

April 28, 2015  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, April 28, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding adoption of Township Ordinance to enforce Stop signs located at various intersections in Camelot Meadows Development.

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 Regular Meeting to order at approximately 7:05 P. M. and reminded those in attendance of a 'sign-in' sheet for a record of attendance. He also noted there were copies of the Agenda available, welcomed everyone, and stated that if anyone had any questions throughout the Meeting, they were welcome to ask.

The Minutes of the Regular Meeting held April 14, 2015 shall stand approved as presented and become part of the official record.

There were no comments offered by the public in attendance at this Meeting.

The Chairman stated the County has finally brought GIS data online which has very worthwhile information available. However, in order to use the information each municipality must adopt the agreement provided by the County, identified as the *GIS Data Share Agreement*; basically it is a sharing agreement. He noted the information that was included in their packets, specifically two (2) exhibits; Exhibit A showing fees County and municipal-wide (i.e. fees for Right-to-Know requests, etc from the public as requested to the Township or County). The Solicitor stated the Township is required to adopt the fee schedule as well as the ordinance and the fee must be submitted to the County. He stated that if the Township would receive a Right-to-Know request that would involve a fee, the Township would refer the requesting party to the County so that fees are paid directly to them (County) rather than the fee being submitted to the Township and the Township having to forward to the County which would make the process much simpler and smoother. He stated the importance of the agreement is so the Township can utilize the information that is available. The Chairman mentioned the recent roadway analysis to begin and deferred explanation to the Township Engineer. The Engineer briefly outlined the roadway analysis project and its importance relative to combining this information with the County's data; will be more complete and a tool that will be able to be used again and again; very worthwhile to share information. The Chairman inquired of possible students in attendance if they understood what the letters "GIS" meant and that it is basically 'google earth', and the Engineer continued by stating the letters are for "Geographical Information System" by having so much information in one location and being able to tap into that information. Supervisor Brookens further explained that it is similar to the navigational system that is found in vehicles which runs off a data system. The Chairman asked the Solicitor if the fees noted on the schedule would be those the Township would be paying and the Solicitor stated the fees are for third-party requests and

and not the Township; there is no charge to the Township to use the data. Supervisor Corwell asked for clarification in that the Township has to adopt the fee schedule and ordinance but refer requests to the County. The Solicitor stated the fee schedule could be mentioned in the motion but the motion actually is for the adoption of the ordinance to accept the agreement. Following review and discussion, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, as amended, by a vote of 3-0, the Board unanimously voted to approve the *GIS Data Share Agreement* between Greene Township and Franklin County and also with that Agreement would approve the fee schedule as attached to the Agreement and shown as Exhibit B and the Agreement would be approved as presented.

The Chairman noted the Township's intention to received sealed bids as follows: 89 Octane Gasoline, Ultra Low Sulphur Diesel, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate. He stated every year these items are bid out by the Township and the time for the current contracts will expire soon. He suggested receiving the bids the end of May but then noted there is a public hearing scheduled for the last Meeting in May regarding various amendments which could possibly take quite some time and suggested the first Meeting in June. The Solicitor inquired as to the actual date the contracts would expire and stated contracts are normally only valid one year from date of acceptance. He obtained the 2014 Contracts to review and noted the current contracts would expire around May 26 (2015) but noted receiving bids a short time after that should not be much of a problem. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to advertise the receipt of sealed bids for 89 Octane Gasoline, Ultra Low Sulphur Diesel, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate no later than 3:00 P.M., prevailing time, Tuesday, June 9, 2015, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA; said sealed bids will then be opened and read aloud at the Regular Meeting to be held Tuesday, June 9, 2015, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Township Engineer presented a request for refund of remaining plan review escrow for the Carl Walter Subdivision, Project #15-001; plan was reviewed and approved in February of this year. An original escrow in the amount of \$1,500 was submitted to the Township; \$426.50 was expended in various review fees; no amount to be retained; therefore, he would recommend a full refund of the remaining escrow in the amount of \$1,073.50; check to be made payable to Carl D. Walter, Jr. & Linda K. Stottlemeyer. There was a question as to the persons the refund check was to be made payable to and after discussion, the Solicitor believed the persons to be the son and daughter of Carl D. Walter, Sr. and was most likely an estate check that was originally submitted. 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 the Carl Walter Subdivision, Project #15-001, in the amount of \$1,073.50 and check to be made payable to Carl D. Walter, Jr. & Linda K. Stottlemeyer or the estate of Carl D. Walter, Sr..

