

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, July 28, 2020 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Gina Griffith
Shawn M. Corwell	Kurt Williams
Daniel Bachman	

Visitors: Mike Runyon

The Chairman called the Meeting to order at 12:00 Noon.

The Minutes of the Regular Meeting held July 14, 2020 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment and there was none offered.

The Zoning Officer (ZO) presented a waiver request from Sunset Storage, LLC for Greene Township Code 85-51.A, Requirement to Construct Sidewalks. The letter was received from Byers & Runyon Surveying, on behalf of Sunset Storage, LLC, and the request was advertised on the Township website. The plan was tabled by the Planning Commission earlier this month. The ZO informed the Board that the property is located along Sunset Pike, and what is proposed is the construction of two storage unit buildings and a gravel storage area. The Solicitor inquired if the waiver was to not install sidewalks "at this time". Mr. Mike Runyon (Byers & Runyon Surveying) responded that there are no intentions of installing sidewalks at any time. The Solicitor recommended that a note be put on the plan that should the Supervisors ever decide to have sidewalks built, the landowner at that time would have to pay for the installation of the sidewalk. The ZO noted that in the past, when a waiver was granted language to that effect was included. The Chairman added that the Board likes to see sidewalks shown on the plan, so that in the future there is not any conflict regarding easements, utilities, stormwater basins, etc. Mr. Runyon acknowledged that would make sense. 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 grant the waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks for Sunset Storage LLC with two conditions: a note be placed on the plan identifying that the sidewalks may be required in the future as deemed necessary by the Township and the location of the sidewalks be noted on the plan. Mr. Runyon verbally agreed to the conditions.

Supervisor Corwell presented a quote from GDC to provide website upgrades and fillable forms on the website. Supervisor Corwell noted that due to COVID-19, the Township is working to comply with social distancing and provide forms online. The quote is to upgrade the Township website to be able to handle the fillable forms and also incorporate fourteen (14) fillable forms on the website. For example, residents would be able to complete a land use permit and pay for it online without needing to come into the office. Supervisor Corwell noted that once the website setup is complete, the Township will continue to maintain it. The total quoted price to perform the work is \$9,000.00. The Chairman inquired if GDC provided a date of completion, to which Supervisor Corwell responded it would be 4-6 weeks. The Solicitor

asked what the fourteen forms were going to be. Supervisor Corwell responded that it will be park applications, land use permits, driveway permits, etc. If the Township adds a new form down the road, that will need to be done separately. Supervisor Brookens asked what the “calendar of events” listed on the quote refers to. Supervisor Corwell indicated that is to put a calendar on the website that will list the pavilion rentals, ball games, etc. The Chairman pointed out that the calendar would be accessible for the public to see if a pavilion was available prior to completing the rental application. Supervisor Brookens expressed his concern that would lead to people looking to see if it was rented and then using it free of charge if it wasn't. The Chairman responded yes, that is possible, but it would be easier for them to see if it was available before completing the application, rather than reserving it and finding out it was already rented and needing a refund. Supervisor Brookens noted that as of now, customers call in to the office first to inquire if the pavilions are available prior to renting them. The Chairman stated that he feels it is important to move forward with this; it is the way of the future and will be the new normal for quite some time. Supervisor Corwell reminded the Board that the Township does have a computer in the lobby for residents to use if they need to do so. The Solicitor made note that this should help decrease staff time spent at the counter. 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 authorize the signature of the quote from GDC for the website upgrades and fillable forms in the amount of \$9,000.00 as quoted.

The Zoning Officer (ZO) presented the Monthly Zoning Office Report for June 2020, a copy of which each Board Member received. One Zoning Hearing Board (ZHB) application was received from Charles and Terry Armstrong, 3733 Manor Lane, requesting a massage therapy business to be operated in their residence. The ZHB determined that was similar to many other home occupations, and the request was granted without condition. There were no Conditional Use Permit requests received in June. The ZO reported that 55 land use permits, 5 driveway permits and 2 well permits were received in June. The total zoning fees for the month were \$2,742.00. The ZO noted that these numbers are higher than usual for June, but he attributes it to the shut down in April and May. We are approximately 20 permits behind where we were last year to date. The ZO informed the board that there are two land development plans in process: Sunset Storage and Jaindl. The Solicitor inquired what the expiration of the Jaindl plan is, to which the ZO replied August 25th. The ZO noted that the ZHB did render a decision on the appeal for his determination for the pending ordinance doctrine. The Solicitor informed the Board that written decision was issued last week, and they have 30 days from the issuance to file an appeal. The ZO noted that the other portion, regarding the special legislation, will be discussed at the next ZHB meeting on August 18th. The Solicitor informed the board that the briefs are due 15 days after receipt of the transcript, which was just received last week. The ZHB will close the record at the August 18th meeting and then the Board has 45 days to make a decision.

The Chairman presented a resignation letter from Scott Williamson, a copy of which was included in the Board Members' packets. The effective date of resignation was Tuesday, July 21st, the end of the payroll period. 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 accept the resignation letter of Scott Williamson, effective July 21st, and authorize the payment of allotted time as outlined in the personnel guide.

The Solicitor had no comments at this time.

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 payment of invoices as follows: check numbers 28765 through 28780, inclusive, to be paid from the General Fund, check numbers 3648 through 3650, inclusive, to be paid from the Liquid Fuels Fund and check number 2208 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 12:25 PM.

Respectfully submitted,

Treasurer/Assistant Secretary