

May 10, 2016
Scotland, PA 17254
Public Hearing &
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, May 10, 2016 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 Meetings to order at approximately 7:00 P. M..

The Minutes of the Regular Meeting held April 27, 2016 shall stand approved as presented and become part of the official record.

There was no public comment offered.

The Chairman stated a Public Hearing was to be held to consider the seven-year review of the Greene Township Agricultural Security Area. The Zoning Officer began by reading the public notice as it appeared in the local newspaper. He then stated that in August 1983 the Township enacted its first agricultural security area with 3,400 acres enrolled in the program at that time. The program has expanded greatly in past years and is reviewed every seven years to give persons the opportunity to join or withdraw. He stated that almost all mailers sent were returned with some new properties who wish to enroll in the security area. He informed Board Members they had received information in their meeting packets a complete list of those properties who wish to enroll. There are 56 different owners on the current list; total area acres of 7,751.5; almost twice the size of what was originally enrolled; acreage of new properties a total of 373.15. The ZO informed the Board that also included in their informational packets was a list of certain criteria that needs to be met in order to be accepted into the ag security area. He then reviewed the new enrollees and the properties as shown on mapping from USDA as follows: David Bender – one parcel of 164.5 acres; Dale Mummert – three parcels, total 82.59 acres; Milton Rotz – three parcels, total 102.6 acres; Donald Farner – one parcel of 23.46 acres. The information was presented to the Franklin County Planning Commission and they provided a comment letter stating they had reviewed the properties and would recommend approval. It was also presented to the Agricultural Security Area Advisory Committee which is comprised of area farmers who own property in the Township, one Township Supervisor, and one Member-at-large. A joint meeting of the Committee and Township Planning Commission was held April 11, 2016 to also review the ag security area and following that review, both entities recommended approval and to continue another seven years. The ZO displayed the latest updated map showing the ag security area and noted the Board would need to consider adopting a resolution for the area and then must be submitted within ten days to Harrisburg. The Township Solicitor stated he had nothing further at this time to add to the Zoning Officer's presentation of the information.

At this time, the Chairman asked if there were any public comments. Glenn Shetter, Chairman of the Township Planning Commission, stated he was glad to see that new areas were being added and noted the Mummert property was originally proposed to be subdivided for many new homes and glad to see it being placed in farm land. Landon Miller, student, asked why an ag security area, what was its purpose, etc? The Zoning Officer explained the State Act that was enacted which offers protection to farmers should a municipality enact an ordinance that would affect them negatively; it provides an extra measure against condemnation, i.e. a municipality could not take farmland for a roadway, and takes much more work to allow the municipality to do so; low interest loans for farmers; also a prerequisite for the County to consider purchasing farmland as an easement which then ensures the farmland cannot be developed but must stay as farmland; doesn't restrict the use other than it has to be agricultural. The Township Engineer noted for information and example that years ago, Letterkenny (Army Depot) was created because the federal government could condemn land and had this program been in place at that time, that could not have happened. There being no further public comment offered, the Chairman closed the Public Hearing for the Greene Township Agricultural Security Area at this time. He then noted the proposed resolution would adopt the current areas in addition to the new areas desiring to enroll and asked for any comments from Board Members. Supervisor Shawn Corwell asked the Zoning Officer if there were any farms removed from the program and the ZO stated 'no'. Having no further comment and 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 **Resolution No. 11-2016** for the seven-year review of the Greene Township Agricultural Security Area as presented.

The Township Secretary presented a request for refund of the rental fee of \$45.00 for the small pavilion at the Township Park due to being cancelled submitted by Donna K. Schwartz. 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 the small pavilion fee to Donna K. Schwartz in the amount of \$45.00.

The Township Secretary presented Township **Resolution No. 12-2016** for the disposition of certain Township records noting it is a continuation of the on-going process the Township is doing under the guidelines of the State-mandated Manual for the disposal of records. She also noted a copy of the proposed Resolution was forwarded to the Township Solicitor for his review and the Solicitor stated he had no further comment. Supervisor Corwell stated it has been taking a long time to process and properly dispose of the records according to State-mandated requirements and noted the age of some of those records. 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. 12-2016** for the disposition of certain Township records as the State Manual maintains.

