

July 14, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, July 14, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Travis Brookens
Daniel Bachman
Diann Weller
Gregory Lambert

Visitors: See list

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

The Minutes of the June 23, 2009 Regular Meeting stand approved as presented.

The Township Solicitor noted a proposed agreement is now ready to be forwarded to Comcast for their review. He stated this agreement is different than the one Comcast originally sent to the Township due to changes by the Township, etc. He informed the Board that authorization is needed to direct him to forward the proposed agreement to Comcast. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Township Solicitor be authorized to forward the proposed agreement to Comcast for their consideration.

The Chairman noted the Township's intention to purchase a leaf machine from State contract for approximately \$200,000 and that he has been in contact with the supplier to try and purchase at a lower price. The Board discussed a few differences in the proposed purchase and previous purchase (i.e. larger engine, etc). 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 purchase of one (1) new leaf machine from U.S. Municipal Supply, Inc., Huntingdon, PA, off State contract.

The Chairman noted the formation of an Earned Income Tax Collection Committee (Act 32) and that municipalities are instructed to appoint a delegate and alternate delegate. He further noted that discussions are in progress regarding this new Act and noted several County municipalities that are not members of the (Chambersburg) Wage Tax Board at this time. The Solicitor noted that a sample resolution that was forwarded with the request for appointments could not be used because he stated it is unlawful for any governing body to give authority to one individual (i.e. delegate/alternate delegate) to vote on matters as was stated on the sample resolution; only the governing body has that authority. Following discussion of the matter, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to appoint Charles D. Jamison, Jr. (current Township representative to Wage Tax Board) as *Delegate*, and Todd E. Burns as *Alternate Delegate* to the Earned Income Tax Collection Committee by adoption of Township ***Resolution No. 13-2009***.

The Board reviewed the June and Year-to-Date 2009 Reports as submitted by the Fayetteville Vol. Fire Department Fire Police. It was consensus of the Board to accept the Reports as submitted.

The Zoning Officer presented and reviewed the June 2009 Monthly Zoning Office Report (a copy was distributed to each Board Member for their review). The Chairman stated that hearing no corrections or additions, the Report stands approved as presented.

The Zoning Officer presented a request for review time extension for ninety (90) days from Wm. A. Brindle Associates, Inc. on behalf of their client, Dwight Sollenberger Subdivision Plan; current time expires July 19, 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 Dwight Sollenberger Subdivision Plan for additional ninety (90) days be granted commencing July 19, 2009.

The Zoning Officer presented a request for review time extension for sixty (60) days from Dennis E. Black Engineering, Inc. on behalf of their client, Carannante Townhomes Land Development Plan; current time expires July 23, 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 time extension for Carannante Townhomes Land Development Plan for additional sixty (60) days commencing July 23, 2009 be granted.

The Zoning Officer presented a request for plan withdrawal from Wm. A. Brindle Associates, Inc. on behalf of their client, Michelle Sollenberger Subdivision Plan. Supervisor Shetter inquired if there were any review fees or other costs for this plan and the ZO stated there were and the developer would be invoiced accordingly. 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 plan withdrawal for the Michelle Sollenberger Subdivision Plan be granted.

The Assistant Zoning Officer presented a request for waivers of Greene Township Code Sections 85-39, 85-39.H(C) and 85-39.A(1) from Dennis E. Black Engineering, Inc. on behalf of their client, Carannante Townhomes. Mr. Mark Sturtevant, project manager for the developer, stated a revised plan was submitted, the street would still be private and will "T" into the parking lot for townhomes and beyond for a certain distance for turnaround. Greg Lambert, Township Engineer, stated he and the Township Planner had provided comments from their review, a copy being provided to each Supervisor for their review. Mr. Lambert reviewed those comments with the Board; namely, (1) southern street intersection (Marcella Drive) with McCleary Drive does not meet the Township requirement for radius but because of geometry of the area nothing else can be done and it is only a driveway, however, approval of this waiver (85-39) would be recommended but the applicant must comply with the remaining sections of the Ordinance and constructions standards (i.e. curbs, pavement, storm drainage, street shoulder and access driveway); (2) raised mountable concrete curbed traffic island is proposed at intersection of Marcella/McCleary which is prohibited by 85-39A(1) of the Ordinance, however, in order to provide two access points to McCleary Drive this intersection can only be constructed at an oblique angle – it is desirable when constructing the

