

November 13, 2018
Scotland, PA 17254
Public Hearing &
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, November 13, 2018 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Public Hearing to order at 7:00 P. M., welcomed those in attendance, noted the Meeting was being recorded for accuracy purposes, asked that everyone be sure to sign in, agendas available, and if anyone wished to address the Board they should speak clearly and state their name for the record.

The Chairman asked the Township Solicitor to present and explain the proposed ordinance for installation of stop sign at the intersection of Fifth Avenue and North Parkwood Drive. The Solicitor stated the stop sign will be installed on Fifth Avenue where it intersects with North Parkwood to control traffic on Fifth Avenue to exit onto North Parkwood. The Township Engineer stated that it is a required stop intersection and signage needs to be legal. The Chairman stated the stop sign has been erected at this time but signage is required for enforcement. There being no further comments offered, the Chairman closed the Public Hearing at 7:02 P.M.. Following the Public Hearing proceedings, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Ordinance No. 2018-5** for a stop sign at the intersection of Fifth Avenue and North Parkwood Drive.

The Minutes of the Regular Meeting held October 23, 2018 stand approved and become part of the official record.

There was no public comment at this time.

Supervisor Corwell stated the County had requested input from various municipalities approximately one year ago regarding a County-wide Hazard Mitigation Plan. The proposed Plan has been completed, was sent to PEMA (Pennsylvania Emergency Management Agency), returned to the County, and now each municipality is being requested to adopt the County-wide Plan. Supervisor Corwell stated the Plan identifies hazards in the respective municipalities (i.e. Greene Township – flooding, traffic hazards, etc). The Plan enables the Township to apply for grants; namely, Greene cannot complete a current flooding grant until this Plan is adopted by the Township. The last Plan was completed in 2014 and this Plan was completed with a major update. Supervisor Corwell commented the County had done an excellent job with this new

Plan. 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. 23-2018**, identified as the Franklin County 2019 Hazard Mitigation Plan, as presented.

The Township Engineer presented a proposal from HRG (Herbert Rowland & Grubic) to perform a traffic engineering study and permit application for traffic signalization at the intersection of Kohler Road and North Parkwood Drive; a copy provided to each Board Member for their review. He stated this area continues to see growth and now with the completion of the roadways in this area is a need for traffic signals at this intersection. The Engineer stated he had requested a proposal from the Township's traffic engineering firm that would provide for the engineering, design, and permitting for traffic signal installation to be submitted to PennDOT; total proposal estimate is \$23,600. The Engineer noted to the Board that included with the copy of the proposal he had also included a draft of a letter that will be forwarded to PennDOT regarding the Township's commitment to the signalization. He further noted the Board is pursuing grant monies and have collected a large portion of (traffic) impact fees for this intersection that were required. Supervisor Corwell inquired as to a notation in the proposal regarding "left turn phase not anticipated". The Engineer stated there are currently no dedicated left turns planned based on December 2017 traffic counts and if it becomes a problem they could proceed further. The Chairman inquired if the impact fees were eligible to be used and the Engineer stated "yes". 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 proposal for the traffic engineering and permitting for Kohler and North Parkwood Roads provided by HRG in the amount of \$23,600 and also authorize the signature of the commitment letter to PennDOT for the installation of those signals.

The Township Engineer presented a proposal from HRG for a traffic study for possible stop sign installation at Walker and Mower Roads. He stated there have been on-going requests for a stop sign for westbound traffic on Walker Road at Mower Road. There are currently stop signs on Mower Road and on Walker Road traveling east. He stated that over the years traffic has always been able to be maintained but with the increase of traffic there are more concerns as to safety. He would, therefore, recommend having an analysis performed by a traffic engineer and requested a quote from HRG; their quote was an estimated \$3,200. Supervisor Brookens inquired as to what the Township Engineer felt warrants it more now than 15 years ago and the Engineer noted the traffic has greatly increased as predicted, i.e. new interchange on I-81; increase of traffic creates conflicts becoming more common. The Chairman stated he agreed with the Engineer's statement as to the increase (of traffic), new interchange, more development and stated just this date he had witnessed a near-miss accident at this intersection. Supervisor Corwell asked the Engineer if this analysis would also take speed into consideration and the Engineer stated it would not, only traffic counts, but could ask for speed as well. 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 proposal from HRG for the traffic study for the possible installation of a stop sign on Walker Road traveling west at Mower Road.

