

September 27, 2011
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, September 27, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Continued Public Hearing regarding a Conditional Use Permit Request from State Capital Investments, LP.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 8:16 P.M..

The Minutes of the September 13, 2011 Regular Meeting shall stand approved as presented.

Resident Kenneth Mummert, 2923 Jefferson Drive, addressed the Board on two (2) matters. First, he wanted to commend the Board that the snow plowing is outstanding in the Township. Having said that, he noted a later item on this Agenda regarding a *Winter Maintenance Agreement* with PennDOT and stated there should be a snow route with PennDOT and commented the State does not do well at all on State routes (i.e. Rt. 433). Second, he asked if Coffey Avenue belonged to the Township and the Chairman stated it did. Mr. Mummert commented on the traffic flow at Coffey Avenue and Rt. 433 and asked why Rt. 433 is a right lane and said he sees no reason why people would travel in that manner. The Township Engineer, Mr. Gregory Lambert, stated that according to PennDOT only one left turn lane is permitted with a right turn lane and everything else must flow straight through. Mr. Mummert again questioned the traffic flow pattern and the Chairman explained the flow and also stated the Township discovered they were in violation of the traffic signal permit and that PennDOT sets traffic direction.

Resident Shawn Corwell, 478 Allen Drive, inquired as to the status of non-posting of signs in Culbertson and the Chairman stated the matter was "kicked" back to PennDOT.

The Zoning Officer presented a request from Vincent Elbel, Township S.E.O., regarding an on-lot sewage disposal system for the Harry Rotz Subdivision. The ZO noted the property is located at the intersection of Rice and Musser Roads; propose one single-family dwelling unit on the subdivided tract (5.0+/- acres). Following review 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 that Township **Resolution No. 9-2011**, request from Vincent Elbel, Township S.E.O., regarding Harry Rotz Subdivision for on-lot sewage disposal system, be approved as presented.

The Chairman presented the *Winter Maintenance Agreement* as received from PennDOT for the 2011-2012 (winter) season noting this is for the area of Walker Road across the I-81 Bridge. He stated the area in question is under PennDOT's jurisdiction but is plowed by the Township and the Township is reimbursed an amount set by PennDOT; namely, this year's payment appears to be \$978.81. Following review, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 10-2011**, *Winter Maintenance Agreement* with PennDOT for 2011-2012, be approved.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Margaret Nicklas; property located along Lincoln Way East; zoned R-1 (Low Density Residential); current single family dwelling located on property; subdivision proposes 2.8+/- acre tract for single family with the residue having no proposed use at this time. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission reviewed with no comment (9-1-11); Form B's forwarded to PA DEP (8-30-11); Township Engineer, Mr. Lambert, reviewed his comments and stated the Plan conforms to the Township Subdivision and Land Development Ordinance and would recommend approval; correspondence from the Planner for the Township stated that previous comments had been satisfactorily addressed and only added two additional comments which have been noted accordingly. The ZO stated the Plan was (Township) staff reviewed on behalf of the Planning Commission and would also recommend approval. Following review and discussion, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the 1-lot Final Subdivision Plan for Margaret Nicklas be approved as presented.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Eric Bender/Robert Jacobs; property located on Frecon Road; zoned R-1 (Low Density Residential); subdivision proposes 4.3 acre tract for single family dwelling unit. The ZO noted the Planner had a comment regarding access and stated there is no requirement regarding access. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission reviewed with no comment (7-12-11); on-lot sewage system; planning module approved by EP (9-16-11); Guilford Water Authority approved (7-19-11); Franklin County Conservation District noted as 'adequate' (8-2-11); Township Engineer, Mr. Lambert, stated the Plan conforms to the Township Subdivision and Land Development Ordinance and recommended approval. The ZO stated the Plan was staff reviewed on behalf of the Planning Commission and had no comments and would recommend approval. The ZO noted the applicant took the one-time exemption regarding the recreation impact fee with a note placed on the plan accordingly. The property is located in the TSA 3 area, therefore, a transportation impact fee of \$1,778 would be required. The Board, staff, and legal counsel discussed accesses or lack thereof and noted that all surrounding property is family-owned so if the applicant wished to subdivide as shown that would be the

property owner's choice if any future problems were created regarding access. 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 Eric Bender/Robert Jacobs 1-lot Final Subdivision Plan be approved as presented with condition that at time of Land Use Permit issuance, the transportation impact fee of \$1,778 must be paid.

The Township Solicitor had no further comments.

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 16947 through 16963, inclusive, be paid from the General Fund; and, Check Numbers 1979 through 1982, inclusive, be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:39 P. M..

Respectfully submitted,

Secretary