

January 28, 2020
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, January 28, 2020 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
Samuel Wisner

Visitors: See list

The Chairman called the Meeting to order at 12 Noon, welcomed those of the audience in attendance noting the sign-in sheet and if they had not signed when they arrived they should do so prior to leaving; also copies of this Meeting's Agenda also available; and, the Meeting was being recorded for accuracy purposes.

The Minutes of the Public Hearing and Regular Meeting held January 14, 2020 shall stand approved as presented and become part of the official record.

At this time discussion was continued regarding consideration of proposed Township Ordinance No. 2020-1 which was tabled from the meeting held January 14, 2020. The Chairman stated the ordinance proposes several zoning map amendments throughout the Township. Public testimony was presented at the January 14 meeting and a copy of the public transcript of that Public Hearing was received by the Township and shall be made an integral part of these Minutes. Proposed ordinance was reviewed by both the Franklin County Planning Commission and Township Planning Commission and both recommended approval following their reviews; Township Planner also recommended approval of the ordinance as outlined. The Chairman further noted several property owners regarding the proposed ordinance; those who gave favorable replies were unable to attend the public hearing; testimony was received at the public hearing from one property owner not in favor. The Chairman asked that all information be kept in mind as the Supervisors continue discussion on proposed Ordinance No. 2020-1. He continued by noting the ordinance does pertain to 12 particular properties, 4 specific areas within the Township being considered; briefly reviewed those areas as to existing zoning and proposed re-zoning (i.e. Highway Commercial and Light Industrial split between one property and proposed to be rezoned to Transitional Commercial, etc). Supervisor Corwell requested verification on the following areas as noted in the proposed ordinance: Section 2 - Sunset Pike area; Section 3 – Culbertson area; and, Section 4 – Philadelphia Avenue area. Supervisor Brookens noted that the Township has had zoning since 1973; this Board and previous Boards have been very proactive in choosing what is best for the Township by determining how areas are being used specifically reciting Section 101.5.C. of the Zoning Ordinance. He believed the "Transitional" zoning description speaks directly to that because of the amount of residential development in the area even when the (Township) Comprehensive Plan was begun. He noted in the Highlands of Greenvillage development with current structures constructed there is certainly a potential conflict having uses in the Light Industrial (LI) (district) that could be a problem for adjacent residential districts and the reason the Board is looking at the property as well as types of uses in the LI district; i.e. more issues with traffic and potential pollution of air, noise all could be detrimental to existing properties to provide reasonable change for change to

something more “transitional”. Supervisor Corwell stated he agreed with Supervisor Brookens’ comments to add all three (3) areas is appropriate; does make sense and particularly the Philadelphia Avenue area agreeing with Supervisor Brookens the area nearby is growing. The Chairman asked if there were any other questions or discussions from Board Members. Hearing none, he stated he would entertain a motion on proposed Ordinance 2020-1. 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 adopt Township **Ordinance No. 2020-1** as presented.

Lt. William McAreavy, newly appointed Station Commander of Pennsylvania State Police Chambersburg Barracks Troop H, introduced himself to the Board stating he had begun his duties at the Barracks in November 2019; served in several positions; has many ties to the area. He stated the Township should feel free to contact him with any issues raised by residents or Township officials. The Chairman welcomed Lt. McAreavy back to the area and thanked him and all officers for serving the community and certainly appreciate the services they provide; further commented of the good improvement to the new barracks. Lt. McAreavy stated he has served at three barracks. The Chairman informed Lt. McAreavy to feel free to attend any Supervisors meeting at any time. As a side note, Supervisor Brookens stated that past Commanders at the Barracks would notify the Township when target practice was to begin in the Spring so the Township was aware in the event residents would call the office regarding same. Lt. McAreavy stated they would continue to notify the Township and the Board thanked PSP for their consideration.

There was no other public comment offered at this time.

