

March 12, 2019
Scotland, PA 17254
Public Hearing and
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, March 12, 2019 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 Meeting to order at approximately 7:00 P.M.; welcomed everyone, noted the "sign in" sheet, Agendas were available, and the meeting was being recorded.

At this time, the Chairman opened the Public Hearing scheduled for this date, time and place to review and consider the Updated Comprehensive Plan. He stated the Township has been working diligently with the Township Planner to update the Township's current Comprehensive Plan. He then asked Mr. Tim Cormany, Township Planner, to proceed with his presentation. Mr. Cormany addressed the Board stating it had been 21 months since the first meeting was held to discuss updating the Comprehensive Plan and it is now finally ready to hold a public hearing for consideration of adoption as required by law. He stated that much has happened in the Township since the last update was done in 2006 and then reviewed some of the highlights of the proposed update; i.e. goals and objectives, one big item is that it is not normal for a municipality to maintain such as layout, etc but Greene Township has kept matters updated as needed; very minor changes for Greene in his opinion as to the Comprehensive Plan being updated. He stated that one of the items that motivated the update was needing the Official Map. Other matters reviewed were the Conococheague Trailway and including transportation projects, stormwater management practices such as MS4; looked at transportation in the Township and noted the County recently updated their Transportation Plan. Much time was spent on discussing utilities, such as water and sewer, with sewage going to the Borough's Wastewater Treatment Plant and the cooperation occurring. He stated that 90-95% of the Township utilizes public water which the Township needs better representation. As to the updated maps used during Plan discussions, Mr. Cormany expressed deep appreciation to Mr. Todd Dusman, Township GIS/CAD Manager, for all his efforts creating and producing the maps. He also expressed appreciation to the Township Secretary for attendance at all the Meetings and creating Minutes of those Meetings. Mr. Cormany stated that another step was to prioritize projects as to timing, manpower, and cost perspective and look at over the next five to ten years when the Comprehensive Plan will need to be updated again. He stated the proposed Comprehensive Plan Update was forwarded to all adjoining municipalities, School District, County Planning and noted that correspondence from Mr. Phil Tarquino of County Planning commented the Township had done a good job with the Update; otherwise, there was very little to no response from other entities who had received a copy.

At this time the Chairman opened the Public Hearing for any public comment, questions, etc but there were none presented.

The Chairman then opened the Public Hearing to the Board for any comment, questions, etc. He began by noting to Mr. Cormany that a previous comment regarding representation with neighboring municipalities as to utilities is not moving forward as the Township would desire; those relations are going to be very important to keep costs down as much as possible. Mr. Cormany noted the Borough recently released a RFP (Request for Proposal) and as part of that document in it was listed the Borough's desire to be a good neighbor considerate of bordering entities. The Township Engineer, Gregory Lambert, stated he felt the Official Map is much more effective even more than the Comprehensive Plan. Supervisor Corwell voiced his appreciation to the (Township) Planning Commission and everyone else involved in the process of the Comprehensive Plan Update. He requested Mr. Cormany give a brief overview of the Map, as to how that will proceed. Mr. Cormany stated the Official Map will be very similar to the Comprehensive Plan. An ordinance will need to be created adopting the Official Map, a public hearing will need to be held, review by the Township Planning Commission and the Supervisors and hopefully are able to move forward with whatever projects are shown on the Map. He stated that any time a property is shown to be in one of those projects, they can be notified ahead of time. The Solicitor stated the Borough has recently gone through the process of an Official Map and noted that can get a lot of attention from residents whereas they see something that is projected for an area that affects them; they will not be able to do with the property as they wish or thought; it helps the Township be in a position to show it is a goal; a way to prevent someone from constructing a housing development right across where the Township wants to have a road or whatever. Mr. Cormany stated the Plan Update does not create anything major but mostly minor changes and hopefully will not cause problems in the future. Mr. Cormany further stated it is a good tool to have something in place and on record before a development would occur. The Solicitor noted the Township at least has vacant land to develop as opposed to the Borough has no available land. The Zoning Officer stated the MPC (Municipalities Planning Code) does provide guidelines for adopting a Comprehensive Plan and Official Map; i.e. forwarding to adjacent municipalities for review at least 45 days prior to notice but no comment received from any adjacent municipalities; public notice given for review and advertisement of public hearing to be held. He further stated the ATC (Appalachian Trail Conservancy) was forwarded a copy; and, the Township Planning Commission held a public hearing on February 11 and recommended adoption of the Plan at that time. He stated he was aware of only one resident visiting the Township office to review and no comment was received. He also noted the School District and Franklin County Planning Commission were forwarded copies for review and any comment. There being no further comment from the Board or staff, the Chairman closed the Hearing at 7:18 P.M..

