

May 24, 2016
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, May 24, 2016 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Daniel Bachman
Shawn M. Corwell	Diann Weller
	Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M..

The Minutes of the Public Hearing and Regular Meeting held May 10, 2016 shall stand approved as presented and become part of the official record.

Mr. David Bowers, 210 Hartzell Drive, addressed the Board regarding issues related to property at 212 Hartzell Drive that previously belonged to his son. He noted the following issues: son's wife kicked him out of house; wife went to WIN and stated son was abusing her and children; she lived in house for six months but grass is high; pool is full of water, sitting dormant and mosquitoes are multiplying; she left garbage cans full and now are smelling terrible. He stated he had called the County and they referred him to the Township. He also called Harrisburg and they told him it was Township problem. He is now before the Board asking for help with the situation because he is unable to do anything due to the matter between his son and wife. He is asking the Township for ordinance for the sitting water due to the mosquito problem and health issues that can arise from that. The Chairman informed him the Township does have certain ordinances regarding some of the issues (i.e. high grass). The Chairman further noted that he was not sure if the property lies in Greene or Guilford because the boundary line runs very close to this particular property. The Chairman stated the Township could check the property the next day and see what, if anything, could be done about the property. Discussion ensued regarding as to who would be responsible for the property and Mr. Bowers was informed that whoever's name is on as owner would be responsible and if son's name was on, he would be responsible for the property. During this discussion the Zoning Officer researched the property on the County's GIS mapping system and displayed it showing that the property is in fact in Guilford Township. Mr. Bowers commented several times regarding the issue of paying taxes and wondered how a property can be in Guilford Township but paying taxes to Greene. At this time, the Township Solicitor addressed the issue regarding the payment of taxes and informed Mr. Bowers that several years earlier the Township had a surveyor verify boundaries and at that time the boundary was corrected and changed. Therefore, taxes could be paid to Greene but the property could now be located in Guilford due to the correction of the boundary line. Supervisor Brookens informed Mr. Bowers that both Townships have no property tax, therefore, the only taxes paid are to the School and County. Mr. Bowers thanked the Board and stated he would have to go to Guilford Township and discuss the matter since the property was found to be in their area and not Greene's.

The Chairman noted the following items are purchased on a yearly basis through the sealed bid process and it was time to bid: 89 Octane Gasoline, Ultra Low Sulphur Diesel, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate. 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 receipt of Sealed Bids for 89 Octane Gasoline, Ultra Low Sulphur Diesel, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate to be received no later than 3:00 P.M., prevailing time, June 14, 2016, at 1145 Garver Lane, Scotland, PA, and bids to be opened at the Regular Meeting to be held that same date at 7:00 P.M., prevailing time.

The Chairman noted the Township's intention to purchase a new snow blower; would mount onto the New Holland (aka "Blue") currently owned by the Township; rear mount which will be very beneficial on Blue because of being able to go backwards. Three quotes were received as follows: Forrester Farm Equipment - \$10,545; Somerset Tractor Co. Inc. - \$13,180; and, Forsheys Ag & Industrial - \$12,800. Other features of the snow blower include cutting height of 36", width of 96", casts snow as high as 50". Supervisor Brookens inquired as to what applications it would be used and the Chairman stated it would be used for roads, drifting banks, etc. Supervisor Corwell noted that Forrester had also bid a truck loader but was crossed off on the bid and inquired if it should be purchased at this time as well. The Chairman stated that could be purchased later if desired. Following review of all quotes received, 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 purchase of one new snow blower from Forrester Farm Equipment at their quoted amount of \$10,545.

The Chairman stated there is quite a bit of construction with excavation anticipated at the Township Park this year for several athletic fields and other areas. He asked Board Members to authorize the preparation and receipt of sealed bids for excavation equipment for the anticipated Park projects. 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 advertisement of sealed bids for excavation equipment for earth-moving activities and construction at the Township Park to be received no later than 3:00 P.M., prevailing time, June 14, 2016, at 1145 Garver Lane, Scotland, PA, and bids to be opened and read aloud at the Regular Meeting to be held that same date at 7:00 P.M., prevailing time.

