

July 23, 2013
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, July 23, 2013, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding a proposed ordinance for placement of Stop signs at the intersections of Cornerstone Court, Milestone Court, and Landmark Court.

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 7:03 P. M..

The Minutes from the Regular Meeting held July 9, 2013 shall stand approved as presented.

There was no public comment offered at this Meeting.

The Township Solicitor presented and explained a proposed Township Resolution that would authorize the posting of a maximum speed limit of 25 mph on Cornerstone Court, Milestone Court, and Landmark Court. These streets meet the definition and criteria under the State Vehicle Code for the maximum speed limit in a residential district and classified by PennDOT as local highways.

There were no comments offered by any Board Member or from those in attendance at this Meeting.

Following review and consideration by the Board, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 18-2013** regarding the maximum speed limit on Cornerstone Court, Milestone Court, and Landmark Court be set at 25 mph.

The Township Engineer noted the improvements proposed at the intersection of U.S. 11 and S.R. 997 in the vicinity of the current Sheetz location. He stated the Federal government with the State has authorized improvements at this intersection between Interstate 81 and Letterkenny Army Depot primarily for the purpose of heavy traffic. The intersection upgrade project consists of the need for road widening and the preliminary analysis with PennDOT is done regarding the radius, turn lanes, etc. The Engineer stated that TPD Engineers have compiled two (2) different alternates that PennDOT have reviewed and will allow as follows: Alternate #1 is road widening on the north side of 997; and, Alternate #2 is road widening on the south side of 997. The Township has been designated as the "local lead" on this project and will make the decision as to choosing the design alternative. The

Engineer reviewed the differences between the two alternates on the north and south sides; historical inn located on the corner of Greenvillage Road and Rt. 997 as well as utility issues with widening on the south side with less impact on poles and overall property acquisition. He stated TPD is ready to proceed and asked the Township how ready they were to making a decision as to which Alternate they were going to select. The Engineer noted the Palmer property (Sheetz site) may have to be removed and this work would make this more costly on the north side as compared to lesser cost than widening on the south side. He further noted the Sheetz store is proposed to be re-located to an opposite corner. Supervisor Burns asked the Engineer to explain in more detail the step process of the project. The Engineer stated that PennDOT received a copy of the proposed alternatives and has agreed on the two designs; this approval would allow TPD to move forward on the project. Supervisor Burns stated he felt that Alternate #2 (as shown in green on the plan displayed) is less invasive. Chairman Jamison also stated he felt that Alternate #2 would require less widening, thus less costs, as opposed to all the work needed and costs escalated with moving the poles on the north side. Following review, consideration and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the design for U.S. 11 and S.R. 997 intersection upgrade project that Alternate #2 would be the Board's decision and the Township Engineer be directed to contact TPD to move forward with Alternate #2.

The Township Solicitor stated there were some concerns from PA DEP as to issuance of permits for sewer and land use while the moratorium is in place. He stated the draft ordinance, a copy being provided to each Board Member for their review and consideration, was only a temporary measure and requested a public hearing date be set to consider it. He said it could be made permanent in the future when the moratorium is over and DEP is no longer involved. The Solicitor recommended to the Board this be made temporary while the moratorium is in place and in the future when the moratorium is lifted, then it could be made permanent if the Board wished. He would not want to make it permanent at this time with regard to persons taking capacity permits and that DEP approved of this temporary measure to address the issue at present. The Solicitor stated he had spoken to the Sewer Authority's engineer, Dwayne DelGrande, who in turn stated their attorney had some concern as to the wording "reservation". The Township Solicitor stated he had requested the (Sewer Authority) attorney contact him to discuss further, but to date he has received no response. Supervisor Brookens noted that DEP has only been presented with the proposal last week and he would expect some comment back after they have had a chance for more review. He stated they (DEP) had liked the concept but haven't had enough time to fully review it. The Chairman asked the Solicitor if this proposed ordinance would require 45-days' notice and the Solicitor stated it would not but it may be wise to give 45 or even 60 days for everyone time to review. Supervisor Burns asked if this is not the process and taps are released, is an ordinance still required. The Solicitor stated it still has to be advertised and the biggest reason it has to be an ordinance is that in the Township Code, it is an ordinance that adopted the Building Construction Code; this ordinance would change those timeframes and would cause the land use permit to expire and the only way to overrule an ordinance is with an ordinance. Supervisor Burns noted that by putting this in ordinance form, would give DEP the guarantee the Township is going to follow through; he suggested a public hearing be scheduled for the second Meeting in August. Supervisor Brookens stated that DEP may hold on releasing any

further taps until they see what the Township does. The Chairman recommended to direct the Township Solicitor to advertise (public hearing) by end of the week. He further stated it is going to be different from the way it is normally operated but it is a good idea. Following further review, 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 Public Hearing date for the ordinance to coordinate issuances of Sewer Permits with Land Use Permits be set for Tuesday, August 27, 2013, at 7:00 P.M., at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, and also authorize the Township Solicitor to advertise (this proposed ordinance) by the 26th of July. The Township Solicitor asked the Zoning Officer if he would forward a copy of the proposed ordinance to the Sewer Authority; the Zoning Officer stated he would do so the next day.

