

May 26, 2015
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, May 26, 2015, 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 Regular Meeting to order at approximately 7:00 P. M..

The Minutes of the Regular Meeting held May 12, 2015 shall stand approved as presented and become part of the official record.

The Chairman noted the presence of several high school students in the audience, welcomed them, and stated if they had any questions during the Meeting to feel free to ask or afterwards if they preferred.

The Chairman asked the Township Solicitor to present the next item on this Meeting's Agenda. The Solicitor stated the Township's Emergency Operations Plan (EOP) contains some specific information for emergency responders only. There was a time when the Plan was not considered a public document because there was a section regarding terrorist activity and if the emergency procedures were known to just anyone, they would be able to frustrate the Plan (i.e. schools, dam, Letterkenny, future storage areas, etc). The Solicitor stated he reviewed the Plan and pulled out the public document without any specific areas of attention. It is imperative that any of these areas in Greene Township be protected and those areas are not a public document and will not be available to the public. Supervisor Corwell noted that a request for a copy of the Plan prompted the Solicitor to review the Plan and removing highly sensitive information that needs to be protected. 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 adopt Township **Resolution No. 14-2015** identified as *UPDATE – GREENE TOWNSHIP 2015 EMERGENCY OPERATIONS PLAN (EOP)*, as presented.

Supervisor Corwell presented the next item on the Agenda for the consideration to release fire department apparatus funds to the four (4) fire companies that serve Township residents. He stated that in the past fire companies would approach the Township and ask for usually large sums for apparatus purchases so the Township decided to budget in each year's budget a line item identified as "apparatus money". Sent with any donation would be correspondence stating the fire companies could only use the donation towards "apparatus" purchases. In this way the Township can budget better as well as the fire companies better planning future purchases. The total funds to be released this year is \$40,000 which is actually lower if two companies were to ask for alot at once. Supervisor Corwell stated the fire company chiefs agreed to this method of "apparatus" donations. He further stated the

fire company must provide information to the Township at the end of each year as to the status and/or usage of the money distributed. 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 release of fire company apparatus allotments for year 2015 as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for the Chambersburg First Church of God; property located at the intersection of Grandpoint and Kohler Roads; propose expansion of existing building with building addition as well as additional parking and stormwater; stormwater waiver previously submitted and after considerable discussion, the request was withdrawn by the Applicant. 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 (1.30.15); Greene Township Municipal Authority – not approved to date but ZO stated GTMA does not see any problem with approval forthcoming; Sewage Enforcement Officer – planning module approved by PA DEP (5.13.15); Guilford Water Authority – approved (4.13.15); Franklin County Conservation District – adequate (3.25.15); Township Planner - all previous comments have been completed; Township Engineer – satisfied all previous comments have been addressed. The Engineer added further comment concerning the stormwater issue stating there is a note on the Plan that breaks construction into three phases and within one year of completion, the stormwater would have to be installed. He stated the first phase (known as Stage 1) is important because sidewalks and curbing will need to be installed. He also noted that grading in the right-of-way has been revised and held to curb construction. The Engineer concluded by stating he would recommend approval with condition the stormwater bonding in the amount of \$91,274 be posted; further, he stated he felt it (plan) was well planned and thought out. There were no further comments offered from the public in attendance. Supervisor Brookens inquired if the bond included stormwater improvements and the Engineer stated only Phase 1 but the note on the plan does indicate what will be required in the future. 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 1-lot Final Land Development Plan for Chambersburg First Church of God with condition the sewer be approved by the Greene Township Municipal Authority, the stormwater bond in the amount of \$91,274 be posted, and the transportation impact fee of \$17,424 (TSA-4 x 9 new trips) be posted prior to issuance of the Land Use Permit.

The Zoning Officer presented a 1-lot Final Land Development Plan for Roger Wingert; property located off US Route 11 near Greenvillage; propose addition to existing structure and future storage; third submittal of plan due to Mr. Wingert desiring to increase size of addition. The ZO also noted the Applicant had submitted a sidewalk waiver previously and that waiver was granted by the Board. 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 (4.27.15); Greene Township Municipal Authority – no comment (no sewer); Guilford Water Authority – no comment (no water); Franklin County Conservation District – adequate (5.6.15). The ZO stated that since the Greene Township Planning Commission meeting, their condition for approval regarding impact fees would not be required per the consultant informing the Township of same. The

Township Engineer noted the addition is to be constructed over an existing compacted area and meets the quality of infiltration system, therefore, no need for additional stormwater facilities. He concluded by stating that all other aspects of the Land Development Ordinance have been met, therefore, he would recommend approval. Supervisor Brookens commented on the fact that no traffic impact fee was to be required for this plan. The ZO noted that another similar plan has been submitted for a large warehouse and he is curious to see what is determined for that plan. He further stated that in the past there have been large warehouse construction with peak factor. Supervisor Brookens stated he just wanted to be sure how it is determined rather than just taking someone's word there are to be no other employees. There were no further comments or questions by the Board or those in attendance. 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 approve the 1-lot Final Land Development Plan for Roger Wingert as presented.

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

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 22863 through 22897, inclusive, to be paid from the General Fund; Check Numbers 3179 through 3182 and one on-line pay, inclusive, to be paid from the Liquid Fuels Fund; and, one on-line pay to be paid from the Electric Light Fund.

At this time, the Chairman adjourned the Regular Meeting at approximately 7:40 P.M. in order for the Board to go into Executive Session to discuss the possible purchase of property.

The Executive Session ended at approximately 7:46 P.M. and the Chairman called the Regular Meeting back into session.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to submit an offer to purchase the property at 4138 Main Street, Scotland, (property located adjacent to the Township Park) in the amount of \$65,000 and to direct the Township Solicitor to provide a Sales Agreement for that property and present it to the property owner.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:47 P.M..

Respectfully submitted,

Secretary