The Township Engineer presented a request for refund of the remaining plan review escrow for the FCADC (Franklin County Area Development Corporation) Lot 27B Final Plan, Project #16-004. The project was for a welding school located at the corner of Opportunity and Coffey Avenues. An original escrow of \$2,500 was submitted with \$897.54

expended for review fees. The Engineer stated the request had been for the full remaining escrow, however, he recommended the Township retain \$500 for site inspections of public improvements and release a partial refund of \$1,102.46 with the check being made payable to Franklin County Area Development Corporation. 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 the partial plan review escrow for the FCADC Lot 27B Final Plan, Project #16-004, in the amount of \$1,102.46, check made payable to Franklin County Area Development Corporation, and the Township retain \$500 for future stormwater inspection fees.

The Township Engineer presented a request for refund of the remaining plan review escrow for the Ronald Gayman Lot Addition Plan, Project #16-007, in the amount of \$1,073.50. He stated the plan was for a minor lot addition along Letterkenny Road which the Board approved the previous month. An original escrow of \$1,500 was submitted; \$426.50 was expended for review fees; remaining balance of \$1,073.50; Engineer recommended full refund of the remaining amount of \$1,073.50 with the check payable to Ronald and Barbara Gayman. 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 a full refund of the remaining plan review escrow for Ronald Gayman Lot Addition Plan, Project #16-007, in the amount of \$1,073.50 and the check be made payable to Ronald and Barbara Gayman.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for April 2016 as submitted. Following the Board's review, the Chairman noted the Report becomes part of the official record.

The Zoning Officer reviewed the Monthly Zoning Office Report (April 2016) with the Board, each Member having received a copy for their review. The ZO noted the reasons for the Zoning Hearing Board Applications submitted as well as informing the Board that although plan reviews have been slow, they most likely will be coming in soon for commercial development. Following the Board's review, the Chairman noted the Report becomes part of the official record.

The Zoning Officer presented a request for review time extension until August 15, 2016 submitted by Hanover Land Services on behalf of their client, White Church Meadows Final Subdivision Plan, Phase IV. The ZO read the letter of request noting this was the second extension request for this plan; current deadline is May 16, 2016. The ZO stated that he and the Township Engineer had met with the developer and engineer for the project and provided comments to them regarding this phase plan. He stated that originally the entire site plan was given preliminary approval, however, now it is being submitted in phases and certain Township requirements cannot be met creating a number of issues. He further noted the developer and engineer wish to make "temporary" corrections (i.e. cul-de-sac, access road, etc) which most likely would not be permitted by the Township and discussion ensued

of Board Members' concerns regarding the proposed "temporary" corrections including a second access. The Township Engineer explained the layout of the proposed phase and that access would not be onto a public road but a private road within the development. The ZO stated that following the meeting he noted earlier, the developer and engineer for the project, were aware of what is needed to meet Township requirements. Supervisor Corwell inquired to what other comments were noted and the ZO stated there are quite a few but the two major ones had to do with play area and the access. The Township Solicitor noted that if the Township had approved the preliminary plan to which the ZO stated the plan has now changed as it is being proposed to be submitted in phases creating concerns, one of which is the required two means of ingress/egress. Following review, discussion, 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 the White Church Meadows Phase IV Final Plan until August 15, 2016.

The Zoning Officer presented a request for review time extension until September 13, 2016 submitted by Land Air Water Legal Solutions on behalf of their client, IESI PA Blue Ridge Landfill Corporation Preliminary Land Development Plan. The ZO read the letter of request noting this was the first request for extension; current deadline is May 16, 2016. 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 extension for the IESI PA Blue Ridge Landfill Corporation Preliminary Land Development Plan until September 13, 2016.

There were no Subdivision and/or Land Development Plans for this Meeting.

The Township Solicitor had no further comments to offer 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 24166 through 24197, six credit online payments, and one direct deposit, inclusive, to be paid from the General Fund; and, Check Numbers 2078 and 2079 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:47 P.M..

Respectfully submitted,

Secretary