

August 25, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, August 25, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Continued Public Hearing from July 28, 2009.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Glenn O. Shetter
Diann Weller

Travis Brookens
Daniel Bachman
Welton Fischer
Gregory Lambert
Andrew Paszkowski

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:38 P. M., following a few minutes recess after the Continued Public Hearing.

The Minutes of the August 11, 2009 Public Hearing regarding proposed Ordinance identified as *Property Maintenance – Grass and Weeds* stand approved as presented.

The Minutes of the August 11, 2009 Public Hearing regarding proposed Amendment to Zoning Ordinance identified as “*No-Impact Home-Based Business*” stand approved as presented.

The Minutes of the August 11, 2009 Public Hearing regarding proposed Ordinance identified as *Construction of Sidewalks in New Subdivisions and/or Land Developments* stand approved as presented.

The Minutes of the August 11, 2009 Regular Meeting stand approved as presented.

The Chairman noted a request had been received from the Campaign Manager on behalf of the Cumberland Valley Animal Shelter for a letter of support in their quest for grant funding from The Franklin County Foundation. 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 Secretary to draft a letter of support on behalf of Cumberland Valley Animal Shelter to be signed by all three (3) Township Supervisors as an endorsement letter from the Board with regard to their request for grant funding to the Franklin County Foundation.

The Zoning Officer presented a request for review time extension of ninety (90) days from Martin and Martin, Inc. on behalf of Cumberland Valley Animal Shelter; current time expires August 25, 2009. The Township Engineer stated the only remaining item to be addressed on the plan is an easement that is required and is proposed over School District property. The Engineer expected the plan to be presented to the Board at this meeting but will not be. He stated all other comments have been addressed and expects the plan to be presented at the next Supervisors meeting which is the reason for the request. 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 Cumberland Valley Animal Shelter be granted an additional ninety (90) days commencing August 25, 2009, forward.

The Assistant Zoning Officer presented a Revision to Land Development Plan for Colony House Furniture; property located off Route 11 along Sunset Pike; property has changed ownership; former proposal has been changed to reflect new proposal (storage building). Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – revision, no comment; Greene Township Municipal Authority – reviewed with no comment (8-14-09); Guilford Water Authority – no comment to date; Franklin County Conservation District – reiterated that silt fence will be required (7-15-09); Township Engineer and Township Planner – noted as ‘ok’ (8-25-09); Plan was staff reviewed by the Township Zoning Office on behalf of the Township Planning Commission and recommended approval (8-25-09); transportation impact fee required (TSA-2 – 1 new trip = \$1,503.00). Supervisor Shetter asked how close this entrance will be to the current ATM entrance. The Zoning Officer stated there is no requirement for distance between driveways. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Revision to Land Development Plan for Colony House Furniture be approved with the condition that upon issuance of a Land Use Permit, the transportation impact fee of \$1,503.00 be paid.

The Assistant Zoning Officer presented a 3-lot Preliminary Subdivision Plan for Bradley Gsell; property located off Mt. Union Road; formerly shown on a previous plan as Aspen Drive. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (10-6-08); Greene Township Municipal Authority – approved (8-14-09); planning exemption granted by PA DEP (7-15-09); Guilford Water Authority – can serve (9-23-08); Franklin County Conservation District – noted as ‘adequate’ (3-24-09); Township Engineer and Township Planner – ‘ok’ (8-25-09) (stormwater bond required at final plan stage); plan was staff reviewed by Township Zoning Office on behalf of Township Planning Commission and recommended approval (8-25-09); transportation impact fee required (TSA-7 = \$1,086.00 per lot); recreation impact fee required at final plan stage. The Township Engineer stated he had spoken to All Land Services, engineer for the developer, regarding the waiver for stormwater and in speaking with Mary Ann at Franklin County Conservation District, there will be rain inlets installed and he stated his concern with this proposal due to panhandle lots. The Chairman also noted the steep incline of proposed Aspen and that any future development must also be considered. The Board and staff discussed and reviewed the plan as to the number of accesses, location, and who uses same. The Chairman stated that stormwater is a big issue currently. The Engineer stated they did qualify for a stormwater waiver. The Chairman voiced his concern and stated the Township needs to take a very hard look at the stormwater in this area. The Township Engineer stated he would still be looking at the PCSM plan. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Bradley Gsell 3-lot Preliminary Subdivision Plan be tabled until the next 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 14518 through 14550, inclusive, to be paid from the General Fund; and, Check Numbers 1705 through 1708, 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 8:00 P. M..

Respectfully submitted,

Secretary