

December 11, 2018
Scotland, PA 17254
Public Hearing &
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, December 11, 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, asked that everyone be sure to sign in, agendas were available, if anyone wished to address the Board they should speak clearly and state their name for the record, and the meeting was being recorded for accuracy purposes.

The Chairman asked the Township Zoning Officer to present and explain the request for Conditional Use Permit submitted by the Franklin County Regional Airport. The ZO stated the Township received the Application for a Conditional Use Permit (CUP) October 22, 2018; legal ad placed in the Public Opinion appeared both November 26 and December 3 (2018). He described the work to be done as demolishing 1,075 square-foot fixed operations building and construct a 5,000 square-foot and 800 square-foot fixed building. The Township received a Land Development Plan with the Application which the ZO displayed for all to review during this public hearing. The ZO further noted the facility is located in the LI (Light Industrial) zoning district and an airport is listed as a conditional use. The ZO indicated the following areas on the Plan as displayed: parallel taxiway, fixed operations building, equipment storage building, and facility's location along Airport Road. The proposed work includes a 5,000 square-foot hangar, addition of office space, and reconstruction of the equipment building. The taxiway will run parallel to the existing runway. The ZO stated each Board Member had received a copy of the formal submission of the CUP Application as well as all the Engineer's and Planner's comments for review in their packets, adjacent property owners were notified, and the ZO further stated he did not receive any comments from the adjacent property owners, and that the property was properly posted with a notice of this request and public hearing being held. The ZO stated the airport has been established at this location for many years and there were some comments from the various reviewing agencies. He noted there were representatives from both the Applicant's engineer and Airport in attendance at this Hearing. The Township Engineer noted his comments and further stated the use request appears to be conforming and the airport has been at that location before the Zoning Ordinance was enacted; request/proposal does not change the bulk volume of the facility. The Township Engineer further noted he had some minor comments on the Land Development Plan but had no objection to the Conditional Use request. Randy Shearer, Hoover Engineering Services, addressed the Board by first introducing the various representatives present: Matt March, Buchart-Horn Engineering, and, Marshall Stevens, Susquehanna Area Regional Airport Authority. Mr. Shearer stated the ZO

had basically summed up what was being proposed and requested; Buchart-Horn prepared plans for the taxiway. The Solicitor asked Mr. Shearer that nothing the Board would do would affect the overlay of the flight plan for the Township or Borough and Mr. Shearer stated that was 'correct'. Mr. Clifford Hawbaker, landowner adjacent east of the airport, addressed the Board stating he had no objection to the request and felt it was good for the community. Matt March, Buchart-Horn, stated the taxiway being proposed is for backup which the airport currently does not have. Supervisor Brookens inquired if this would affect the type of vehicles going in and out, time of day, time at night, volume? Mr. March stated it would not but the improvement is to eliminate backup on the taxiway/runway. Supervisor Corwell inquired if the proposed work would meet all FAA standards? Mr. March stated the taxiway meets FAA standards.

There being no further testimony presented, the Chairman closed the Public Hearing at approximately 7:10 P.M..

The Board then considered the request as presented. Supervisor Brookens questioned if the Plan being presented indicated a helipad or medivac and if so where it was to be located; how would either be affected or is there any plan to have? Mr. Marshall Stevens, Executive Director of the Airport Authority, stated those types of discussions have ceased and application was withdrawn; nothing in the works at the present time but as to expanding they would consider a request along the same idea; no additional employees anticipated. Following review and consideration of all testimony presented regarding this request, 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 Conditional Use Permit request for the Franklin County Regional Airport as presented.

The Minutes of the Regular Meeting held November 27, 2018 shall stand approved and become part of the official record.

The Chairman noted several students in attendance at this Meeting and inquired as to what class required them to attend to which they responded "Civics". The Chairman welcomed the students and informed them to feel free to ask any questions during the Meeting or afterwards.

