

August 14, 2018
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, August 14, 2018 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at 7:00 P. M. and informed those in attendance the Meeting was being recorded.

The Minutes of the Regular Meeting held July 24, 2018 shall stand approved and become part of the official record.

There was no public comment offered at this time.

The Chairman noted that it was time to consider the receipt of sealed bids for the *2018 Road Striping and Marking* with the hope that the Township's road work will be completed so that striping and marking can occur. 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 Township Secretary to advertise the receipt of sealed bids for the *2018 Road Striping and Marking* to be received no later than 3:00 P.M., prevailing time, on September 11, 2018, at 1145 Garver Lane, Scotland, and opened that evening at the Regular Supervisors Meeting at 7:00 P.M..

The Chairman noted consideration of Township **Resolution No. 18-2018** regarding a "Deed in Lieu of Condemnation Fee Simple" proposed for a portion of the Forrester property at the intersection of Orchard Road and Olde Scotland Road; the Deed and accompanying exhibits had been prepared regarding the road improvements deemed necessary. This would increase the site triangle for the property at this intersection and an agreement has been created between the Landfill and property owner for the necessary property in order to make those improvements; this Resolution is part of that agreement. Supervisor Corwell asked the Zoning Officer if Forrester's sign had to be moved, would they be required to obtain a Land Use Permit (LUP). The ZO stated they would need a LUP and a (State) Building Permit since the property is zoned commercial. 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 adopt Township **Resolution No. 18-2018** for the right-of-way acquisition of property owned by the Forresters at the intersection of Orchard Road and Olde Scotland Road as presented.

Supervisor Corwell presented correspondence from the Franklin County Tax Claim Bureau regarding a property in the Township. He stated that in February 2018 the Township had received the first letter from the Tax Bureau regarding release of the property for sale. He verified with the Township Solicitor of the steps in this process of property release to which the Solicitor noted the steps that were required to be taken prior to any sale. He further stated that

basically the Township needed to sign off on the property so that it can be sold other than through public auction; County can accept a bid of \$100 that was received for the property. The property is located off Black Gap Road in Gibson's Trailer Park and identified as Parcel # 9-OC19.063.-0002. The Solicitor noted the Township will most likely see quite a few of these cases and mostly will be mobile homes. 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 a letter of consent from the Franklin County Tax Claim Bureau for Parcel # 9-OC19.063.-0002, Black Gap Road (Gibson's Trailer Park).

Each Board Member received a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly (July) Report for their review and information. The Chairman asked Supervisor Corwell the status regarding a "spill" incident on Siloam Road stating there is still plastic over the spill. Supervisor Corwell stated he would check with PA DEP the next day as to the status of the incident. The Fire Police Report shall become part of the official record.

The Zoning Officer reviewed the Monthly Zoning Office Report with the Board noting the previous month's activities. Following review it was consensus of the Board the Monthly Zoning Office Report shall become part of the official record.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51, *Requirement to Construct Sidewalks*, submitted by Brehm-Lebo Engineering on behalf of the Caretti's Pizza Land Development Plan; said Plan is currently at the Township in process; said property located on Philadelphia Avenue near current McDonald's. The ZO noted proposed construction of a building in two parts; one, a pizza shop, and, the other some type of retail. Correspondence from the applicant's engineer noted there were no other sidewalks in that area. The ZO noted the Supervisors, in granting such a waiver in the past, have done so with a notation being placed on the plan with condition that if sidewalks would be required in the future, the current property owner would be required to install sidewalks. The ZO noted that access onto Route 11 (Philadelphia Avenue) is existing and proposes no new access to Route 11. Supervisor Brookens noted the engineer's correspondence stated a note would be on the plan to show future sidewalk location and asked the ZO if it was on the plan now. The ZO stated this is a Parking and Circulation Plan being shown and then later would proceed to show a land development plan; discussion ensued regarding this matter. The Solicitor stated the applicant was informed at the Township Planning Commission meeting the previous evening when the plan was presented. It was clarified that it was the applicant's engineer in attendance at the Commission meeting of the plan notation. The Planning Commission did not make a recommendation regarding the issue of sidewalk. Following review and discussion, 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 request for waiver of Greene Township Code 85-51, *Requirement to Construct Sidewalks*, for the Caretti's Pizza Land Development Plan with condition that a note be placed on the plan that if the Township would deem it necessary to install sidewalks in the future, the sidewalks would be required to be installed at the sole cost of the current owners and that the sidewalk location and area reserved for those sidewalks also be shown at the time of the land development.