The Township Engineer presented a listing of completed outstanding escrows to be refunded; returning monies that persons have submitted regarding plan reviews, etc; each Board Member was provided a copy for their review. The process follows the same procedure as the previous year for refunding outstanding escrows. The Engineer noted on the two (2) individual escrows for Menno-Haven, he recommended the Township retain \$1,000 each for future stormwater inspections; namely, Project #17-017, Menno-Haven Brookview Campus 1-Lot Final Land Development Plan, and, Project #18-006, Menno-Haven Chambers Pointe 1-Lot Final Land Development Plan. He stated all others could be fully refunded their remaining amounts as indicated on the listing with no retainage required. 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 following outstanding escrow amounts be refunded with \$1,000 each being retained for the Menno-Haven Brookview and Menno-Haven Chambers Pointe projects: Project #15-006, Plan Revision Lot 125 SG Ph IV Sect. 1C, \$62.50 refund payable to Brandale, LLC; Project #15-021, D H Martin Stormwater Plan Review, \$555 refund payable to David H Martin Excavating, Inc.; Project #17-011, Scotland Road Market 3-Lot Final Subdivision Plan, \$348.75 refund payable to Scotland Road Market Inc.; Project #17-016, Chambersburg Mall Realty 1-Lot Final Subdivision Plan, \$39.80 refund payable to Rural King Distributing; Project #17-017, Menno-Haven Brookview Campus 1-Lot Final Land Development Plan, retain \$1,000, \$10,132.90 refund payable to Menno-Haven, Inc.; Project #18-006, Menno-Haven Chambers Pointe 1-Lot Final Land Development Plan, retain \$1,000, \$796.40 refund payable to Menno-Haven, Inc.; and, Project #18-007, Kenneth Stake 1-Lot Final Land Development Plan, \$1,432.25 refund payable to Kenneth E. Stake.

Supervisor Brookens presented a quote from Electro-Mech for repairs to the existing Township Park scoreboard; original provider of the scoreboard. He stated that over the years the scoreboard has been fading and the quote is to refurbish the entire face of the scoreboard. He stated that all previous advertisers on the board were contacted and hopefully all the work will be completed by next spring. Cost for all work as described on the quotation submitted is \$10,600 plus shipping for a total of \$11,175. The Chairman stated the work is definitely needed as the scoreboard has been affected by the years of changing weather. The Solicitor noted the advertisers on the board paid for the scoreboard and mounting with no cost to the Township. The Chairman stated that was very true and thanks to the Solicitor for all of his efforts in handling that project. 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 approve the quote for repairs to the Township Park scoreboard as submitted by Electro-Mech. The Solicitor inquired if the company would be coming to the Township to make the repairs or will parts have to be shipped. Supervisor Brookens stated they will ship the materials and the Township will perform the work.

Supervisor Brookens presented a quote from E H Griffith Incorporated for consideration to purchase one (1) new Toro Z Master Zero-Turn 7500 Series Mower off State contract. This equipment will eventually replace the current large John Deere tractor that is used at the Township complex and the Township Park. This proposed model is slightly larger than the current; able to be trailered so can be moved to other recreation areas of the Township as well as some mowing at Letterkenny properties. The model was demonstrated by Park crew and

stated they are satisfied with its performance; increase productivity for the maintenance crew. The Chairman agreed with Supervisor Brookens' comments. Supervisor Corwell noted the Township is contemplating replacing both a John Deere and Hustler models that are aging. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the purchase of one (1) new Toro Z Master Zero-Turn 7500 Series Mower from E H Griffith Incorporated off State contract for a total price of \$29,990.

