

October 13, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 13, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Chairman informed those in attendance that the Regular Meeting was being held prior to the Continued Public Hearing regarding a proposed new zoning district.

Present:

Charles D. Jamison, Jr.
Glenn O. Shetter
Todd E. Burns
Welton Fischer

Travis Brookens
Daniel Bachman
Gregory Lambert
Andrew Paszkowski
Diann Weller

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:05 P. M..

The Minutes of the September 22, 2009 Regular Meeting stand approved as presented.

The Township Solicitor stated the Township had reached a satisfactory agreement with Comcast regarding a proposed Franchise Agreement and said Agreement was ready for the appropriate signatures. He stated the Board had directed him at the last meeting to pursue the agreement and had prepared same. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that the Greene Township Board of Supervisors be authorized to sign the Franchise Agreement that was prepared.

The Chairman noted that two (2) Board Members would not be available for the November 24 meeting and to re-schedule would be difficult. He stated that any invoices due during that time would need authorization for payment between the meetings of November 10 and December 8. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Regular Meeting scheduled for November 24 be *CANCELLED* and any invoices due before the December 8 meeting would be authorized for payment between the remaining Board Members.

Gregory Lambert, Township Engineer, stated that at the Board's direction the Transportation Advisory Committee was re-convened to update the TCIP (Transportation Capital Improvement) Plan. The Committee met September 24, 2009, and Mr. Lambert reviewed the following five (5) recommendations as submitted by the Committee from that meeting: (1) The Plan be revised and recommended to the Supervisors that the completion date for each project in the Plan be moved forward three (3) years. (2) The Supervisors remove Project #12 (signalization of Routes 11 & 433 intersection) from the Plan and that the fees for each district be re-evaluated. (3) The Supervisors add Project 36A (Re-alignment of Mower and Walker Roads Intersection) to the Plan and 2013 completion date be assigned; impact fees should be re-calculated. (4) The Supervisors add Project 27A (Re-alignment of former Franklin Farm Lane and Walker Road Intersection and removal of the "Stop Except

intersection) with the re-alignment of Coffey Avenue with a 2013 completion date. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Minutes of the Greene Township Transportation Advisory Committee be accepted and become part of the official record and also direct the Township Engineer, Gregory Lambert, to move forward with these projects and consider costs and impact fees for the named locations.

The Chairman noted the Township's Section 125 Plan needs to be brought into compliance with current IRS regulations and necessary to pass a resolution. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 18-2009**, updating the Township's Section 125 (Medical Reimbursement) Plan be accepted as presented.

The Chairman noted a request received from the office of District Justice 39-3-04 for permission regarding a new overhead line for their computer system. (DJ office leases space from Township). He stated the DJ office had contacted Comcast regarding the new overhead line and Comcast stated their desire for an agreement with the Township (being said property owner) to give permission for said work. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Comcast be authorized to run cable to the District Justice office and the DJ office will withstand all costs for said cable and the Board will sign said requested agreement.

The Zoning Officer noted Township **Resolution No. 17-2009** had been received from Vince Elbel, Township Sewage Enforcement Officer, for an extension to existing public sewer for Bennett Farner, Smoketown Road, two-lot subdivision. The Assistant Zoning Officer stated a planning exemption was returned by the State for a full module plan. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 17-2009** regarding public sewer extension for Bennett Farner, Smoketown Road, be approved as presented.

The Board reviewed Fayetteville Vol. Fire Department Fire Police September and Year-to-Date 2009 Reports as submitted. It was the consensus of the Board to accept the Reports as submitted and become part of the official record.

The Zoning Officer presented and read correspondence regarding a request for subdivision plan withdrawal for Dwight A. & Cheryl E. Sollenberger, three (3) lots at East Main Street and Lincoln Way East (Fayetteville). On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the withdrawal letter for the subdivision plan of Dwight A. & Cheryl E. Sollenberger be granted.

The Zoning Officer reviewed the September 2009 Monthly Zoning Office Report with the Board. He noted the status of requests to the Township Zoning Hearing Board: Request #1 – Continued to their October meeting; and, Request #2 – Continued to their October meeting. Following the review, it was consensus of the Board the Report stands approved as presented and becomes part of the official record.