Supervisor Corwell presented a request to consider the purchase of property located at 4103 Scotland Main Street, situated near the end of Garver Lane. He stated several months to a year ago the Township received some grant funding to remove the dam and improve the waterway on the Conococheague Creek which is to the rear and side of this property. The grant is currently in the engineering phase and at that time the Township had spoken to the property owner with interest to buy the property to facilitate the proposed work more smoothly. The property owner seemed willing to consider and the Township had an appraisal and agreement prepared but then the property owner backed out. Approximately two weeks ago the same property owner contacted the Township and stated she now would like to sell. Supervisor Corwell spoke with her briefly and informed her he would bring the matter before the Board again to see if they were interested in purchasing the property. Supervisor Corwell stated the dam removal could proceed without purchasing the property but there would be a

portion that had to remain. He stated if the Township was interested they could continue trying to purchase the property with condition the property be vacated within thirty days of sale. He stated the property was appraised at \$163,000, fair market value, and if the Township would proceed it would include closing costs. He stated that possible uses for the land following removal of the dam and house could be a place for persons to park to go fishing, put in boats, and possibly be used for a MS4 project. Supervisor Corwell concluded by stating he was requesting approval from the Board to proceed with the purchase of this property. Supervisor Brookens stated he felt the Board was in agreement that it would be worthwhile to pursue and to have a MS4 project at this location was considered the first time when considering to purchase the property. The Chairman agreed and in purchasing the property would make the dam removal project a much 'cleaner' project for the Township. The Chairman noted his trepidation is the owner backed out once before but is willing to go forward and hopefully this time the owner will follow through. The Chairman recommended that language be placed in the sale agreement that would state a short period of time the property owner must vacate the premises. The Chairman gave a quick overview of the dam removal project stating it is in the process of the engineer and ready to submit permits for the demolition of the dam; has been quite an undertaking; Township has been working on the project for six to eight years and just now coming to fruition. The Solicitor inquired if anyone knew when or why the dam was built and it was noted the dam was used to channel water into a nearby pond. The ZO stated maintaining the pond will still occur after the dam is removed by piping water from another point in the stream to the pond to maintain its viability. Supervisor Brookens inquired if there should be a time frame in which the property owner needs to vacate and the Solicitor recommended the Board direct as fast as possible, i.e. by the end of February. 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 approve the purchase of the property at 4103 Scotland Main Street with condition that closing occur as quickly as possible and final settlement will occur no later than the end of February 2019.

Supervisor Corwell presented information to consider for the purchase of one new Mack Dump Truck off (State) CoStars contract. The chassis would be purchased from Mack off State contract; Mack Granite single axle (same as several purchased by the Township in past years) at a quoted cost of \$121,362.22 from Stephenson Equipment, Inc.. He stated the Township has been upgrading the fleet over the last several years to dispose of several trucks that are costing more and more in repairs. The Township has been replacing manual drive vehicles with automatic drive; this purchase will be a 2020 to be delivered in 2019; approximately \$700 difference in price from end of 2017 to now (\$700 increase for chassis). A price quote was also received from U.S. Municipal Supply; both U.S. Municipal and Stephenson quoted aluminum bodies, equipped with a 120-gallon system; did not order a plow due to Township inventory of plows indicating there are still a few in stock. The mechanic and road crew both reviewed the specifications and only made a few minor changes. U.S. Municipal quoted aluminum body at \$74,177; Stephenson Equipment, Inc. quoted aluminum body at \$71,770; both CoStars vendors and quotes; both exact same bodies by J & J; U.S. Municipal total final quote - \$195,763; Stephenson Equipment, Inc. total final quote - \$193,356. The Chairman reiterated this is a process the Township has been doing for a period of years; replacing manual with automatic, less wear and tear on vehicles, and outfitting trucks with spray

systems. Following review and consideration of both quotes received and presented, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to purchase One (1) New Mack Dump Truck off State Contract with the chassis from Legacy and the body purchased from Stephenson Equipment, Inc. for a total combined price of \$193,356 as presented.

The Township Engineer presented a request for refund of plan review escrow received for the Bruce Anderson 1-lot Final Subdivision/Lot Addition Plan, Project #18-014. The Plan was approved several months prior; located in the Greenwood Hills development; original escrow submitted - \$1,500; expended \$365 in fees; no retainage required; balance of \$1,135 recommended by Township Engineer to be refunded to the WGN 2005 Family Trust. The Engineer stated that all work has been complete and the Plan has been filed; no further outstanding work is proposed; simple subdivision plan. 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 for refund of plan review escrow for the Bruce Anderson 1-lot Final Subdivision/Lot Addition Plan, Project #18-014, in the amount of \$1,135 with the check to be made payable to WGN 2005 Family Trust.