There being no other comment presented, 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 **Resolution No. 11-2019** accepting the Updated Comprehensive Plan for Greene Township. Mr. Cormany informed the Board they have thirty days to forward a certified copy to the County.

The Minutes of the Public Hearing and Regular Meeting held February 26, 2019 shall stand approved as presented and become part of the official record.

There was no further comment offered at this time by those in attendance at this Meeting.

The Zoning Officer presented a request for review time extension of sixty (60) days submitted by HRG Engineering on behalf of Greenwood Hills Land Development Plan; first extension requested; current deadline is March 19, 2019. The ZO stated the engineer and/or developer are making progress in addressing previous comments. 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 review time extension for sixty (60) days commencing March 19, 2019.

The Zoning Officer presented a request for various waivers of the Greene Township Code as submitted by RGS Associates on behalf of the Luther Ridge West Expansion, as follows: #85-11 (Preliminary Plan); #85-39.C (Street and Alley Standards, Minimum Right-of-Way and Pavement Width); #85-39.H(1)(a-c) (Private Street Standards); #85-39.K (Minimum Horizontal Curve Radius); #85-48.A (Curbing), and, #85-51.A(1) (Sidewalks Within Street Right-of-Way). He stated the proposed expansion is to the existing campus and presented a sketch plan for review. He further noted there are specific requirements in the Code for retirement communities; will require submission of a Land Development Plan and a Conditional Use hearing due to the campus being located within a R-1 (Low Density Residential) zoning district which permits retirement communities as a Conditional Use. He stated that typically a sketch plan does not need to go the (Township) Planning Commission but Luther Ridge decided to present to gain additional input. The Commission reviewed the sketch plan at both of their regular meetings held February and March. The Chairman then asked the Applicant if there were any comments they wished to present. Mr. Craig Smith of RGS Associates addressed the Board noting the looping street system within the development is private; gravel driveway will be gated or similar and used for emergency access only. The green and pedestrian areas developed as friendly in attempt to minimize garages, etc and maximize the open space; vernal pools met with approval of Fish and Boat Commission due to the possibility the pools could be habitat for the spadefooted toad and must meet certain setbacks, cannot encroach into the setbacks around the pools. Mr. Smith stated the sketch plan being shown is different from the original submitted which had shown three to six unit buildings and replaced that with four single family cottages primarily due to the cost; increased alleyways from sixteen feet wide to twenty feet wide; originally had pull-in parking spaces but will now have a few visitor parking spaces near living areas; added a turn-around near gravel drive area to have another means of access; will meet with emergency service personnel prior to the Conditional Use Hearing for input. The Chairman inquired as to the width of the driveways off the main loop and Mr. Smith stated twenty-four feet with a thirty-three-foot right-of-way; each cottage has its own individual driveway; two-car garages are approximately sixteen to twenty feet wide. The Chairman inquired as to any provisions for overflow parking and Mr. Smith stated they have provided some additional parking spaces as well as the community center having parking. The Solicitor noted a concern that was presented at the previous evening's Township Planning Commission meeting as to access to the last of six houses near the gravel access. He stated the concern was that the last house could be cut off but the distance is less than two hundred feet. The Solicitor mentioned this concern so the Board was aware. It was then noted the distance was only approximately one hundred feet to which Supervisor Corwell stated it was well within reach of emergency vehicles if needed. Mr. Smith stated they proposed to combine both the preliminary and final (stage) plan for submittal. Mr. Smith then reviewed the waivers being requested, as follows: (1) Preliminary Plan – would meet all requirements of