The Zoning Officer presented a request for sewage planning exemption submitted by the Greene Township Municipal Authority (GTMA) for the Burkman Enterprises Subdivision Plan; property is former “Guilford Hills 60-lot Preliminary Plan” located at the end of Audubon Court; current subdivision plan for two (2) residential lots; will be served by Greene Township Municipal Authority; both the Borough (of Chambersburg) and GTMA have signed off on the necessary forms. The Chairman stated that most of the property is in the floodplain, however, the two lots are not in the floodplain. Supervisor Corwell asked if there was sewer in the area at present and the ZO stated it is located in Audubon Court. 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 sewage planning exemption for the Burkman Enterprises Subdivision Plan as presented.

The Zoning Officer presented a stormwater revision for a previously approved final plan in the Saddle Ridge Development; proposed project is for a revision to renew the NPDES Permit; majority of development already completed in both Greene and Guilford Townships; one portion has not been constructed. He stated the developer had allowed the NPDES permit to lapse and this proposed project will change some of the grading and structures to meet the new requirements. The Township Engineer recommended additional bonding in the amount of \$87,313.60 for the new improvements. This would be in addition to the current bond being held by the Township in the amount of \$204,206.75. Supervisor Brookens inquired if the current bond was up to date and the ZO stated it was. The ZO stated he thought that perhaps the new bond and the current bond could be combined into one bond for easier recordkeeping purposes but that would be for the Board to decide. The Solicitor inquired if the current bond was a Letter of Credit to which the ZO stated it was. 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 Saddle Ridge stormwater revision to a previously approved Final Plan with condition that the stormwater bond in the amount of \$87,313.60 be posted and this would be in addition to the current bond of \$204,206.75 being held by the Township.

The Zoning Officer presented a Final Land Development Plan for Menno Haven, Chambers Pointe; property located along Philadelphia Avenue; propose construction of two (2) personal care buildings. The ZO stated the Plan had been through the Conditional Use process and conditions of that approval was that the Township Planner and Township Engineer comments would be addressed during the land development plan process. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their review: Franklin County Planning Commission – Conditional Use hearing comments – in favor (4.6.18); both water and sewer services will be served by Borough of Chambersburg; Sewage Enforcement Officer – planning module approved by PA DEP (8.10.16); Franklin County Conservation District – NPDES Permit issued (8.2.18); comments from both the Township Planner and Township Engineer have been satisfactorily addressed; Township Engineer recommended a stormwater bond in the amount of \$180,881.02; Plan was reviewed by the Township Planning Commission at its monthly meeting held June 11, 2018 and following review, recommended approval subject to all comments at that time being satisfactorily addressed of the Township Engineer, Township Planner, and Conservation District; requires

total transportation impact fee of \$30,660 (12 new trips at \$2,555 per trip); requires total recreation impact fee of \$3,600. Supervisor Corwell stated he had spoken with the Fire Chief to be sure the sprinkler system would be accessible when emergency apparatus arrive. Lance Kegerreis stated it will be adjacent to a private road. He further noted the buildings will be single story structures. 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 Menno Haven, Chambers Pointe, Final Land Development Plan with condition the stormwater bond in the amount of \$180,881.02 be posted, the traffic impact fee in the amount of \$30,660 be posted at the issuance of the Land Use Permit and also that the recreation fee of \$3,600 be posted prior to the Plan leaving the (Township) office.