The Zoning Officer presented a request for refund of \$5.00 for withdrawal of an *Application for Land Use Permit* submitted by Roy Hanks, Jr., stating the application had been for a fence and upon inspection of the property discovered the fence was already constructed in the front yard setback. When informed this was not permitted under the

Township Zoning Ordinance, Mr. Hanks removed the fencing and was requesting a refund of the fee submitted. The ZO further noted the new section of fence had been erected closer to the road which the Township cannot allow. Supervisor Brookens clarified with the ZO that he had visited the site and expended time in doing so and when confirmed by the ZO, Supervisor Brookens stated he did not feel the applicant was eligible for a refund with Supervisor Corwell agreeing. Supervisor Brookens stated that had the applicant contacted the Township before erecting the fence, all this action would not be necessary. The Chairman noted the applicant should have applied for a permit prior to construction and asked if the applicant was in attendance and he was not. The Solicitor commented the fact that the Township did spend the time and incurred costs on this matter. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to deny the request for refund of \$5.00 for withdrawal of an *Application for Land Use Permit* submitted by Roy Hanks, Jr. due to the cost the Township incurred during the process.

The Zoning Officer informed the Board the Township had received a Conditional Use Permit Application for property of Patricia Shoap, 3361 Carnoustie Drive for solar energy conversion system to be installed on the roof of the dwelling and if the Board wished to consider this request, they would need to schedule a public hearing. He stated the Municipalities Planning Code requires sufficient time for review by all appropriate agencies, therefore, he suggested having the hearing on June 9 to allow time for any comments from Franklin County Planning Commission and the Township Planning Commission. Supervisor Brookens confirmed the address was located in Scot-Green Estates. 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 schedule a public hearing to consider the request for Conditional Use Permit submitted by Patricia Shoap for solar energy conversion system and said public hearing to be held June 9, 2015, at 7:15 p.m., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Solicitor confirmed with the Zoning Officer that he (ZO) would be handling the legal notice for this particular public hearing and the ZO confirmed he would.

The Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for Kervin Ogburn; property located along Stillhouse Hollow Road; approximately three (3) acres in size in the AR (Agriculture Residential) zoning district; propose lot addition to adjacent (Hollar) property; served by on-lot water and sewer services. The ZO reviewed the *Approval Checklist* with the Board, each member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (3.30.15); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – non-building waiver forwarded to PA DEP (3.26.15); Guilford Water Authority – N/A; Township Planner's previous comments were satisfactorily addressed; Township Engineer reviewed the plan and found it complied with Township ordinances governing subdivision of property and would recommend approval; plan was reviewed by Township staff on behalf of the Township Planning Commission and would recommend approval as presented (4.27.15); no traffic impact fee required. The ZO stated the purpose of the plan is a lot addition to correct an encroachment of a shed on the property. Greg Wengert, engineer for the developer and had performed a survey, was in attendance at this Meeting to answer any questions the Board may have.