both the preliminary and final plan to avoid duplication; (2) Street and Alley Standards, Minimum Right-of-Way and Pavement Width – proposing thirty-three foot right-of-way with twenty-four foot wide access; reduced impervious area to match existing campus; twenty-five feet wide right-of-way is required through alley and they are requesting twenty-foot width noting that all roadways are private and owned by Luther Ridge. The ZO noted the Township Zoning Ordinance requires forty feet between buildings and Luther Ridge will have fifty feet. Mr. Smith displayed a cross-section of the proposed alleyway noting the actual width between buildings is fifty-six feet with a twenty-foot wide paved width with the remaining for driveway. (3) Private Street Standards – already described proposing thirty-three feet; (4) Minimum Horizontal Curve Radius – basically there is no curbing currently and propose not to provide but have curbing along the street to provide stormwater benefits; (5) Sidewalks Within Street Right-of-Way – sidewalks are required along the roadway but it would not be in the street right-of-way. Mr. Smith verified that walking areas are owned by Luther Ridge but anyone can use. The Chairman inquired as to the 200-foot curve radius and the ZO reviewed the Ordinance requirements which does not mention “alleyways”. Discussion ensued as to whether the roadways met the definitions as outlined in the Township Ordinance. Following discussion, it was noted this particular request was not necessary, therefore, it would be withdrawn. The Township Engineer stated one comment he had prior was with regard to the sixteen-foot width but since that has been revised on the plan to show twenty feet. He further noted that the sidewalks being placed away from the street and the stormwater control, lack of curbing and channeling water in to grass areas all promotes good infiltration; and, the Township has allowed combined preliminary and final in the past. The Engineer asked if there were any infiltration areas within the new development and Mr. Smith stated ‘yes, there will be’. Mr. Smith further noted they will have to meet NPDES requirements and the findings will be known after the geology testing, etc has been completed. Supervisor Brookens suggested a contingency be placed that this roadway never be dedicated to the Township and the Chairman stated he would agree. The Solicitor stated he had no issue with the statement because it needs to be made, however, he suggested that when the Board is dealing with the waivers that each request would be treated individually. Supervisor Corwell stated he also agreed with Supervisor Brookens’ suggestion. The Chairman stated he had no problem with Luther Ridge’s presentation with clear intent of design and why they were asking for the waivers. However, he stated his one concern was the intent that the streets are the property of Luther Ridge in perpetuity and would never be offered to the Township; otherwise, he was satisfied with the waivers being requested. He further stated this was a unique design with the parameters of what is required. Following lengthy discussion and review, the Board took action on each individual waiver request as follows: (1) 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 waiver request for Greene Township Code 85-11 (Preliminary Plan); (2) 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 waiver request of Greene Township Code 85-39.C, Street and Alley Standards, Minimum Right-of-Way and Pavement Width, with condition that the private streets and alleyways roadway system within Luther Ridge remain private and not dedicated to the Township; (3) 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 waiver request for Greene Township Code 85-39.H(1)(a-c), Private Street Standards, with condition that streets remain private within Luther Ridge expansion and not dedicated to the Township; (4) 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 waiver request for Greene Township Code 85-48.A, Curbing, for the Luther Ridge West Expansion; (5) 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 waiver request for Greene Township Code 85-51.A(1), Sidewalks Within Street Right-of-Way; further, all waiver requests granted at this Meeting will have the contingency they will be listed individually and separate on the final plan for the Luther Ridge West Expansion.

The Chairman reviewed a request received from the Franklin County Drug Task Force regarding the annual contribution from the Township noting the requested contribution is based on a municipality's 2010 Census population, per person. Greene Township's share for 2019 would be \$8,062.47. Supervisor Brookens stated the individuals of the Task Force have been working very hard day and night to keep the community safe and are doing a very good job; both remaining Board Members agreed. 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 2019 contribution to the Franklin County Drug Task Force in the amount of \$8,062.47 as requested.

