted,

Secretary