The Chairman presented discussion regarding improvements for PennDOT's consideration at the intersection of Fayetteville Main Street and Coldspring Road. He noted this intersection has been an issue over the years and the accidents that have occurred primarily due to poor visibility caused by parked vehicles. He stated the Township has previously asked PennDOT to consider a 4-way Stop at this intersection and intends to again ask PennDOT to consider making it a 4-way Stop intersection considering the construction of the new elementary and the area being located within a "school zone". He also noted the intersection has been posted with No Parking signs but vehicles continue to park and block visibility. The Township Engineer stated that since Main Street is a State route the Township would have to request PennDOT to consider the intersection as unsafe as a current 2-way Stop asking them to re-open the request and review this intersection again. Supervisor Brookens agreed to contact PennDOT asking them to go through the process again. He further noted he has already spoken to Representative Rob Kauffman's office as well as Senator Alloway's

(office) to gain assistance regarding this matter. Supervisor Corwell also agreed and further requested that documentation be obtained from Representative Kauffman and Senator Alloway to be included with the Township's request. The Chairman requested the Township Engineer to prepare correspondence and forward to PennDOT. 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 Township Engineer to provide PennDOT with documentation for a study at Fayetteville Main Street and Coldspring Road requesting traffic improvements for a 4-way Stop at that intersection.

Supervisor Corwell stated that he has been in the process of updating the Township buildings' lighting; last year upgraded the shop area; this year would be the office area. He has received two quotes, both CoStars vendors, as follows: Capital Tristate - \$6,616; and, Schaedler Yesco - \$4,835. He noted they are retro kits and not the entire fixtures being replaced. He stated both he and the Township Secretary had reviewed the quotes submitted and both vendors are quoting the same products. He stated that Capital Tristate was used in the shop area and did a good job with the Township providing an electrician to perform the installation. 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 approve the quotes received to replace the current lighting in the Township office area to LED lighting and award to Schaedler Yesco at their quoted price of \$4,835 as presented.

Supervisor Corwell stated that each year the Township donates funds to all four volunteer fire companies that respond in the Township; namely, Fayetteville Volunteer Fire Department, Franklin Fire Company No. 4, Pleasant Hall Volunteer Fire Department, and West End Fire & Rescue. He further noted that in addition to the regular funds provided, the Township also gives towards the purchase of apparatus to each of the fire companies. Last year's donations were as follows: Fayetteville - \$10,000; Franklin - \$10,000; Pleasant Hall - \$5,000; West End - \$5,000. He explained these "apparatus" funds are to be used only for the purchase of apparatus whether for major repairs or for the purchase of a new piece of equipment and before any future funding is forwarded to the (fire) company, they must provide proof to the Township as to how the funds were used and if they do not provide that proof, they would not receive future funding. 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 release of fire company fire apparatus funds for the first half of 2016 as follows: Fayetteville - \$10,000; Franklin - \$10,000; Pleasant Hall - \$5,000; West End - \$5,000.

The Township Engineer stated that some time ago the (Traffic Impact) Advisory Committee had recommended changes to the (Traffic Impact) Map to allow for additional funds to be utilized for more projects. The Map was reconfigured by adjusting the service areas for the purposes of trying to gain more funds to accomplish more projects. The Board had previously reviewed the proposal and decided the Township would need to prepare an ordinance to approve the changes proposed. The Engineer stated the proposed amendments to the Township Code Chapter 86, "Transportation Impact Fees", was the result of the Board's wishes at that time to reconfigure the boundaries. Each Board Member received a draft copy of the proposed ordinance to replace Section 86-11 of the Code Chapter revising the Service

Area Map and Impact Fees. The Township Solicitor stated the Board would need to set a date to conduct a public hearing to consider the ordinance for the proposed amendments. The Chairman inquired if this would change the impact fees and the Engineer stated the model was re-run and the fees had to be adjusted and these would be the new fees. The Chairman stated this is long overdue in having the areas adjusted otherwise funds would not be available to complete certain projects; need to get more projects completed and utilize the funds before the time would run out. Supervisor Corwell inquired if State property is included in the service areas (i.e. Michaux State Forest, etc). The Engineer stated they could be but the State Forest would not create the traffic considered in the service areas. 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 advertise a public hearing for amendments to the Greene Township Code Chapter 86, "Transportation Impact Fees", revising the Service Area map and Impact Fees (Section 86-11), said hearing to be held July 12, 2016, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time, on that date.

