

July 10, 2012  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, July 10, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing held to gain public input regarding a Conditional Use Permit Request for a solar energy conversion system submitted by Michael Unger, 2293 Letterkenny Road.

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 7:05 P. M..

The Minutes of the June 26, 2012 Regular Meeting shall stand approved as presented.

The Chairman noted the Township's intent to receive Sealed Bids for seal coating of quite a few Township roads as was done in 2011. He stated that previous problems were found to be intersections and that he and the contractor stated that it may have been because of "shooting material" too heavy and that the contractor has worked on it and now appears to be holding up well. Supervisor Burns inquired as to what roads were being considered for 2012 and the Chairman noted Scot-Greene, Starr, etc to name just a few and eventually all (Township) roads would be done. He stated that regular paving is still much too expensive yet. Supervisor Burns asked the Chairman when he wanted to receive bids and the Chairman stated that thirty (30) days would be ample. 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 that Sealed Bids for Seal Coating be advertised to be received Tuesday, August 14, 2012 by 3:00 P.M., at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA; then, opened and read aloud at the Regular Meeting to be held at 7:00 P.M., Tuesday, August 14, 2012, at the Township Municipal Building.

The Board noted a copy of a Quotation included in each Member's (meeting) packets noting this would complete the two intersections at (Letterkenny Army) Depot. This Quotation is to purchase and install two (2) camera video detection systems at Coffey and Carbaugh Avenues and UPS battery backup for Coffey and Advantage Avenues as proposed by Atlantic Transportation Systems, Inc. for the sum total of \$15,505.00. The Chairman stated that on the original bid two cameras and back up were to be installed at Coffey and Advantage, however, there were a number of problems with the intersection of Coffey and Carbaugh particularly with outages so the backup was installed at Coffey and Carbaugh. The Township Engineer interjected that four outages had already occurred and the Chairman stated with the battery backup it appeared it was working 'good'. The Chairman noted that before the battery backup was installed, it would have meant that he would have been notified four times and the Fire Police would have been called but with the battery backup, that's not necessary. Supervisor Brookens inquired if impact fees would be used and the Township Engineer stated 'yes, from Zone 1' and the Chairman confirmed because it was on Township

roads. 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 purchase and installation of two (2) camera video detection systems at Coffey and Carbaugh Avenues and UPS battery backup for Coffey and Advantage Avenues as proposed by Atlantic Transportation Systems, Inc. at the quoted sum total price of \$15,505.00.

The Township Engineer, Gregory Lambert, presented a request of bond release in the amount of \$18,324.00 submitted by Dan Ryan Homes for Phase 1, White Church Meadows. He stated that in the 1980's this development was begun and has changed so much over the years and now is to the point of being closed out. He stated the Township is currently holding two bonds, one for Phase 1 and one for Phases 2 and 3; Phase 1 bond is in the amount of \$18,324.00. He noted that seven remaining work items outlined on a punch list dated November 11, 2008 has finally been completed and that Franklin County Conservation District has released its final approval so all temporary sedimentation and inlet boxes have been made final; therefore, Mr. Lambert recommended approval of the bond release request in the amount of \$18,324.00. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the bond release request from Dan Ryan Homes for Phase 1, White Church Meadows, in the amount of \$18,324.00 be authorized for release.

Mr. Lambert presented a second request submitted by Dan Ryan Homes for bond release in the amount of \$29,414.00 for Phases 2 and 3 of White Church Meadows, said phases being located on the north side of White Church Road. He stated four remaining work items as outlined on a punch list dated November 11, 2008 have been completed; therefore, he would recommend approval of the bond release request in the amount of \$29,414.00. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the bond release request from Dan Ryan Homes for Phases 2 and 3, White Church Meadows, in the amount of \$29,414.00 be authorized for release.

The Zoning Officer reviewed the Monthly Zoning Office Report for June 2012. Hearing no additions or corrections, it was consensus of the Board the Monthly Zoning Office Report for June 2012 be approved as presented and become part of the official record.

The Chairman noted the next item on the Agenda was a continuation from the last Supervisors Meeting; namely, consideration of request for waiver of Greene Twp. Code 85-52.A., *Requirement to Connect to Public Sewer*, for proposed Rippy Subdivision, Frecon Road. The Chairman noted that at the previous meeting there were concerns voiced and issues regarding additional information needed especially with delineation of wetlands. The Zoning Officer read the second paragraph contained in follow-up correspondence received from Mrs. Rippy dated July 2, 2012 that with regards to a required sewer connection would have to go through two series of wetland areas identified on the National Wetland Inventory documented by the US Fish and Wildlife Service and also in part stated the Franklin County Conservation District Manager, Mr. Ernest Tarner, had visited the site and walked the area from the sewer to the lot. Mrs. Rippy stated in her correspondence the comments offered by Mr. Tarner found during his site inspection. The ZO stated he had spoken to Mr. Tarner and Mr. Tarner noted the reasons why he did not think the request should be denied,

i.e., replacement requirements if moving area in wetlands, various special permits required, fees, habitat, etc. The ZO noted he had included a copy of Mr. Tarner's comments as well as an aerial view depicting the two wetlands. Following review and consideration of all information provided, Supervisor Brookens stated he felt it appeared that a hardship had been proven regarding the request for waiver not to connect to public sewer for the proposed Rippy Subdivision, Frecon Road. Thus, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for waiver of Greene Twp. Code 85-52.A., *Requirement to Connect to Public Sewer*, for the Proposed Rippy Subdivision, Frecon Road, be granted based on the information provided.

