

May 14, 2019
Scotland, PA 17254
Public Hearing &
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and their Regular Meeting on Tuesday, May 14, 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 7:00 P.M..

The Chairman called to order a Public Hearing to consider 40 mph speed limit on Musser Road and Rice Road. The Township Engineer explained the studies that had been performed and the required criteria for the posted speed limit met all the requirements for speed limit of 40 mph on both roads; Rice Road from Pine Stump Road to the Township boundary line with Southampton Township; Musser Road between Route 11 and Rice Road. The findings included road width, safety hazards, etc, and, in addition, 40 mph will match other rural agricultural roadway areas. There were no comments from the public in attendance. The Chairman stated the speed limit was a long time coming and the current speed of 55 mph was too fast and with new housing occurring, he felt 40 mph was appropriate. Supervisor Brookens agreed with the Chairman and questioned if there was a particular reason why the proposed new Ordinance wasn't to be effective until June 1 and perhaps not sooner. The Solicitor stated that he has found that beginning of the month for an effective date has worked well in the past to allow the Township time to post the required signs, etc. There being no further comment offered by any Board Member, the Chairman closed the Public Hearing.

Following the Public Hearing, there being no further comment and upon 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 adopt Township **Ordinance No. 2019-3** enforcing 40 mph speed limit on both Musser and Rice Roads as presented.

The Minutes of the Regular Meeting held April 23, 2019 shall stand approved as presented and become part of the official record.

There was no public comment offered at this time.

The Zoning Officer presented a request for review time extension submitted by HRG Engineering on behalf of Greenwood Hills Bible Conference; requesting sixty (60) days' time extension; second request submitted; current deadline May 18, 2019. The ZO stated the plan is moving forward in the review process and is the fourth revision received by the Township to date. He further noted the items waiting and status of each. The Chairman inquired if sewer was required for this project and the ZO 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 grant the request for review time extension for Greenwood Hills Bible Conference for a period of sixty (60) days commencing May 18, 2019.

The Zoning Officer presented a request for refund of withdrawn Land Use Permit Application #19-104 fee of \$7.00 submitted by Fran & Lou Martin, 131 Heritage Road. The ZO stated that when he inspected the property for the proposed placement of a shed, he noted there is a power line along Heritage Road with a 20-foot total easement. The location for the shed was within that easement and he could not issue the permit and there are no other locations on the property to place the shed, therefore, the Martins' decided to withdraw their Application and request a refund of initial fee paid. 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 refund of the Land Use Permit Application fee of \$7.00 to Fran & Lou Martin, 131 Heritage Road.

The Zoning Officer presented a request for refund of withdrawn Land Use Permit Application #19-127 fee of \$27.00 submitted by Ginell Stull, 4868 Treher Road. The ZO stated he received a letter from Ms. Stull requesting the refund for a proposed one-room addition to an existing dwelling stating she had decided not to move forward with the proposed project. 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 withdrawn Land Use Permit Application fee of \$27.00 to Ginell Stull, 4868 Treher Road as presented.

The Zoning Officer presented a Parking and Circulation Plan for Freedom in Christ Church; property located along Sycamore Grove Road; expansion of existing parking lot. He stated that a previous land development plan for proposed construction had been withdrawn and the church was not moving forward at this time for that project. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their review: Franklin County Planning Commission – N/A; Franklin County Conservation District – noted as 'adequate' (3.28.19); minor comment from Township Planner. The Township Engineer informed the Board that he had reviewed the P & C Plan and found the aisle widths conformed to the Township's parking standards; stormwater will be unaffected by the proposed project as the elimination of a previous construction project will create a net decrease of 5,470 square feet in impervious surfaces coverage which will yield a decrease in runoff to the wetland/stormwater control area and offsite; therefore, would recommend approval of the plan. Supervisor Brookens inquired if the stormwater plan was part of the previous plan. The Engineer stated the stormwater was conveyed to large wetlands and found it to be of sufficient capacity. 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 Parking and Circulation Plan for the Freedom in Christ Church as presented.

The Zoning Officer presented the Wayne Helman 1-Lot Final Subdivision Plan; property located along Salem Road at the end of the adjacent airport runway; current existing dwelling on property; currently one large lot bisected by Salem Road; new property line will

create two (2) lots. Supervisor Corwell inquired as to the existing dwelling and the ZO stated all is under the same ownership; also a substation is located on the property. Supervisor Brookens inquired if this would be affected if the Township would straighten out the sharp curve currently on Salem Road. The Engineer stated that after his review he felt the Township would consider straightening the roadway from the adjacent Stanley Helman property. 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 Wayne Helman 1-Lot Final Subdivision Plan as presented.

The Zoning Officer presented a Stormwater Revision to Approved Final Plan for Saddle Ridge Estates noting it needed re-approval for recording purposes; developer never picked up plan from the (Township) office for recording; approved in August (2018); bond has been in place and roads have been constructed. Supervisor Corwell inquired if all “loose ends” had been completed and the ZO stated the developer has been informed that no (Land Use) permits will be issued until the plan has been recorded. The ZO also stated the NPDES Permit lapsed and the revision satisfied new regulations. 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 Saddle Ridge Estates Stormwater Revision to Approved Final Plan for recording purposes.

The Zoning Officer reviewed the Monthly Zoning Office Report for April noting the Zoning Hearing Board had received two (2) variance requests as follows: #1 – silos are exempt from height restrictions but a proposed elevator feed bin of 130 feet is not and would require a variance to install; #2 – request for additional uses on existing property and will need to submit a Parking and Circulation Plan pending the Zoning Hearing Board’s decision. Following the ZO’s report, the Monthly Zoning Office Report shall become part of the official record.

Supervisor Corwell stated the Township purchased the property located at 4103 Scotland Main Street and noted the proposed plans for the property including demolition of the structure, create a parking area, remove the existing dam and clean out the stream; need to remove the structure in order to perform the proposed work. He stated a Request for Proposals has been written to prepare for receipt of bids for demolition of the structure. He suggested receiving sealed bids the second meeting in June. 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 authorize the receipt of Sealed Bids for demolition of the Township-owned structure at 4103 Scotland Main Street, said bids to be received Monday, June 24, 2019, no later than 3:00 P.M., prevailing time, and then bids to be opened and read aloud at the Regular Meeting scheduled for Tuesday, June 25, 2019, at 12 Noon, prevailing time.

Supervisor Corwell presented both Items #11 and #12 as noted on the Agenda stating the Board had received the information from Pleasant Hall Volunteer Fire Department as to how previous donations by the Township to the Department were used; i.e. some insurance and maintenance to apparatus and fire rescue. Supervisor Corwell noted that as the Township releases donations to the fire companies they must submit a report to the Township how the funds were used prior to receiving any future donations. Supervisor Corwell then reviewed

a report from Fayetteville Volunteer Fire Department as to how they had used the donation funds. He stated the donation amounts for the first-half of the year would be the same as distributed in 2018. 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 release the donation to the Pleasant Hall Volunteer Fire Department in the amount of \$7,500. Further, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to release the donation to Fayetteville Volunteer Fire Department in the amount provided in the 2019 Budget.

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 27535 through 27576, inclusive, to be paid from the General Fund; Check Numbers 3539 and 3540, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2171 to be paid from the Electric Light Fund.

There being no further business to be presented at this Meeting, the Chairman adjourned at approximately 7:35 P. M..

Respectfully submitted,

Secretary