

July 25, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, July 25, 2017 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

Visitor: Tim Cormany, Township Planner (Martin & Martin, Inc.)

The Chairman called the Meeting to order at approximately 7:00 P. M. noting the Meeting was being recorded.

The Minutes of the Regular Meeting held July 11, 2017 shall stand approved as presented and become part of the official record.

There was no public comment offered at this time.

The Chairman noted that discussion regarding a MOU (Memorandum of Understanding) proposed between the Greene Township Board of Supervisors and Franklin County Conservation District had been tabled from the July 11 Meeting to allow time to clarify some language in the MOU. In particular, there was one paragraph that contradicted Township ordinance and that paragraph has been removed. 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 signing of the Memorandum of Understanding between the Franklin County Conservation District and Board of Supervisors.

The Chairman stated joint meetings have begun to discuss an update to the Township's Comprehensive Plan; currently the Board of Supervisors, Township Planning Commission Members, and the Township Planner. The Minutes of those meetings held June 20 and July 18 (2017) will become part of the official record.

Township Supervisor and Director of Parks & Recreation Brookens presented a proposal from General Recreation, Inc. for "poured-in-place rubber safety surfacing". Supervisor Brookens stated that as part of the playground project under development, with currently ten pieces of fitness equipment, surfacing material was not originally bid because it was unknown at the time what type of surface was desired. Now they are ready to complete the project by having some type of surfacing material under the fitness equipment to prevent injuries while using the equipment; material would be installed on the aggregate that is currently in place under the fitness equipment. The proposal from General Recreation is CoStars pricing for a total of \$16,320 for 1,280 square feet of material. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to accept the proposal from General Recreation for "safety surfacing" at the CoStars pricing of \$16,320 for the surface area under the fitness equipment at the Township Park.

The Zoning Officer reviewed the June 2017 Monthly Zoning Office Report noting variances considered by the Township Zoning Hearing Board, issuance of various permits, zoning fees received, and one Final Subdivision/Lot Addition Plan which will be reviewed and considered by the Board at this Meeting. He noted that one of the variances requested and subsequently approved by the Zoning Hearing Board was a proposal to subdivide the former J. C. Penney store at the Chambersburg Mall as a free-standing lot with outside storage. A land development/subdivision plan is anticipated sometime in the future but no definite submission date is known at this time. The Report is accepted as submitted and will become part of the official record.

The Zoning Officer presented a request for review time extension of ninety (90) days submitted by Curfman & Zullinger Surveying on behalf of the Jason Rissler Land Development Plan; property located on Sunset Pike for outside storage area (near Rhino Linings); first extension requested; current deadline is August 21, 2017. The ZO stated he had spoken with Delvin Zullinger, engineer for the applicant, regarding the request and Mr. Zullinger stated the reason for the extension was to correct extensive comments from the Township Planner, Township Engineer, and Franklin County Conservation District. 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 grant the request for review time extension for the Jason Rissler Land Development Plan to commence August 21, 2017.

The Zoning Officer presented a 1-lot Final Subdivision/Land Development Plan for FCADC (Franklin County Area Development Corporation); property located at 5785 Sunset Pike; proposed subdivision of strip of land between Patriot Real Estate, LLC and FCADC, to be conveyed as a lot addition to FCADC property. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their review: Franklin County Planning Commission reviewed with 'no comment' (7.19.17); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – non-building waiver submitted to PA DEP (7.11.17); Guilford Water Authority – N/A; Franklin County General Authority 'approved' (7.10.17); previous comments from the Township Planner have been satisfactorily addressed; the Township Engineer reviewed with no comments and recommended approval (7.24.17). The ZO noted that because the plan was prepared by Martin & Martin, Inc., they were unable to review the plan so it was reviewed by one of the Township's alternate planners from Rettew. He further noted there was a note on the plan that FCADC was in agreement to accept the subdivision of land. Both the ZO and Township Engineer stated the plan was simple and very straight forward. There were no further comments from the Board. 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 Subdivision/Land Development Plan for FCADC 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 25609 through 25641, inclusive, three credit card payments, one online payment, and one direct deposit, to be paid from the General Fund; Check Numbers 3363 through 3366, inclusive, and one online payment, to be paid from the Liquid Fuels Fund; and, one online payment to be paid from the Electric Light Fund.

There being no further business to be presented for this Meeting, the Chairman adjourned at approximately 7:16 P.M..

Respectfully submitted,

Secretary