

March 10, 2009
Scotland, PA 17254

The Greene Township Board of Supervisors met in regular session Tuesday, March 10, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Glenn O. Shetter
Gregory Lambert

Travis Brookens
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

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

The Minutes of the February 24, 2009 Public Hearing regarding the Township Act 537 Plan Update stand approved as presented.

The Minutes of the February 24, 2009 Regular Meeting stand approved as presented.

The Chairman presented a request for support of funding so that Cumberland Valley Animal Shelter (CVAS) may apply for grants to assist with the construction of their proposed new facility on property of the former Letterkenny Army Depot. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the Chairman to sign a support letter for funding for Cumberland Valley Animal Shelter.

The Chairman noted the Township was now in receipt of a "Right-of-Way Agreement" from Allegheny Power for the Township to enter into such agreement for existing overhead wiring and transformers to be re-located underground at the Township Park. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the "Right-of-way Agreement" with Allegheny Power be authorized for signature by the Chairman.

The Chairman stated a set of new rules and regulations for the Township Park regarding allowable conduct, etc has been prepared in draft form. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Township Secretary be authorized to advertise the ordinance for rules and regulations for the Township Park at a public hearing to be held April 28, 2009, at 7:00 P. M., at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Chairman noted the Township Planner has prepared a Public Notice regarding the seven-year review of an Ag Security area which only needs to be posted. The Zoning Officer stated there have been no new requests; only those who are currently on the lists. He further stated that originally they had been set up as two areas as allowed at that time and now there is provision the areas can be combined and there is a two-year gap between the existing (two) areas. 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 zoning department to post the public notice at the ten different locations as described in the notice and pursue combining the two (existing) into one ag (security) area.

The Board considered the receipt of Sealed Bids as follows: Diesel, 89 Octane Gasoline, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate. Supervisor Burns asked if 87 Octane (gasoline) could be purchased instead of 89 Octane and the Chairman stated the engines for mowers, etc are recommended to be run on 89 and it is slightly higher in price, however, felt it was important to use 89 instead of 87. The Board also discussed the type of diesel needed for the (dump) trucks, especially the newer models and concurred the diesel fuel needed to be specified as 'ultra low sulphur'. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the Township Secretary to advertise the receipt of Sealed Bids for Ultra Low Sulphur Diesel, 89 Octane Gasoline, Fuel Oil, Bituminous Materials, and Crushed Aggregate to be received at the Township Municipal Building Tuesday, April 28, 2009, no later than 3:00 p.m., and the bids to be opened and read aloud at the Regular Meeting to be held at 7:00 p.m., Tuesday, April 28, 2009.

The Chairman presented a request to send to PennDOT to close Scotland Main Street for the Scotland Parade on May 9, with rain date of May 17. 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 Chairman to sign the road closure request for Scotland Parade May 9 with rain date of May 17 and forward the request to PennDOT.

The Chairman noted that in addition to the previous road closure request, a letter requesting Fire Police during the page with a start time of 10:30 a.m. to begin closure of the roadways and setting up detour signs, etc; the Fire Police would be needed from approximately 11:30 a.m. to approximately 3:30/4:00 p.m., with the parade commencing at 1:00 p.m.. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted Fire Police be authorized to direct traffic and set up detours for the Scotland Parade.

The Board reviewed the Fayetteville Vol. Fire Department Fire Police February and Year-to-Date 2009 Reports as submitted; Supervisor Shetter noted the drop in the number of runs (calls answered) between January and February (2009). Following review of the Reports, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Fayetteville Vol. Fire Department Fire Police February and Year-to-Date 2009 Reports be accepted as presented.

The Zoning Officer presented a request from David H. Martin Excavating, Inc. on behalf of Acorn Land Development, LLC, for review time extension of ninety (90) days for Poetry Estates Preliminary Subdivision Plan; current time expires March 20, 2009. 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 for review time extension for Poetry Estates Preliminary Subdivision Plan be granted an additional ninety (90) days commencing March 20, 2009.