The Chairman noted the Township's intention to sell a 2555 mower and tractor to Guilford Township. He had previously contacted Guilford to see if they were interested noting there was some mechanical work that needs to be done on the equipment. He stated Guilford has looked at the two issues and the Chairman offered two prices. One price would be as-is with Greene Township performing the needed work on the equipment for a total of \$13,000. The other price would be as-is with Guilford performing the needed work for a total of \$11,000 which Guilford accepted. The Chairman stated the only condition as to (early) possession is that if Greene would need the equipment as a backup that Guilford would have available to Greene and Guilford stated as "no problem". Supervisor Burns asked the Chairman as to "proposing to sell as-is" and the Chairman stated he had obtained pricing from a dealer as to asking prices depending on condition, etc. He stated that Guilford had asked if they could take the equipment, pull their personnel from on "the road" during the extreme heat last week and have men work on it to which the Chairman agreed. The Chairman stated the equipment is either a 1989 or 1991 model and has been good but the Township is ready to sell the equipment. Following review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to sell the 2555 mower and tractor to Guilford Township for the purchase price of \$11,000, as-is.

Each Board Member received a copy of the brief Fayetteville Volunteer Fire Department Fire Police Monthly (June) Report which they reviewed. It was consensus of the Board the Report shall be accepted as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for Stanley Burkholder; property located off Grandpoint Road; located in R-1 (Low Density Residential) zoning district; proposes construction of single-family dwelling on property. 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 (6-18-13); Greene Township Municipal Authority approved (7-12-13); planning module approved by PA DEP (3-21-13); Guilford Water Authority approved (6-27-13); Franklin County Conservation District noted as 'adequate' (7-17-13); Township Planner reviewed Plan and two previous comments have been addressed; Township Engineer reviewed Plan, found it to be complete, and recommended approval; Plan was staff reviewed on behalf of Township Planning Commission and recommend approval subject to Plan being held until sewer is available;

claiming one-time exemption for recreation impact fee; transportation impact fee of \$2,531 (1 trip/TSA-4) required and due at time of Land Use Permit issuance. The Township Engineer noted the property proposes to utilize an existing gravel farm lane and that no stormwater bond is required because the property will have public water and sewer; therefore, he would recommend approval. Supervisor Burns inquired as to where the sewer is located and the Zoning Officer and Engineer noted the location stating it will be a pressure connection. Supervisor Brookens asked that the driveway be explained further, is it part of the lot? The Engineer stated 'yes, but follows an old farm lane and the Zoning Officer displayed the plan and indicated a note stating a right-of-way has been approved. The ZO stated this is actually a land development plan and the subdivision was approved in December 2012 with an agreement for this right-of-way being a part of that subdivision plan approval and also stated it also includes a utility easement. Following review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Stanley Burkholder 1-lot Final Land Development Plan be approved with conditions: (1) the Plan be approved but not released until public sewer becomes available; and, (2) at the time of Land Use Permit issuance the transportation impact fee of \$2,531 would be paid.

The Zoning Officer presented a 1-lot Final Land Development Plan for the Cumberland Valley Business Park, Salt Depot; property located off Scale House Road in former Letterkenny Army Depot; located in HI (Highway Industrial) zoning district and is a permitted use; proposes construction of salt storage facility with two large covered structures and covered scale. The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review: Franklin County Planning Commission – no comment to date and just a matter of picking up the Plan; Greene Township Municipal Authority – n/a; Sewage Enforcement Officer approved (7-3-13); Franklin County General Authority approved (6-26-13); Franklin County Conservation District noted as 'adequate' (7-8-13); Township Planner reviewed Plan and previous comments have been addressed; Township Engineer reviewed Plan and noted previous comments have been addressed, recommended approval and the developer provide a security amount of \$33,660.25 to ensure the proper completion of the required stormwater improvements; Greene Township Planning Commission reviewed the Plan at their Meeting held July 8 (2013) and recommended approval subject to the Engineer's and Planner's comments at that time (comments have been addressed since that Meeting); transportation impact fee of \$1,503 (TSA-2) is required. The Zoning Officer stated he had spoken with the Sewage Enforcement Officer and there is no public sewer; Applicant proposes to use a port-a-pot due to the nature of the business (seasonal) and the SEO approved the proposed use. The Engineer commented that he had reviewed the revised plan and an original concern of this lease area was access to the scale house. He stated the surveyor has provided access to the scale house and then out to Letterkenny Road West and that is reflected on the Plan. The Solicitor inquired if the total amount of required stormwater bonding included the 10% contingency and the Engineer stated it did. 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 Cumberland Valley Business Park, Salt Depot, 1-lot Final Land Development Plan be approved with conditions: (1) stormwater bond of \$33,660.25 be posted before Plan is released; and, (2) at time of Land Use Permit issuance the transportation impact fee of \$1,503 be paid.

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

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 payment of invoices as follows: Check Numbers 20386 through 20417, inclusive, to be paid from the General Fund; Check Numbers 3036 through 3038, 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 7:40 P.M..

Respectfully submitted,

Secretary