The Chairman presented two quotes from Stephenson Equipment, Inc. for consideration to purchase two different sized spray systems for winter maintenance to be installed on various Township vehicles; both purchases to be made off State contract. The first system consists of two 1,335-gallon tanks with spray systems; will fit on swap loaders. Basically this is for applying salt brine to Township roads to de-ice and pre-treat; price of salt continues to climb drastically for Franklin County municipalities even on the State contract. He stated that it has been proven that by using a pre-treat system it can reduce the use of salt by as much as 35%. The salt brine activates much quicker than crystal form, using less, and is liquefied so it melts down quicker. These systems are available due to another municipality backing out of the purchase so the Township has received a good price for these large systems at a total cost of \$30,533.32. Supervisor Corwell inquired as to the installation of the systems and the Chairman stated the tanks and spray systems would be placed on the flat bed; very brief time for swapping. Supervisor Brookens inquired if the systems would be permanently mounted and the Chairman stated 'no'. 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 purchase two spray systems for winter maintenance for two Township vehicles off State contract provided by Stephenson Equipment, Inc. at a total cost of \$30,533.32.

The Chairman stated that with the previous item approved there is another system available but this one is smaller to be placed on one Township vehicle; the smaller vehicle being used on cul-de-sacs and other tight areas. This one system is a 325-gallon tank with spray system; total cost for this system is \$10,361. The Chairman stated he received a quote later that may lower the price under \$10,000. 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 purchase of one 325-gallon tank spray system for winter maintenance to be mounted on smaller Township vehicle for a total cost of \$10,361.

The Board received and reviewed a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly Report for October. Supervisor Corwell noted a recent crash on Black Gap Road and the need for Fire Police. He stated there is a continuing decrease in Fire Police overall. He stated at the recent crash that Fire Police were replaced with "Flagger Force" which rarely occurs and was very glad for the assistance they rendered at the scene. Following review, it was consensus of the Board that the Fayetteville Volunteer Fire Department Fire Police Monthly Report become part of the official record.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report with the Board. He noted the Township had received a Land Development Plan at the same time as the Conditional Use Permit request for the Airport was submitted. The Public Hearing for the

request has been scheduled by the Board of Supervisors to be held December 11, 2018, prior to the Regular Meeting. Following review, it was consensus of the Board that the Monthly Zoning Office Report become part of the official record.

The Zoning Officer presented a request regarding bonding of stormwater controls submitted by Dale Stouffer and Eileen Finucane relative to a condition placed on their Final Subdivision Plan when recently approved. The ZO stated the previous approved plan created one lot and a condition of approval was that stormwater be bonded as required by Township Code to guarantee future work being completed. He stated the Plan has not been released from the (Township) office to date. Correspondence was received for a request not to require the bonding prior to issuance of a Land Use Permit as conditioned be waived due to the applicants having no plans to construct at this time, rather than having to post a bond for what could be a very lengthy time period. The Township Engineer stated the Township has waived similar requests such as this for infiltration trenches; this is not an infiltration trench but same concept for a small amount of water. Ms. Finucane stated the explanation by both the ZO and Engineer were correct and confirmed there are no construction plans at this time. The Solicitor stated he had no objections to the request and that it seemed appropriate considering the information received. Supervisor Corwell inquired as to how the Township would track this if it were approved. The ZO stated that a note would be required to be placed on the plan that would state the new condition. The applicants are not asking there be no bonding but delaying the posting of it; requesting that previous motion of condition be amended to allow for the bond posting be made at the time of application for a Land Use Permit. Supervisor Brookens noted that rather than posting a bond the applicant may wish to construct the facility due to having a construction business to which the Engineer agreed. The Solicitor stated the Township has complete control of conditions and that a note could be placed on the Plan and if the condition of bonding or construction was not met the Township would deny a permit application; Township has absolute control. The Chairman asked Ms. Finucane if there was any objection to a note being placed on the plan and Ms. Finucane stated there was none. The Solicitor stated he had previously discussed this type of issue with the Engineer and stated that Mr. Stouffer could probably perform the required work himself and it would probably not be that big of a job. The Chairman stated there are still guidelines and requirements and did not want to re-write regulations but would need to discuss future requests such as this; he did not have an issue with this request. 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 request for the required stormwater bonding control system for the Dale Stouffer/Eileen Finucane Final Subdivision Plan with condition that the bond be posted at the time of issuance of a Land Use Permit with a note being added to the plan prior to leaving the office to be recorded.