The Zoning Officer presented a request from Dennis E. Black Engineering, Inc. on behalf of their client for review time extension of ninety (90) days for New Life Worship Center Land Development Plan; current time expires March 15, 2009. 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 for review extension for New Life Worship Center Land Development Plan be granted an additional ninety (90) days commencing March 15, 2009.

The Zoning Officer presented a request from All Land Services, Inc. on behalf of their client for review time extension of ninety (90) days for Brad Gsell Subdivision Plan; current time expires March 18, 2009. 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 for review time extension for Brad Gsell Subdivision Plan be granted an additional ninety (90) days commencing March 18, 2009.

The Zoning Officer presented the February 2009 Monthly Zoning Office Report and reviewed same with the Board. It was consensus of the Board the Report shall stand approved as presented.

The Assistant Zoning Officer presented a request for waiver of required well setback as submitted with regard to the Final Land Development Plan for Grace Baptist Church; property located off McCleary Drive; propose expansion of existing church building; requesting relief from Section 101.5 of the Township Well Ordinance; minimum setback requirement is thirty feet (30'); currently two (2) wells exist on the property. The AZO displayed the plan showing the placement of the wells. The Township Engineer noted the wells were existing prior to the building construction and had spoken to Lance Kegerreis (Dennis E. Black Engineering, Inc.) regarding the matter and he (engineer) saw no problem with the request. 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 for waiver of required well setback for Grace Baptist Church be granted.

The Assistant Zoning Officer presented a request for bond release for Kirkpatrick Land Development Plan; bond currently being held by Township in amount of \$18,000 to be released. The AZO stated the project was inspected by the Township engineer and a copy of his comments were provided to the Supervisors for their review. The Township engineer concurred he had inspected the site and all drains appear to be hooked up and everything appeared to be satisfactory, therefore, would recommend the full bond be released. 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 for bond release for the Kirkpatrick Land Development Plan in the amount of \$18,000 be released.

The Assistant Zoning Officer presented a request for bond release for FCADC/Tillman Land Development; currently the Township holds the full bond in the amount of \$294,305. The AZO stated the Township engineer had reviewed the request and his comments were provided to the Supervisors for their review. The Township engineer concurred he had inspected the site and found there were still items to be completed, however, he noted that most of that could be contributed to weather conditions. He recommended that \$263,835 of the total bond amount be released and retain \$30,470 to ensure the site will be completely satisfied. 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 for bond release for FCADC/Tillman Land Development in the total amount of \$294,305 not be totally reduced but that \$263,835 be released with the Township retaining \$30,470 for the work in the engineer's comments be completed and advise the developer of the stormwater issues.

The Assistant Zoning Officer presented a 3-lot Final Subdivision Plan for William and Marian Mills; property located off Ridge Road; propose subdivision of portion of property into three lots with common access shared by all three lots. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (12-10-08); Greene Township Municipal Authority approved with sewer bond in the amount of \$14,300 (1-14-09); planning exemption approved (12-29-08); Guilford Water Authority approved (2-23-09); Franklin County Conservation Districted noted 'adequate' (2-18-09); Township Engineer & Planner – both 'ok' (2-17-09); plan was staff reviewed by the Zoning Department for the Township Planning Commission with no comment and recommended approval (3-10-09); transportation impact fee (Zone 7) - \$1,086 per lot; recreation impact fee - \$1,500 (\$500 per lot). Supervisor Burns asked if there was an agreement among the three lots. The engineer noted there are notes on the plan regarding conditions. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the 3-lot Final Subdivision Plan for William and Marian Mills be approved with conditions: the transportation impact fee of \$1,086 per lot will be posted at the time of Land Use Permit issuance and the recreation fees be paid as well as all review fees be paid and secure a bond in the amount of \$14,300 to be posted and upon all completed, the plan be released.

