

September 24, 2013
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, September 24, 2013, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing Continued from August 27, 2013.

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 7:14 P. M..

The Chairman acknowledged several students in the audience and asked them to introduce themselves. They did so and stated they were attending for a Civics class. The Chairman thanked them for attending, and informed them that if they had any questions they were welcome to ask during or after the Meeting.

The Minutes from the Regular Meeting held September 10, 2013 shall stand approved as presented.

There was no public comment offered at this Meeting.

The Chairman asked the Township Solicitor to present the next item on this Agenda regarding consideration of Township *Resolution No. 21-2013* to accept Marcella Drive as a Township roadway. The Solicitor noted a short strip of roadway located in the Brookmeadow Development stating the developer had requested the Township to accept the roadway. He stated there was a previously private easement down the middle of the roadway and the Township could not take it over until that was terminated. He noted that once the roadway is accepted by the Township and recorded, the private easement will no longer exist. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to accept Marcella Drive as a Township roadway as recognized by Township *Resolution 21-2013*.

The Township Engineer presented a request for bond release from Second State Enterprises for the Doron Drive Apartments complex. The Engineer stated he had inspected the site and found there were two (2) items that required the bonding; namely, the sidewalk that abuts Doron Drive and stormwater facilities. He found the sidewalk to be complete but the stormwater facilities were not complete. He recommended that of the original estimate bond of \$18,282 the value of the sidewalk completion be set at \$7,000 plus 10% contingency for a total of \$7,700 be reduced from the original and the Township retain a remaining balance of \$10,582 for the remaining facilities. 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 bond release by Second State Enterprises, Doron Drive Apartments, be granted conditionally the Township will release \$7,700 of the original \$18,282 bond and retain the remaining \$10,582 which includes a 10% contingency allowance for the remaining work to be completed.

The Zoning Officer presented a request for review time extension of ninety (90) days from Curfman & Zullinger Engineering on behalf of their client, Culbertson Mennonite Church; current deadline is September 26, 2013. 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 review time extension for Culbertson Mennonite Church be granted for an additional ninety (90) days commencing September 26, 2013 forward.

The Zoning Officer presented a 1-lot Final Land Development Plan for property of Abram Hartzok; property located along Woodstock Road in a R-1 (Low Density Residential) zoning district; proposed land development for construction of new home. The ZO stated the lot was a former agriculture lot and that a front yard setback had been granted by the Township Zoning Hearing Board due to the narrowness of the lot. A copy of the *Approval Checklist* with comments from the various reviewing agencies was distributed to each Board Member for their review as follows: Franklin County Planning Commission (FCPC) – reviewed with no comment (7-19-13); Greene Township Municipal Authority approved (9-17-13); planning module approved by PA DEP (9-12-13); Guilford Water Authority approved (9-16-13); Franklin County Conservation District noted ‘adequate’ (7-12-13); transportation impact fee of \$2,531 required (TSA-4, 1 trip); one-time exemption taken as permitted for recreation impact fee. The Township Engineer stated he had reviewed the plan and also went on site to view and is in concurrence with the Township Planner comments. He further noted this is a minor land development plan on a former agriculture lot and the plan does meet the variance that was granted in 2008, therefore, he would recommend approval. Supervisor Burns asked for the location of the driveway onto Woodstock and if a HOP (Highway Occupancy Permit) was received from PennDOT and was informed this abuts Beacon Light Development. The Engineer stated there is an existing driveway off Woodstock; there is an existing 18” culvert underneath the driveway which drains all the way to an inlet box and there is a note on the plan that a HOP may be required. The Chairman inquired if there is a difference in HOPs for agriculture and residential and the Engineer stated ‘no’, only determined on usage. Following review 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 the Abram Hartzok 1-lot Final Land Development Plan be approved with condition the transportation impact fee be received at the time of Land Use Permit issuance.

The Zoning Officer presented a 1-lot Final Land Development Plan (Revision) for Cargill Salt Depot noting the original plan had been approved by the Board in July 2013. The original plan proposed two (2) 90’ x 400’ buildings (72,000 s.f. total) be reduced to one (1) 120’ x 400’ (48,000 s.f. total) building with the location of the single building to be the same as the original eastern most of the two buildings only 30’ wider and that nothing else on the plan was changed. The ZO stated the plan had never been released from the Township office. A copy of the *Approval Checklist* with comments from the various reviewing agencies was distributed to each Board Member for their review as follows: Franklin County Planning Commission (FCPC) – revised plan; Franklin County General Authority approved (9-19-13); Franklin County Conservation District noted ‘adequate’ (previously approved). The Township Engineer noted the developer had kept the stormwater and lot size the same; just changed the canopy structure and found all to be acceptable. The ZO stated the sewer bond was previously posted as well as the transportation impact fee; the plan was just never picked up.

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 1-lot Final Land Development Plan (Revision) for Cargill Salt Depot be approved as presented.

The Township Solicitor had no further comments to present.

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 20597 through 20625, inclusive, to be paid from the General Fund; Check Numbers 3058 through 3060, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2022 be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:31 P.M..

Respectfully submitted,

Secretary