The Zoning Officer presented a request for waiver of the Greene Township Code 85-51.A., *Requirements to Construct Sidewalks*, as received from Hoover Engineering Services, Inc. on behalf of the Land Development Plan for the Franklin County Regional Airport; property located in the LI (Light Industrial) zoning district; ZO noted that residential uses are not permitted in the LI zoning district. The ZO read the requesting correspondence noting the

reason for the request; namely, there are no sidewalks on either side of the abutting road, Airport Road. 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 request for waiver of Greene Township Code 85-51.A., *Requirements to Construct Sidewalks*, for the Franklin County Regional Airport Land Development Plan with condition that a note be placed on the plan that at such time the Township would deem it necessary in the future that sidewalks be constructed and also show the location of those sidewalks.

The Zoning Officer presented a request to encroach into the minimum pipe easement as required by Greene Township Code 80-27.J, submitted by Mr. Eugene Hockenberry, 107 Ginkgo Court. The ZO presented correspondence from Mr. Hockenberry describing his request and stated Mr. Hockenberry had made application for a Land Use Permit and during the course of his usual inspection it was determined that the location of the proposed shed placement would encroach on the minimum pipe easement as required by the Township Code. The ZO stated that while on site he looked to see if the shed could be placed elsewhere but was not sure of the property line. Once the property line was determined it was found the shed could not be placed where originally proposed. Mr. Hockenberry's engineer determined the shed could only be placed 9.2 feet from the stormwater pipe; Stormwater Ordinance requires that it must be 20 feet from the center of the pipe; shed will be placed on stone pad and not a foundation. Mr. Hockenberry addressed the Board stating he had purchased the shed before knowing of this situation; pipe is owned by the Hockenberrys' and they are responsible for its maintenance; purchased shed to meet HOA requirements; requesting permission from the Board to allow placement of the shed closer to the pipe than the regulation permits. The Chairman stated one question he had was already answered in that the pipe is owned by the Hockenberrys' and was not sure why they needed a waiver when they own the pipe. The ZO stated the same Ordinance also provides that if the owner does not take care of the pipe then the Township would have the right to enter the property and handle the maintenance. He further noted the 20-foot distance would be for a deeply located stormwater facility but this is very shallow. 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 request to encroach into the minimum pipe easement required by Greene Township Code 80-27.J, as requested by Eugene Hockenberry for his property located at 107 Ginkgo Court. Mr. Hockenberry thanked the Board for their consideration.

The Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for property of Thomas Shatzer; property located along Shatzer Road; zoned R-1 (Low Density Residential); encompasses different parcels owned by the Shatzers'; one parcel does not have access to Shatzer Road; lot addition is to be 1/10 acre conveyed to another parcel to allow access to Shatzer Road. The Zoning Officer reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review as follows: Franklin County Planning Commission – reviewed with no comment (11-1-18); Sewage Enforcement Officer - non-building waiver forwarded to PA DEP (11-7-18); minor comments from both Township Planner and Township Engineer and would recommend approval; Plan was Township-staff reviewed with no comments and would recommend approval as presented (11-13-18). 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 Thomas Shatzer 1-lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented a 1-lot Final Subdivision/Lot Addition for the Rollason and Wingert properties along Grand Point Road; properties located in R-1 (Low Density Residential) zoning district. The ZO stated the Rollasons propose to subdivide approximately a 0.75 acre tract from their property and convey to Roger Wingert's property. The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review as follows: Franklin County Planning Commission – reviewed with no comment (9-18-18); Sewage Enforcement Officer – non-building waiver forwarded to PA DEP (10-15-18); both Township Planner and Township Engineer reviewed the Plan and recommended approval; Plan was Township-staff reviewed and recommended approval as presented. 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 Rollason/Wingert 1-lot Final Subdivision/Lot Addition Plan as presented.

The Township Solicitor noted he recently had a question posed to him regarding the lines proposed by TranSource going over 100 feet high for the hospital and stated the Township may receive a call regarding that question. Supervisor Corwell stated he had already received a call to that effect.

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 26987 through 27024, one credit card payment, two direct deposits, inclusive, to be paid from the General Fund; Check Numbers 3490 through 3493, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2153 and one online payment, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:20 P.M..

Respectfully submitted,

Secretary