The Assistant Zoning Officer presented a 1-lot Final Land Development Plan for the (Greene) Township Park; revised plan for parking area; entrance way has been revised to be located further away from the railroad underpass. Supervisor Shetter noted the (Township) Planning Commission had noticed the highway access and that was the reason for their comment (as noted on the *Approval Checklist*). Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (11-7-08); Greene Township Municipal Authority approved (12-11-08); Guilford Water Authority had no comment to date; Franklin County Conservation Districted noted 'adequate' (1-6-09); Township Planner noted 'ok' (2-25-09); Township Engineer noted 'ok' (3-10-09); Township Planning Commission reviewed at meeting held January 12, 2009 and recommended approval subject to the engineer's comments and the access relocation to be reflected on the plan. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the 1-lot Final Land Development Plan for (Greene) Township Park be approved as presented.

The Assistant Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for Dan Ryan Builders noting it was a revised plan to correct a clerical error. The AZO stated the plan had been approved at the previous Supervisors Meeting and the Township had been contacted by Curfman & Zullinger Surveying noting the bearings on the plan were not shown as the same as the original; the revised plan corrected to show the bearings are consistent with what was approved. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Dan Ryan Builders 1-lot Final Subdivision/Lot Addition Plan was revised to correct a clerical error accomplished.

The Assistant Zoning Officer presented a 30-lot Preliminary Subdivision Plan identified as "Deer Crossing"; property located near intersection of Mt. Pleasant and Cook Roads; propose two accesses onto Cook and Mt. Pleasant Roads; propose 30 single-family lots. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (3-4-08); Greene Township Municipal Authority approved (7-9-08); planning exemption granted by PA DEP (3-28-08); Guilford Water Authority approved with required bond \$200,000 (6-23-08); Highway Occupancy Permit

(HOP) from PennDOT will be required for Mt. Pleasant Road entrance; Franklin County Conservation Districted noted 'adequate' (12-11-08); Township Planner and Engineer noted 'ok'; Township Planning Commission reviewed at meeting held March 9, 2009 and recommended approval subject to receipt of the HOP at final plan; transportation impact fee of \$1,008 per unit required; recreation impact fee of \$500/unit, sewer bond, stormwater bond, road deeds of dedication and traffic control/speed limit ordinance all required at final plan. Supervisor Shetter noted the (Township) Planning Commission had missed the street shown on the plan as just "dead ending" and not with a cul-de-sac being shown as required by ordinance. Mr. Jim Maun, engineer for the developer, commented that it is shown as "reserved now" in case the street is extended in the future. The Board and Solicitor discussed their concerns and reservations regarding the manner in which this street was being shown and also the metes and bounds shown, etc. It was noted that the way it is shown currently, one of the properties would own part of the roadway. Supervisor Burns asked if a snowdrop easement is to be placed at the corner. It was further noted there should be a radius turn. Supervisor Burns asked that in relation to Coyote Way at Cook Road where the crest of the hill was located compared to the intersection. The Chairman also asked what was the site distance for the crest of the hill. Mr. Maun consulted the TIS for this project and stated it (TIS) was done primarily for PennDOT (Mt. Pleasant Road is a State roadway); he stated it was approximately 265 feet safe stopping distance at a rate of speed of 35 mph. The Township Engineer stated the Township would have opportunity to voice concerns for Mt. Pleasant Road when the HOP application was submitted. Supervisor Shetter apologize on behalf of the Planning Commission for missing the corner as shown on the plan. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Deer Crossing 30-lot Preliminary Subdivision Plan be tabled until such time the Board has the opportunity to view in the field at the intersections and other comments are addressed at final plan stage. Mr. Maun asked to be notified when the Board will be on site so he may participate.

The Assistant Zoning Officer presented a 1-lot Final Land Development Plan for Grace Baptist Church; property located at intersection of Cornertown Road and McCleary Drive; propose construction of addition on rear portion of existing structure; propose to utilize existing parking and access. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (2-27-09); Greene Township Municipal Authority reviewed with no sewer involved (2-12-09); no planning module required (2-5-09); Guilford Water Authority currently serves property (2-16-09); Franklin County Conservation District noted 'adequate' (2-10-09); Township Planner noted 'ok' (2-12-09); Township Engineer reviewed with comments (2-12-09); Township Planning Commission reviewed at meeting held March 9, 2009 and recommended approval subject to waiver being requested and approved by Supervisors and the Engineer's comments being satisfactorily addressed; transportation impact fee required of \$4,130 (2 new trips x \$2,065 each). On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Grace Baptist Church 1-lot Final Land Development Plan be approved and the transportation impact fee of \$4,130 be posted at the time of Land Use Permit issuance.