The Zoning Officer presented a request for waiver of Greene Township Code 85.51.A., *Requirement to Construct Sidewalks*, submitted by Dennis E. Black Engineering, Inc. on behalf of Cumberland Valley Business Park, Oak Grove Land Development Plan; property located along Coffey Avenue; propose construction of three (3) separate buildings with internal driveways; several tracts to be combined into one tract for three structures; each building will have its own truck dock. The ZO stated he was not definitely sure what uses are proposed for the buildings at this time. He further noted that if the Board were to approve the request, they typically include a condition to reserve the right to require sidewalks in the future if they so deem with a note being placed on the plan to that effect. The Chairman inquired if this was the former golf course property and the ZO stated it was part of the golf course and to the rear of the former Commander’s house. The Chairman stated there are presently no sidewalks along Coffey Avenue or anywhere within the LIDA District. However, he did note that he has seen more pedestrian traffic in this area and the Township has received several requests to place pedestrian crosswalks to connect building to parking area. It may not be appropriate now but the Chairman stated he would recommend that any approval would be condition with the typical language of sidewalks being required in the future fall to the responsibility of the property owner at the time. The Township Engineer suggested that during the land development plan process if there were no sidewalks along the roadway but perhaps consider something within the property itself for pedestrians. He stated he understood the Commander’s house is being abandoned and will be living off campus; could be discussed during land development process. Solicitor Wiser stated the Board could hold their determination until it is known what is planned for the area. Supervisor Corwell also added that not knowing what the uses will be, how many employees, will areas be fenced in, etc also needed to be considered. The ZO stated this is a

preliminary plan and the traffic engineer wanted to know the uses planned but no uses known at this time. Following a lengthy 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 grant the request for waiver of Greene Township Code 85.51.A., *Requirement to Construct Sidewalks*, for the Cumberland Valley Business Park, Oak Grove Land Development Plan with the contingency that if the Township would deem it necessary in the future to construct sidewalks, the property owner would be responsible for installing same and also will have the locations of proposed sidewalks shown on the land development plan at the time of submission.

The Zoning Officer presented a request for review time extension of ninety (90) days submitted by Martin and Martin, Inc. on behalf of Grant Point Crossing, Phase IIA; revision to previous final plan; first extension requested; awaiting comment from Franklin County Conservation District (FCCD); current deadline, January 29, 2020. The ZO stated the NPDES Permit had lapsed and still in process with FCCD and reason for delay. 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 Grand Point Crossing IIA for a period of ninety (90) days commencing January 29, 2020.

The Chairman presented correspondence received from Smith Elliott Kearns & Company (SEKCO), LLC to provide third-party administration and compliance services in connection with Greene Township Pension and 457 Plans for plan year ending December 31, 2019. He noted that SEK has performed independent auditing for the Township for a number of years providing quality service over those years and has no problem with them continuing to do so. Supervisor Corwell noted that SEK has done a great job with audits, also agrees with the Chairman, and has no issues with them continuing. 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 Smith Elliott Kearns & Company, LLC to provide third-party administration and compliance services in connection with Greene Township Pension and 457 Plans for plan year ending December 31, 2019, and authorize the Chairman to sign the letter of understanding on behalf of the Board of Supervisors.

Supervisor Corwell presented correspondence received from Fayetteville Volunteer Fire Department regarding a fund-raising event to be held by the Department on May 16, 2020. He stated the Department twice a year holds a "Cash Bash" event whereby they notify the Township it is occurring, and they need a one-day license from the Liquor Control Board for that day and are required to obtain a letter of acknowledgement from the Township. 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 acknowledge a fund-raising event for Fayetteville Volunteer Fire Department to be held May 16, 2020, without comment.

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

The Zoning Officer presented the Monthly Zoning Office Report for December 2019 and reviewed the two (2) Zoning Hearing Board applications submitted for consideration, noting that both applications were granted with conditions. Following review and consideration of the Monthly Report being presented and reviewed, it was consensus of the Board to accept the Report as submitted and it will become part of the official record.

The Zoning Officer presented the 2019 Annual Zoning Office Report which included comparisons with 2018 and 2017. He noted the number of permits issued has declined in the past two years, i.e. single-family dwelling from 57 to 35, additions to existing dwellings has also declined; many lots in present developments have not been built on. He stated that interior renovations appear to be greater which seems to indicate that people are deciding to renovate their homes rather than buying new on the market. Another category that almost doubled in 2019 from 2018 is “above-ground swimming pools”; in-ground pools dropped slightly. He noted that solar system installations on homes has greatly increased in 2018 and 2019 from 2017 (1 in 2017 and 17 total for 2018 and 2019). Supervisor Corwell commented on the number of “sign” permits. The ZO stated that some businesses have gone to billboard and sign replacement; not all are new signs because if a permit is needed under the State Building Code then a permit is first needed from the Township. Following the Board’s review and consideration, it was consensus of the Board the 2019 Annual Zoning Office Report shall become part of the official record.

The Solicitor stated he had no further comments at this time and that it was good to be in attendance. The Chairman noted it was good to see him.

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 28289 through 28319, one direct deposit, three credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3599 through 3606, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2193 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 12:37 P.M..

Respectfully submitted,

Secretary