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 Kervin Ogburn 1-lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented a revision to a previously approved Final Plan (Phase 1) for Grand Point Crossing development. He stated the development was begun in 2004 and due to the state of the economy, etc a major portion of the development has not been developed. He noted that rather than submitting a final plan for the entire developer, the latest owner/developer would like to submit it in phases; whereby, this plan divides the development into three (3) phases; purpose of the plan is to designate Phase 1 of the development; will eliminate cul-de-sacs and create looping roadways; both water and sewer utilities in the ground and have been approved the concept of the plan. The Water Authority did state they did not want the pipe that had been lying for quite some time to be used. The sewer manholes are significantly high and this revision will correct that issue. The Chairman referred to the sewer manholes and how the grading affects those. Mr. Joe McDowell, engineer for the developer, stated there are five (5) manholes affected and the previous developer was very aggressive in trying to sell lots which caused some issues; however, the current developer proposes to grade out and lower. Mr. McDowell stated that in talking with the Sewer Authority it has been profiled what would be a top cone down and then with a flat top and there will be flush grades. The Solicitor inquired if there is a note on the plan that this (submission) is a revision. The ZO read the Sewer Authority letter which describes the manhole work to be performed. Supervisor Brookens asked if the Sewer Authority agreed with this planning, it was part of the packet distributed to the Board and the ZO stated 'yes'. The Township Engineer stated this revision provides a phasing plan and does a revision on the grading for the lots that back up along Kohler Road and both of these are advantageous to the Township. The grading will not be 'dead end' and lay dormant and the lower and flatter the better for stormwater flow. He stated a stormwater note for the on-lot stormwater facilities was added and felt this was an improved plan would recommend approval. Supervisor Brookens inquired if the proposed stormwater bonding amount was for the entire development or just this phase and the Engineer stated it was just for this phase for the portions of roadway that have been dedicated and others that have not; there are costs associated with that. The Engineer stated he has reviewed the final plan amendment and is satisfied this amount would be sufficient. The Chairman asked if there was a time frame for Phase I completion or Phase 2 being started. Mr. McDowell stated they are obtaining pricing for Phase I; depends on the market; it is noted that prior to the next phasing, all agencies will be notified. Supervisor Brookens again inquired as to the bonding; the Solicitor stated the Township currently has a bond in the millions; Supervisor Brookens inquired if that was not being asked to be returned. The Solicitor stated there is presently not a time frame and that State law has been raising the time limits and that as soon as this (present) bonding is in place the original bond may be requested to be returned but let them (original developer) ask. The Chairman noted as to the grading that it will be good to no longer be seeing the manholes raised. Supervisor Corwell asked for clarification on the bonding the Township is holding in that they are going to post a new bond to replace the previous and then they would have to ask for the other bond back and the Engineer stated 'yes'. The Solicitor inquired as to the grading

being defined and Mr. McDowell stated the minimum has been maintained and this revision will handle the proper depth. Discussion ensued among Board Members, Township staff, the Solicitor, and Mr. McDowell regarding application/issuance of any permits under the original plan and those under the revised plan; this plan is different than the initial submittal; obtaining a permit for a lot; whether the Township should hold off on issuance of any permits until this plan is recorded, etc. Mr. McDowell stated there should not be a problem with the bonding and they should hold off on applying for any permits until this plan is recorded. The ZO asked the Solicitor if the Township could still issue Land Use Permits for previous lots approved and the Solicitor recommended the Township stop issuing because the developer has ninety (90) days to record and if a problem would arise, they (developer) could contact the Township. Supervisor Brookens asked the ZO if a permit was pending for this plan and the ZO noted one for Lot 71; Engineer asked if grading would affect this lot; ZO stated it is outside the grading. The Solicitor stated that if the Township was sure of this and this lot was from an approved plan, then the permit could be issued. Following 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 approval to the revision to a previously approved Final Plan (Phase I) for Grand Point Crossing with the condition the stormwater bond in the amount of \$251,334.88 be posted prior to the plan being released and also any lots that are affected by this plan will not have any permits issued for it until the plan has been recorded.

The Zoning Officer presented a 1-lot Final Subdivision Plan submitted by Lois White; property located off Walker Road; Township had re-directed an old portion of the roadway; new home constructed on opposite side of new roadway; proposes to subdivide one (1) lot from current farm. The ZO reviewed the *Approval Checklist* with the Board, each member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (2.11.15); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – non-building waiver forwarded to PA DEP (2.4.15); Guilford Water Authority – N/A; Township Planner offered two comments. The ZO stated a primary concern of this plan initially was that when Walker Road was re-directed, there was no reservation made for cul-de-sacs; however, as a part of this plan the owner has shown a dedicated area of the termination of the former Walker Road for a cul-de-sac. The Solicitor stated he has reviewed the proposal and suggested further that a note be added to the plan to that effect. He further stated the recording of the plan would be the dedication of the land in question. Supervisor Brookens asked if the ‘new’ portion of Walker Road was still a dedicated roadway in the Township system and suggested the name be changed so as to lessen confusion. The Township Engineer stated he could contact PennDOT since they actually issue the ‘T’ number for all dedicated Township roadways to have a new name and number for clarity (i.e. White Drive or similar to identify). 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 approve the Lois and Lamar White 1-lot Final Subdivision 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 22770 through 22801, inclusive, to be paid from the General Fund; Check Numbers 3175 through 3178 and one online pay, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2054 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:03 P.M..

Respectfully submitted,

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Secretary