

February 8, 2011  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, February 8, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.  
Todd E. Burns  
Travis L. Brookens

Gregory Lambert  
Daniel Bachman  
Diann Weller  
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:00 P. M..

The Minutes of the January 25, 2011 Regular Meeting stand approved as presented.

The Zoning Officer stated the Township had received a planning module for Charles Coe property on Treher Road from the Township Sewage Enforcement Officer, Vince Elbel; previously a small dwelling on lot; proposes to connect to public sewer. Following review, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Township **Resolution No. 5-2011** for the Charles Coe Planning Module for property on Treher Road be approved as presented.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly and Year-to-Date Report. Following review, it was consensus of the Board the Report shall stand approved as presented and becomes part of the official record.

The Zoning Officer presented and reviewed the January 2011 Monthly Zoning Office Report. He noted the Zoning Hearing Board held one hearing for Earthnet and the Application was denied. Following review, it was consensus of the Board the Report shall stand approved as presented and becomes part of the official record.

The Zoning Officer presented a request from GS&P on behalf of Dollar General Store for a review time extension of ninety (90) days; current deadline is February 13, 2011. The reason for the review time extension request is that GS&P is in the process of answering questions from the review of the plan. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Dollar General Store be granted an additional ninety (90) days commencing from February 13, 2011.

The Zoning Officer presented a 105-unit Preliminary Subdivision Plan for Poetry Estates; property located off Woodstock Road; propose single-family dwelling, garden apartments, and townhomes. He noted that one condition of the previous Conditional Use Permit request approval was that it would expire in one year from date of approval (expired May 26, 2010). A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment (9-23-09); Greene Township Municipal Authority – Approved (8-18-10) with any required sewer bond being set at final; Sewage Enforcement Officer – module approved by PA DEP (5-3-10); Guilford Water Authority - Approved (5-24-10) with

any required water bond being set at final; PennDOT – Highway Occupancy Permits required for Woodstock Road entrances; Franklin County Conservation District – ‘adequate’ (7-27-09); Township Engineer comments were attached (any stormwater bond required to be set at final) noting the only remaining issue is the required certifications on the cover sheet be executed and all outstanding review fees be collected – when the required certification blocks on the cover sheet have been completed, he would then recommend approval of the plan (2-8-11); plan reviewed by Township Planning Commission and tabled 1-12-09, 5-11-09, and 7-13-09 then reviewed at meeting held 4-12-10 and recommended for approval; transportation impact fee of \$415,084 (total) required; recreation impact fee, road deeds of dedication, and traffic control/speed limit ordinance if needed would be required at final. Mr. Lambert (Township Engineer) addressed the Board noting this plan has been at the Township for at least four to five years and is now in a form the Planning Commission could review and consider approval. He further noted another matter was a traffic signal at Scotland Road and (Rt) 997 being required but after the Conditional approval, the developer amended and re-submitted the plan to PennDOT. He stated both reviews from PennDOT and another engineer then stated a traffic signal would not be required nor warranted. A right-turn lane on Scotland Road was then suggested but PennDOT discouraged that and PennDOT stated basically that no signal would be required at that intersection. The Chairman asked the Township Solicitor about the Conditional Use Permit having expired. Supervisor Brookens asked if the State Act (referencing approvals for building permits, etc) would cover it to 2013 and the Solicitor stated ‘yes’. The Solicitor suggested that in the Board’s motion the Conditional approval be included. Following review and discussion of the Plan, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Poetry Estates 105-unit Preliminary Subdivision Plan be approved with conditions: completion of all certification blocks on the cover sheet, all outstanding fees be paid, all conditions of the review letter be addressed, and the one issue regarding the 2010 expiration date has been removed by the State legislation that extends the date to 2013.

The Zoning Officer presented a request from Curfman & Zullinger Surveying, Inc. on behalf of their client, Second State Enterprises, to withdraw a proposed land development plan. The request letter received stated “the owner is having prepared a grading plan for the site to address floodplain concerns and will re-submit a land development plan at a future date”. The Township Engineer stated this plan was “preliminary/final”. Following review and brief discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Second State Enterprises 18-unit Final Land Development Plan is acknowledged the plan is being withdrawn and the Board concurs.

On a motion by Travis L. Brookens, 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 16236 through 16260, inclusive, to be paid from the General Fund; and, Check Number 1437 to be paid from the Electric Light Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 7:22 P.M..

Respectfully submitted,

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Secretary