The Zoning Officer presented the next item on the Agenda noting it had been tabled from the June 26 Supervisors Meeting pending further clarification; namely, consideration of request for waiver of Greene Twp. Code 85-18.A(5), requiring topographic contours for Mark Jansen Subdivision. The ZO stated he had spoken with Tom Englerth, engineer for the Applicant, and found that between the time of waiver of request and the letter was prepared Mr. Jansen had earth moving disturbance occur. The ZO informed Mr. Englerth that a land development plan would be required for future disturbance. Mr. Lambert noted that his only comment was the requirement for topo contours could be waived and had included that comment with the subdivision packet which is the next item on this Agenda. 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 waiver of Greene Twp. Code 85-18.A(5), requiring topographic contours for the Mark Jansen Subdivision, be granted.

The Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for Mark Jansen, said Plan being tabled from Supervisors Regular Meeting held June 26, 2012 due to clarification needed on previous request for waiver. This is a proposed subdivision of 0.22 acre (Lot 20) as a lot addition/conveyance from Jansen tract fronting Woodstock Road to Jansen tract fronting Shadle Drive; proposed subdivision/lot addition is so that Mr. Jansen may construct a structure. 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 (6-23-12); Form B's forwarded to PA DEP (6-26-12); Township Planner reviewed and recommended approval (6-26-12); the Plan was reviewed by Township Zoning Office and recommended approval (6-26-12). Mr. Lambert, Township Engineer, stated he concurred with the Zoning Office and Tim Cormany (Township Planner) of Martin & Martin and would also recommend approval. 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 Mark Jansen 1-lot Final Subdivision/Lot Addition Plan be approved as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for Glen Coldsmith; property located along Coldsmith Road. The property currently has a mobile home permitted for temporary occupation since June 9, 2009 allowing Mr. Coldsmith to live in the mobile home while he was renovating an existing farmhouse on the property. The ZO displayed photos of the property with the existing structures. The ZO stated permission for temporary occupation was granted with several stipulations; i.e. separate septic systems for

two structures, also granted a time extension for the temporary occupation. The ZO stated the (Township) SEO (Sewage Enforcement Officer) was provided information regarding hydrostatic testing for septic system and it appears to be functioning properly; no DEP approval required since it is existing. 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 (6-23-12); will utilize existing on-lot system; will utilize on-site well; Township Planner – plan-related comments have been adequately addressed; Township Engineer – reviewed and recommended approval (7-10-12); Plan was reviewed by Township Zoning Office and recommended approval subject to any transportation impact fee that may be required. The ZO stated the normal transportation impact fee of \$1,809 (1 trip) would not be required due to impact fees were not in effect when the plan was originally submitted. The ZO did state that Mr. Coldsmith wished to claim a one-time exemption for recreation impact fee per a note placed on the plan. Supervisor Burns asked the ZO where access for the new lot would be located and the ZO stated it will be a common access off Coldsmith Road. Supervisor Burns then asked if an agreement between owners for access would be required although it is the same owner for both lots. The Solicitor asked if there was a note on the plan regarding the access and the ZO read the note as depicted on the Plan. Mr. Lambert noted this was not a subdivision plan and an easement cannot be created between the same person; he stated this is a land development plan. The Solicitor then noted a certain line that appeared to be cutting off a piece of property and it was not clear to him what was supposed to be depicted. Mr. Lambert noted in this case the line was interpreted only as “imagery”. The Solicitor stated he was not comfortable with the line appearing to be depicting something on other plans indicates something different as well as the wording of Note #4 as it appears on the plan. He stated he would be more comfortable with wording (i.e.) ‘that in the event of a future subdivision a subdivision plan must be submitted to the Township’ or ‘this property will not be subdivided unless a plan is submitted to and approved by Greene Township and the access will be addressed at the time of subdivision’. Supervisor Brookens stated he thought the one-time recreation exemption had previously been taken and the ZO stated the land was to be used for agriculture. The ZO further noted the Ordinance was amended to address that same specific issue. The Board briefly discussed the matter of taking the one-time exemption with the ZO reading the new amendment that was added to the Ordinance which addressed this issue. Supervisor Brookens asked if Mr. Coldsmith had already used the one-time exemption and the ZO stated that no other dwelling units have been created. Discussion continued regarding whether the line the Solicitor had referenced should be a solid or dotted line and have the plan changed to reflect the correct type of line. In addition to the correct type of line being put on the plan was a note regarding access. Following review and consideration, on a motion by Charles D. Jamison, Jr., seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the 1-lot Land Development Plan for Glen Coldsmith be approved with condition the solid lines showing outline of lot area be broken and also any future subdivision of this property must be according to Greene Township Subdivision regulations and access to existing two dwelling units must be addressed and the impact fee of \$1,809 be paid at time of Land Use Permit application.

The Chairman noted the six-month probationary period had ended July 4, 2012 for the most recently hired full time employee (assigned to road crew) and would recommend is full time status be permanent retroactive to July 4. He stated employee, Douglas Stockslager, has proven himself to be a very good employee that when a duty or task is assigned, very little supervision is needed and does other things he sees needs done; he is very particular in his work and is replacing a former employee who operated a backhoe and in his opinion was exceptional and Mr. Stockslager seems to be the same type of person; a good addition to the workforce. Supervisor Burns agreed with the Chairman's comments and also noted a very admirable job since he has been here. Supervisor Brookens stated he would also agree with the comments. The Township Engineer wished to comment this employee also played a huge part in the completion of the 9-11 Memorial. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Douglas Stockslager be removed from probationary status to permanent status retroactive to July 4, 2012 with an additional compensation of 50 cents per hour and the Chairman stated the reason for the small amount was because in another six months they may be looking at another increase.

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 17865 through 17896, inclusive, to be paid from the General Fund; Check Numbers 1489 and 1490, inclusive, to be paid from the Electric Light Fund; and, Check Numbers 2088 through 2092, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:50 P. M..

Respectfully submitted,

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Secretary