

May 12, 2009
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held a Public Hearing Tuesday, May 12, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, to consider a request for Conditional Use Permit from Poetry Estates.

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 Public Hearing to order at approximately 7:00 P. M..

The Chairman asked the Assistant Zoning Officer to present the request. The AZO stated the Township had received a request for Conditional Use Permit for Poetry Estates, located off Woodstock Road; Public Hearing legally advertised; proposed development located in R-1 (Low Density Residential) zoning district; proposed garden apartments and townhomes are permitted uses by *Conditional Use Permit*. The AZO stated the Franklin County Planning Commission reviewed and their correspondence dated April 13, 2009 stated "...the proposal is generally consistent with the Franklin County Comprehensive Plan..." Lengthy comments were received from both the Township Engineer and Planner regarding their review findings (a copy of each written correspondence was provided to the Board for their review). The AZO stated the request was presented to the Township Planning Commission at their Regular Meeting held April 13, 2009, and following review and consideration, the Commission recommended approval subject to all comments being satisfied. It was noted the Township has not received a revised plan with the comments addressed nor the parking spaces indicated. The Chairman asked the AZO if the Township had received a revised plan for the Conditional Use application and the AZO stated 'correct'. The AZO stated that initially a land development plan for this project had been received and then later the application was made for a Conditional Use Permit. The AZO stated that both the Planner's and Engineer's comments have not been addressed, i.e. recreation areas were not delineated, and it was requested those areas be defined to ensure right-of-ways and how appropriate they were in meeting the required sizes; also, dimensions for garden apartments were not given. The Township Planning Commission recommended approval subject to comments being addressed but a revised Conditional Use application has not been received. The Chairman noted that if the comments have not been addressed and a revised plan not received, this matter should not even be before the Board at this time. The Township Engineer (Mr. Lambert) noted the Applicant may have some comments to offer. Mr. Dennis McCanns, engineer for the developer, commented that it was not clear to them that a revised plan had to be done for this Hearing; there was a submittal of plan that was condensed and that some comments could be addressed on the plan. He further stated they were under the understanding that this Hearing would be to place conditions on the request. Mr. Lambert stated that some comments must be visible to the Engineer and Planner, i.e. at the Planning Commission meeting it was made known that it be in 'detail'. Mr. McCanns stated the plan

does show in accordance with the Ordinance, i.e. parking and recreation areas. Supervisor Shetter referred to the April 13 letter from the Township Engineer noting all comments. Mr. McCanns apologized that he misunderstood from the Planning Commission (meeting). Supervisor Shetter stated the Planning Commission made their recommendation subject to comments. Mr. Randy Shearer, CEDG, Inc., engineer for the project, stated the plan does show what is being discussed. Mr. Lambert referred the Board to comments from both himself and the Planner. The Chairman asked Mr. Lambert if this plan actively showed recreation areas and sidewalks and Mr. Lambert stated not to him. Mr. Shearer stated sidewalks would be inter-connecting four (4) separate lots for play areas, for four (4) complexes. He also stated they conform to the minimum lot area and thought this was private and sidewalks should not be inter-connecting in garden apartment areas. Mr. Lambert voiced his concern that the drainage easements are shown overlaying the play areas and wanted to be sure that dimensions were correct; the play areas were not tabulated. The Chairman asked the staff and Solicitor if that information has to be on the plan to make a decision. The Solicitor stated the Section for R-1 (zoning) under townhouses in the Ordinance lists several items that must be provided in the townhouse section; that if that material is not there then the Board cannot make a decision. Mr. Lambert stated that he and the Planner could not determine the play area and also questioned the parking. Mr. Shearer stated he had submitted subdivision plans previously and stated that parking is shown on that plan. The Chairman stated that because there appears to be a difference of opinion, he suggested the Township staff and the Applicant meet to understand what is supposed to be presented. Supervisor Shetter stated the difference in parking is that it appeared the Applicant was talking about garden apartments and Mr. Lambert was talking about townhouses. Mr. Shearer asked for clarification on this parking and that he never received it. The AZO stated it was suppose to be submitted to the Zoning Office and then would receive some type of answer in writing. Mr. Shearer said they would put in writing to the Township. The Solicitor explained to the Applicant it (Hearing) could be continued to the next Supervisors meeting. It was suggested that all involved parties meet as soon as possible to resolve these issues and/or misunderstandings, etc. Following lengthy review and discussion, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Conditional Use Permit request for Poetry Estates be continued to May 26 (2009) at 7:00 P.M., at the Greene Township Municipal Building, 1145 Garver Lane.

There being no further discussion for this Public Hearing, the Chairman adjourned at approximately 7:24 P.M., stating there would be a few minutes' recess prior to the Regular Meeting being called to order.

Respectfully submitted,

Secretary