Supervisor Corwell presented a proposal from the Township's current IT services provider, GDC (Global Data Consultants, LLC) for renewal of the existing contract. He stated that GDC had provided one-year contracts in the past two years and the proposed contract of \$14,098.50 is well within the budgeted amount. He also stated he had reviewed GDC's work in the last two weeks and found they were well within the hours allotted. He stated the Township has been renewing on an annual basis and could continue to do so and there had been no increase in cost in the last two years. He stated that GDC does offer one-year, two-year, and three-year renewals and if the total amount is paid in advance for the one-year renewal, the 2.5% annual service charge is waived; three-year renewal would net a savings of \$1,084. He stated he had reviewed the previous IT services company's renewal process and it was done every two years and automatically renewed and only offered two-year or three-year renewals. It would be the Board's decision as to which renewal they would want. Supervisor Brookens stated he would prefer a yearly renewal. The Solicitor noted that multi-year contracts would lock in/commit a future Board. Chairman Burns stated he would also prefer a one-year contract; Supervisor Corwell agreed with both Board Members' preferences, satisfied with no change in price and if paid in advance the 2.5% savings to the Township. Following review, discussion, and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, the Board unanimously voted to renew the "Statement of Work" contract with GDC (Global Data Consultants, LLC) for a period of one year in the total amount of \$14,098.50.

The Chairman noted the engineering review fees have not been increased since 2011 and were overdue to be increased taking into account cost increases to benefits, pay increases, etc. The review fee is charged against all plans needing review by the Township Planner and Township Engineer upon submittal to the Township and payment of an escrow plan review fee by a developer; previously before the review fees were charged, the Township absorbed those expenses but now the Township is being reimbursed for reviews by both the Planner and Engineer. 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 adopt Township **Resolution No. 10-2019** establishing an increase for Township engineering review fees.

The Township Engineer addressed the Board noting there had been previous discussion and requests received in the past for an additional stop at the intersection of Walker and Mower Roads; currently it is only a two-way stop (intersection) with limited sight distance at the crest curve at the intersection. Westbound traffic on Walker Road currently has no stop provision. The Township had HRG Engineering provide an analysis of the intersection, a copy of the analysis having been distributed to each Board Member for their review. The analysis found the major road to be Walker Road; volume of traffic on both roads met the threshold and valid for stop; speed data obtained of traffic traveling westbound on Walker Road and approaching the intersection was found to have an 85% percentile speed of 49 mph; another requirement in the stop criteria is the inability to correct the limited sight distance so the warrant is also valid to add a stop sign for westbound traffic on Walker Road. He concluded by stating the only cost for implementation of a three-way stop would be one stop sign and stop bar making the intersection safer and would recommend same. The Solicitor noted he utilizes this intersection quite often and has observed the traffic situation, especially when a vehicle traveling westbound on Walker Road wanting to make a left turn onto Mower Road and the confusion that ensues among the vehicles. The Chairman noted that finding of average speed on Walker Road of 49 mph enhances potential for accidents with the limited sight distance and other assumptions as to what opposing traffic may do. Supervisor Corwell inquired if the speed limit should be lowered to 25 mph on Walker Road and the Engineer explained the formula and what would be required to correct the crest sight issue. Supervisor Corwell asked the Solicitor if an ordinance would be required and the Solicitor stated 'yes'. The Engineer informed the Board he should be receiving speed studies for another Township roadway and suggested having the public hearings for both ordinances; each proposed ordinance requiring its own public hearing. 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 schedule a public hearing for the Walker/Mower Roads stop intersection to be held April 23, 2019, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, beginning at 12 Noon, prevailing time.

The Zoning Officer reviewed the Monthly Zoning Office Report (February 2019) with Board Members, each having received a copy for their review. Following their review, it was consensus of the Board that a copy of the Report shall become part of the official record.

There were no Subdivision and/or Land Development Plans to be presented at this Meeting.

The Township Solicitor had no further comment 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 27334 through 27373, two direct deposits, three credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3525 and 3526 and one direct deposit, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2164 and 2165, 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 8:28 P.M..

Respectfully submitted,

Secretary