proposed street (Marcella Drive) for safety reasons to maintain two access points to McCleary Drive, therefore, recommend this design waiver in order to improve traffic control be allowed, however, the Board may want to consider requiring the use of painted pavement as an alternative to a raised concrete surface for maintenance purposes and should require the placement of a No Left Turn into this end of Marcella Drive; (3) portion of parking lot is in 50-foot wide right-of-way in front of townhomes which appears to be in violation of Section 85-39.H(1) – has been precedent in this and other subdivisions in the Township and the planning for this section of the development was contemplated and explored with the Township prior to the enactment of this Section, therefore, would recommend approval of the waiver request (85-39.H(1)) provided the parking areas are encompassed within a common parking easement. Supervisor Shetter noted the no parking area for large vehicle turnaround is a narrow area and would recommend the area be increased. Mr. Lambert stated that could be addressed on the land development plan. Mr. Sturtevant stated that trash will be picked up at the street and (trucks) not enter the townhomes area. The dimensions were asked of the no parking area and the plan indicated 15' x 72' and Mr. Sturtevant confirmed to the Chairman that dumpsters would not be located in the no parking area. The Board discussed extending the length of the no parking area; Mr. Sturtevant noted the area was at maximum to meet the five-foot setback requirement. Supervisor Shetter voiced concern of the proposed raised island at Marcella/McCleary Drives and Mr. Lambert stated he and the Planner recommend approval of the island, however, the Board may want to require an alternative method and not allow the mountable curb which Board Members voiced concern regarding (same) and were not inclined to approve. Mr. Sturtevant informed the Board that he had used the mountable curb because of the need to well define the area. The Board discussed suggestions on changing the proposed concrete traffic island. Following a lengthy review and discussion regarding the request for waivers, 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 waivers of Greene Township Code Sections 85-39, 85-39.H(C) and 85-39.A(1) for Carannante Townhomes be granted with conditions: no parking area at end of Marcella Drive; the intersection of McCleary and Marcella Drives at the southern end of Marcella be revised and re-designed at the land development stage; and, all stormwater and other criteria be addressed at the land development stage.

The Assistant Zoning Officer presented a request from Franklin County Development Corporation for bond release for Tilman Dump Trailers, LLC. Greg Lambert, Township Engineer, informed the Board he had reviewed the request and upon his inspection, stated there are still outstanding issues, therefore, would not recommend the bond release at this time. The Chairman asked when the bond would expire and the AZO stated it was not due for renewal for quite some time. The Chairman asked that the project engineer (for this development) be contacted and urged to have the issues resolved and project completed satisfactorily. Supervisor Shetter referred to correspondence received and during discussion it was noted that some deficiencies had been corrected but not all to 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 Tilman Dump Trailers request to release the bonding be denied until all stormwater, etc issues have been corrected.

The Assistant Zoning Officer presented a request from Franklin County Development Corporation for bond release for Meyer Distribution. Greg Lambert, Township Engineer, informed the Board he had reviewed the request and upon his inspection found the public improvements work were properly completed, therefore, he would recommend release of \$26,593 bond currently being held by the Township. 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 in the amount of \$26,593 from Meyer Distribution be granted.

The Assistant Zoning Officer presented a Parking and Circulation Plan for Service Master for proposed parking. Greg Lambert, Township Engineer, reviewed the plan and finding no problems would recommend approval. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Parking and Circulation Plan for Service Master be approved as presented.

The Assistant Zoning Officer presented a request for refund of Land Use Permit Application fee from Clyde and Nancy Scott due to the Application being withdrawn. 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 refund of Land Use Permit Application fee from Clyde and Nancy Scott be granted in the amount of \$5.00.

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

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 14367 through 14398, inclusive, to be paid from the General Fund; and, Check Numbers 1683 through 1686, inclusive, to be paid from the Liquid Fuels Fund; this approval also includes payment later this month of two large invoices (one from General Fund and one from Liquid Fuels Fund) after funds are available.

The Chairman asked that an item be presented for consideration by the Board that did not appear on this Agenda. He and Supervisor Burns noted the receipt of request from Hinton & Associates regarding the annual contract renewal for the networking system. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the annual maintenance contract with Hinton & Associates be renewed for the same coverage/cost as previous year.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:50 P.M..

Respectfully submitted,

Secretary