The Assistant Zoning Officer presented a request for waiver of required well setback distance received from Levi & Trudy Hostetler, 2593 Letterkenny Road. The Hostetlers' wish to build a home directly behind an existing mobile home which will be removed once the home construction has been completed. The existing well currently is approximately two (2) feet from the rear of the existing mobile home which has been on the current lot since 1966. After the home construction, the well would be located approximately five (5) feet from the front corner of the house. The AZO noted that Section 101-5 of the Township Code states the minimum setback distance for wells from the home's foundation would be 30 feet. Supervisor Shetter asked if there was on-lot sewer; the AZO believed it was connected to public sewer but not sure; the Board voiced their desire to know and stated one concern was any possible contamination and needed to be clarified. Supervisor inquired as to the location as shown on the sketch plan submitted with the written request and the Board reviewed and discussed the rough sketch as presented. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request from Levi & Trudy Hostetler, 2593 Letterkenny Road, be tabled until further information is obtained regarding on-lot system or public sewer and after being clarified, the Board will move forward with a decision.

The Assistant Zoning Officer presented a request for waiver of Section 85-39.H(1)(b) of the Township Code, requirement to construct roadway, as submitted for the Brad Gsell subdivision. The Board reviewed the comments of the Township Engineer and the Engineer stated that no plan has been provided to date regarding access. The Township Planner commented on the grade of roads and if a shared driveway was permitted and use, it would reduce the amount of blacktop paving. The Engineer stated this would be the final subdivision because of the configuration of the remaining residue. The Chairman stated that with each submission by this developer, there are always exceptions being requested and felt it was time to 'draw the line'. The Board, Engineer, and Planner discussed the various aspects of this request. The Engineer stated he could request the developer's engineer for more information. Following review and discussion of this matter, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request of the Brad Gsell Subdivision be tabled until such time data is supplied to the Township Engineer and the Board has had an opportunity to observe the site area.

The Assistant Zoning Officer presented an 8-lot Final Subdivision Plan for Thomas R. Kriner; property located along Rice Road; propose to subdivide existing farm and create eight (8) additional single-family dwelling lots with on-lot systems and wells. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (5-29-09); Greene Township Municipal Authority – N/A (on-lot sewer); planning modules submitted to PA DEP (7-22-09); Guilford Water Authority – N/A (on-lot water); Franklin County Conservation District – noted 'adequate' (9-23-09); Township Engineer and Planner – both 'ok' (9-29-09) (waiver regarding stormwater bond granted at September 22, 2009 meeting); Township Planning Commission reviewed at their meeting held October 5, 2009 and recommended approval subject to receiving DEP approval and payment of both recreation (\$4,000) and transportation impact fees (\$1,778 per trip). On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Thomas R. Kriner, 8-lot Final

Subdivision Plan, be approved with conditions: (1) copy of DEP approval be received before release of the Plan; (2) \$4,000 recreation fee be posted before release of the Plan; and, (3) impact fee be posted at issuance of Land Use Permit.

The Assistant Zoning Officer presented the Kelly Roofing Revision to Approved Land Development Plan noting the request for different screening in lieu of the original arborvitae as required. The developer desires to use a selection of mixed trees on the east side of the property and a type of fencing (screen) on the south side of the property. Comments received from both the Township Engineer and Township Planner stated, upon their review, they would recommend approval of the proposed screening changes. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Revision to Approved Land Development Plan for Kelly Roofing be approved as presented.

The Assistant Zoning Officer presented a 1-lot Final Land Development Plan for Cumberland Valley Animal Shelter; property located at the intersection of Letterkenny Road West and Rocky Spring Road; proposed construction of animal shelter. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (6-4-09); Greene Township Municipal Authority – N/A; planning exemption previously approved by PA DEP; Guilford Water Authority – N/A; Franklin County Conservation District – noted ‘adequate’ (7-28-09); comments from both the Township Engineer and Planner noted their review of the plan revisions indicated identification of open paved area, assigned mailing address, existing access and utility easement, and required buffer area along zone boundary line. Further, the plans also corrected the frontage roadway name and number on all sheets. In addition, the applicant provided an estimate of \$23,815 to ensure proper installation of stormwater facility. Therefore, following their reviews and satisfaction, they recommended final plan approval subject to all fees paid and posting of the bond. The Township Planning Commission reviewed the Plan at their August 10, 2009 meeting and recommended approval subject to the Engineer’s previous comments. A transportation impact fee of \$24,780 is also required prior to issuance of a Land Use Permit. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Cumberland Valley Animal Shelter 1-Lot Final Land Development Plan be approved with conditions: (1) stormwater bond in the amount of \$23,815 be posted before release of the Plan; (2) prior to issuance of Land Use Permit, the transportation impact fee of \$24,780 be posted.

On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 14680 through 14715, inclusive, paid from the General Fund; Check Number 1408 paid from the Electric Light Fund; and, Check Numbers 1713 through 1715, inclusive, paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:49 P.M..

Respectfully submitted,

Secretary