The Township Secretary presented a request for refund of a medium pavilion rental fee requested from the renter due to cancelling the reservation prior to the date of intended use. 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 \$60.00 to Elizabeth Olendorf as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for Fleagle's Painting LLC; property located along Black Gap Road across from Chambersburg Mall; currently non-conforming use in R-1 zoning district; received approval from Zoning Hearing Board; propose construction of 100 x 25 pole building closed on three sides with one open side for storage of company vehicles only; this is a revised plan from what was reviewed at a previous month's Supervisors Regular Meeting. A request for sidewalks was submitted and was granted by the Board with a note regarding possible installation if deemed necessary by the Board in the future and that note has been placed on the plan. The plan was submitted to the traffic engineer for any traffic impact fees and the initial estimate would generate two new peak hours based on the assumption the building was to be enclosed. However, in correspondence from Fleagle's, it was noted the building would not be an enclosed structure but open on the front and the sides were closed for structural support and the structure was to be used for company vehicle storage only, therefore, no additional traffic would be generated by the new storage building. In view of these facts provided, the traffic engineer maintained no fees would be required due to the structure being open and not totally enclosed. The ZO reviewed a copy of the *Approval Checklist* which was provided to each Board Member for their review as follows: Franklin County Planning Commission – reviewed with no comment (3.10.16); Franklin County Conservation District – noted as 'adequate' (5.2.16); Greene Township Planning Commission – reviewed at their May 9 regular meeting and recommended approval subject to determination regarding traffic impact fees and stormwater bonding. The Township Engineer informed the Board that the Applicant had supplied stormwater infiltration drainage which is to be placed on the corner of the lot for a bond of \$6,700 which the Engineer felt was sufficient and meets the requirements of the Township

Ordinance and would recommend approval subject to the stormwater bonding being provided. Supervisor Brookens inquired if they would be required to provide parking and the Engineer initially felt they would, however, in conversation Supervisor Brookens stated that usually it does not count within the building and the parking requirement is only for customer and because this is only intended as a storage building, parking would not be required. The Solicitor recommended the plan be tabled until this issue is resolved. Meanwhile, the ZO searched the 'Zoning' section of the Code and read the actual parking requirements. The Solicitor inquired if there would be parking in the rear and discussion ensued regarding the parking and the question of traffic impact fee if the building were enclosed in the future. The Solicitor informed the Board that if they wished to impose a condition as to enclosing the building, a note should be placed on the plan. The ZO then read correspondence requesting an extension of ninety (90) days for review of this plan; current deadline is June 7, 2016. Following review, discussion, 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 table the Fleagle's Painting LLC 1-lot Final Land Development Plan until clarification could be obtained regarding the parking situation as noted on the plan and a note be placed on the plan regarding traffic impact fees; and, further, that the request for review time extension be granted for a period of ninety (90) days commencing June 7, 2016.

The Zoning Officer presented a 3-lot Final Subdivision/Lot Addition Plan for SpiriTrust Lutheran/Connie Wagner; proposed subdivision from Wagner property and convey to SpiriTrust and another adjacent property owner; property located off Smoketown Road; located in R-1 (Low Density Residential) zoning district; no development proposed at this time. The plan received a sewer connection waiver with condition that any future subdivision would require being connected to public sewer and a note has been added to the plan on the cover sheet. The ZO noted that Item 2 on the Planner's comments has been corrected. The owner's certification needs to be signed and sealed; revised plan was signed and sealed by the surveyor and others need completed before the plan can be released. The ZO reviewed a copy of the *Approval Checklist* which was provided to each Board Member for their review as follows: Franklin County Planning Commission – reviewed with no comment (3.30.16); Non-building waivers forwarded to PA DEP (5.9.16); Township Planner and Township Engineer's comments have been satisfactory addressed and would recommend approval; plan was staff reviewed with no comment and recommended approval. 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 SpiriTrust Lutheran/Connie Wagner 3-lot Final Subdivision/Lot Addition Plan with condition the signature block for the owners be signed and notarized.

The Township Solicitor inquired of the Zoning Officer if precautions were taken to verify that what goes out must be returned (i.e. plan revisions re-submitted, etc) and the ZO confirmed that is done.

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 payment of invoices as follows: Check Numbers 24214 through 24252, two on-line pays, four credit card payments, and one direct deposit, inclusive, to be paid from the General Fund; Check Numbers 3263 through 3266 and one on-line pay, to be paid from the Liquid Fuels Fund; and, Check Numbers 2080 and 2081 and one on-line pay, to be paid from the Electric Light Fund.

There begin no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:09 P.M..

Respectfully submitted,