Not appearing on this Meeting's Agenda, Mr. Tom Kriner, asked about the status of comment regarding his plan. The Zoning Officer stated the Township had not received anything to date; the Assistant Zoning Officer further stated that Tom Englerth had not been in touch with the Township Planner to date. Mr. Kriner thanked the Board and left the meeting.

The Township Engineer (Greg Lambert) stated the Township needs to be spending monies that have been received for traffic impact fees before their expiration date. If not used, the Township could lose approximately \$55,000 from Zone 7 and approximately \$19,000 from Zone 1 between now and the end of the fourth quarter (this year). He noted that projects need to be implemented to utilize funds. He stated that after reviewing all the current traffic impact fees (Zones 1 through 7), that Zone 7 and Zone 1 had fees due to expire in 2009. He offered suggested projects as follows: install LED traffic signal, replace existing traffic lights with LED; install pre-emption on signals; utilize battery backup. The Chairman stated he would like to see detector loops eliminated due to problems and replace with cameras. He asked Mr. Lambert about a traffic signal at the intersection of Coldspring Road Rt. 997 (Black Gap Road); Mr. Lambert consulted the Township's TIS (Traffic Impact Study). The Board also noted the various problems at the intersection of (Fayetteville) Main Street and Coldspring Road. Mr. Lambert noted approximate costs for several of the various items previously noted. The Chairman noted the cost of cameras being added and Mr. Lambert stated that "CoStars" sells at 10% less for LED. Mr. Lambert also stated the pre-emptive may include wiring and may need outside assistance. The Chairman noted that PennDOT would need to be contacted to revise any intersection permits. He further noted the Depot (Letterkenny Army) has requested a turning lane on Coffey Avenue but they would need to assist with the cost of such a project and stated that Carbaugh Avenue is Township roadway. During discussion, Mr. Lambert stated he would need to consult with PennDOT regarding 'allowables'. Following lengthy discussion, 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 Township engineer to check upgrading the traffic signal at the intersection of Route 30 and Mont Alto Road as well as upgrade the Permit and to also check Zone 1 relative to capital improvements in that district.

The Board then continued discussion regarding the intersection of (Fayetteville) Main Street and Coldspring Road. Supervisor Burns asked if the permit for the Fayetteville Elementary (flashing signals) might include any pertinent data. Following discussion, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that after the Township Engineer researches the HOP for Fayetteville Elementary flashing signals to determine if any information was included in that HOP and if not authorize the Township Engineer to request PennDOT to perform a traffic study for a four-way or no parking at that intersection.

Mr. Lambert noted that once a year the Township is permitted to amend its TCIP (Transportation Capital Improvements Plan) and assemble the Committee to review the projects. The Board noted that at least one member needs to be replaced. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the Township Engineer and Zoning Department to review the list of TCIP members, contact same, confirm their interest to continue serving on the Committee, and if so, place on the Supervisors next Regular Meeting Agenda on March 24, 2009, to submit names of any replacements and regular Committee members.

The Township Solicitor noted that youth organizations have had a common practice of having advertising around their playing field areas and our Zoning Ordinance does not authorize that practice. He stated an ordinance amendment has been prepared and recommended the Board set a date to have a public hearing for said amendment. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the Township Solicitor to advertise an amendment to the sign ordinance and schedule a public hearing to be held April 28, 2009, at 7:00 p.m., at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

While reviewing the list of Invoices for Payment presented at this Meeting, Supervisor Shetter asked if the one separate expense to Allegheny Power was regarding the work to be performed by Agreement for Allegheny Power to convert existing overhead wiring to underground wiring and transformers at the Township Park and the Chairman confirmed same. 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 13886 through 13924, inclusive, to be paid from the General Fund; Check Number 1396 to be paid from the Electric Light Fund; and, Check Numbers 1631 through 1639, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:38 P.M..

Respectfully submitted,

Secretary