The Zoning Officer presented a One-lot Final Land Development Plan for Menno Haven, Brookview; property located along Scotland Avenue; propose reconstruction/expansion of existing facility. The ZO stated the Plan had been through the Conditional Use process; structures/uses on the property will consist of a skilled living center, life center, service center, lawn maintenance and woodshop as well as a greenhouse. 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 (12.27.17); sewer is private located within the campus; Sewage Enforcement Officer – planning module approved by PA DEP (12.30.16); Guilford Water Authority – approved (8.13.18); Franklin County Conservation District – NPDES Permit issued (8.8.18); comments of Township Planner and Township Engineer have been satisfactorily addressed; Township Engineer recommended stormwater bond in the amount of \$906,642.51; Plan was reviewed by the Township Planning Commission at its monthly meeting held July 9, 2018 and following review, recommended approval subject to all comments at that time being satisfactorily addressed; requires total transportation impact fee of \$30,660 (12 trips at \$2,555 per trip); requires total recreation impact fee of \$16,200 (108 beds). 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 Menno Haven, Brookview, One-lot Final Land Development Plan with conditions that the stormwater bond in the amount of \$906,642.51 be posted prior to the plan leaving the (Township) office, the traffic impact fee of \$30,660 be posted at the time of Land Use Permit issuance, and the recreation impact fee of \$16,200 be posted prior to the plan leaving the office.

The Zoning Officer presented a Final Land Development Plan for Jason Rissler; property located along Sunset Pike; propose open storage lot with future proposed building and shale area. 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 (5.26.17); Greene Township Municipal Authority – approved (11.29.17); Franklin County Conservation District – NPDES Permit issued (8.31.17); comments of Township Planner and Township Engineer have been satisfactorily addressed; Township Engineer recommended stormwater bond in the amount of \$36,968.52; Plan reviewed by the Township Planning Commission at their monthly meeting held November 13, 2017 and recommended approval subject to comments of the Engineer and Planner at that time; requires total transportation impact fee of \$5,110 (2 trips at \$2,555 per trip). The Chairman inquired if the applicant has a Highway Occupancy Permit and the ZO stated they have had it for some time.

Supervisor Brookens inquired if a Land Use Permit would be issued and the ZO stated only when a building is going to be constructed. Supervisor Brookens then inquired as to why sewer would not be required and discussion then ensued among Board Members, the ZO, and Township Solicitor; primarily, whether it would be needed or not; questionable as to whether there were persons/employees working at the site. Discussion also ensued regarding the issue of water, if needed on site. Supervisor Corwell asked if there were employees on site at the present time and the ZO stated that based on information provided by the applicant, there are currently two (2) employees for the business but it was not known whether it was just the owner and one additional employee, or if it was the owner and two additional employees. The ZO stated the traffic impact fee could not be collected until a structure is built on site. The Solicitor stated that if the owner has employees he needs to provide facilities (water/sewer for restrooms, etc). Lance Kegerreis, engineer for the applicant, stated there is water and sewer currently going to an existing dwelling and the ZO stated the plan does indicate that future water and sewer will eventually be connected to public utilities; water from existing dwelling to proposed building and sewer to be connected to home and then both would be connected to public facilities. Following a lengthy review and discussion, 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 Jason Rissler Final Land Development Plan with the condition that if and when the building is constructed, a plan will be forwarded to Guilford Water Authority for review and comments, a stormwater bond in the amount of \$36,968.52 be posted, and, the traffic impact fee in the amount of \$5,110 be posted at the time of issuance of a Land Use Permit.

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 26710 through 26747, two direct deposits, three credit card payments, inclusive, to be paid from the General Fund; Check Number 3468 to be paid from the Liquid Fuels Fund; and, Check Number 2146 and one online payment, inclusive, to be made from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:00 P.M..

Respectfully submitted,

Secretary