The Board received and reviewed a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly Report for November 2018 with no comments. The Report shall become part of the official record.

The Zoning Officer presented a request for extension of plan review time of sixty (60) days submitted by Brehm-Lebo Engineering, Inc. on behalf of the Caretti Land Development Plan; second extension requested; current deadline is December 27, 2018. The ZO stated the Plan is moving through the process; there are outstanding comments from Guilford Water Authority; still holding some other comments; ZO expects those to be addressed and the Plan should be before the Board in the next month or so. 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 for review time extension for the Caretti Land Development Plan in the amount of sixty (60) days commencing December 27, 2018.

The Zoning Officer presented a request for extension of plan review time of ninety (90) days submitted by William A. Brindle Associates, Inc. on behalf of the Burkman Enterprises Subdivision Plan; property located at end of Audubon Court; second extension requested; current deadline is December 22, 2018. The ZO stated he spoke to the applicant's engineer to determine the status of the plan and was informed the (lending) bank would require flood insurance so one lot was removed totally from the flood hazard area. The ZO spoke to FEMA (Federal Emergency Management Agency) if the decision of flood insurance was required by the lender. The Board discussed that the buyer should be aware of flood issue, requirements, etc. 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 for review time extension for the Burkman Enterprises Subdivision Plan for a period of ninety (90) days commencing December 22, 2018.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report with the Board. 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 1-lot Final Subdivision/Lot Addition Plan for Luther Ridge; property located along Black Gap Road; propose acquisition of small parcel from Sullivan property to square up Luther Ridge property. 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 (11-9-18); Sewage Enforcement Officer - non-building waiver forwarded to PA DEP (11-7-18); minor comments from the Township Planner and Township Engineer (12-10-18); Plan was Township staff reviewed on behalf of the Township Planning Commission and would recommend approval as presented. The Township Engineer had no further comment noting it was a small subdivision. Supervisor Brookens asked if the property was still being used as commercial and the ZO stated it is a residential zoning district and commercial use would be non-conforming and not affected. 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 Luther Ridge 1-lot Final Subdivision/Lot Addition as presented.

The Zoning Officer presented a 2-lot Final Subdivision/Lot Addition for LIDA/Gabler; property located along Coffey Avenue; subdividing portions of two existing lots (Lots 2-48 and 2-49); Lot 2-49 and portion of Lot 2-48 will be conveyed to Gabler Trucking and the plan consolidates this conveyance. 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 (11-20-18); Franklin County General Authority – approved (12-4-18); Township Planner's previous comment satisfactorily addressed; plan was Township staff reviewed on behalf of the Township Planning Commission and recommend approval as presented. The Township Engineer stated that under the new lot configuration there are a few easements that will be eliminated and gives Gabler frontage on both Coffey and Technology Avenues. He stated following his review he would recommend approval of the plan. Supervisor Corwell inquired as to why the easements would be eliminated and the Engineer stated that an easement cannot be given to the person giving it so the easements will be consolidated on the property, therefore, they are no longer needed. 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 2-lot Final Subdivision/Lot Addition Plan for LIDA/Gabler as presented.

The Zoning Officer presented the 1-lot Final Land Development Plan for Jason Rissler for re-approval for recording purposes. He stated the Plan was approved August 14, 2018; has not left the (Township) office; required bonding has been posted; Plan approval time expired and only needs re-approval to record. Supervisor Brookens inquired if there had been any conditions placed as part of the previous approval. The Zoning Officer stated 'yes' and they would need to be met which they have or will. 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 re-approve the Jason Rissler 1-lot Final Land Development Plan with the condition that all previous conditions shall remain in effect for the plan.

The Township Solicitor had no further comments to present at this Meeting.

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 27060 through 27075, two direct deposits, two credit payments, inclusive, to be paid from the General Fund; Check Numbers 3499 through 3502, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2155 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:52 P.M..

Respectfully submitted,

Secretary