

January 27, 2015
Scotland, PA 17254
Public Hearing #3

The Greene Township Board of Supervisors held the third of three (3) Public Hearings on Tuesday, January 27, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding a proposed text amendment to the Zoning Ordinance authorizing additional uses within the zoning districts of AR, R-1, and R-2, and adding a new zoning section for higher learning campuses in zoning districts R-1 and R-2.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the Public Hearing to order at approximately 7:11 P.M., introduced Mr. Tim Cormany, Township Planner, and asked Mr. Cormany to explain the proposal set before the Board for consideration. Mr. Cormany stated that last summer a request for rezoning was brought before the Township for consideration. After several hearings the Township decided they were not opposed specifically to the rezoning request but that more consideration was needed to possibly expand uses in certain zoning districts. Through several informal meetings among the Township, Planning and Engineering, and the requesting party that instead of a zoning change they would create a text amendment that would include higher learning campuses and other uses permitted in both the R-1 (Low Density Residential) and R-2 (Medium Density Residential) zoning districts as well as some in the AR (Agricultural Residential). This would create new uses along with identifying what would be permitted with higher learning campuses (i.e. dining hall, etc) but also a limited number of businesses would be permitted on campus. Any new business that located on that property would remain part of the campus and could not be subdivided from the main campus property. An approach was taken from a different perspective and included lighting, pedestrian/vehicular traffic, etc, with some necessary changes and some “clean up” that goes with expanded uses. The Chairman asked Mr. Cormany to explain the various uses that would be permitted and Mr. Cormany noted what might be typical with a (learning) campus, i.e. additional business services, professional services, photography, art and music, repair services, restaurants but with no ‘drive-thru’, child and adult daycare, a proposal several years ago was as a retraining for veterans; would not be a carte blanche; would keep big businesses out. The Township Solicitor noted the legal notice posted in the newspaper gave more detail and asked the Planner if he would like the notice read. The Planner agreed and the Solicitor read the legal notice in detail as it appeared in the local newspaper. The Zoning Officer stated the request was submitted to the Franklin County Planning Commission for their review and comment. They provided written comment via correspondence to the Township and the ZO stated a copy of that correspondence had been provided to them in their Meeting packets; the ZO read the correspondence submitted. The ZO also stated the proposed amendment was presented to the Township Planning Commission for their review and comment at their meeting in January and the Township Planning Commission recommended adoption as presented.

The Chairman then asked if there were any comments or questions from those in attendance. Resident Keith Quimbach, 4085 Scotland Main Street, asked if the height restriction would stay the same and the Chairman stated there is no change in the text amendment as to the building height. Supervisor Brookens stated the building height regulations will be the same as anywhere else in these zoning districts. Resident Andrea Malmont, 3595 Eagle Drive, commented she felt this proposal is possibly the best for the neighborhood and for everyone in the development across from the (Winebrenner) campus. The Chairman stated that by coming together, it is a 'win-win' situation for everyone and hopes it to be very successful for the Scotland community and assist Winebrenner to grow in the future. The Solicitor stated that while the impetus came from the former Scotland School property, these rules will apply to any other group that meets these requirements; they apply across the board; not just to the former Scotland School campus. Mr. Dave Newell voiced his deepest appreciation for all the time and hard work expended in arriving to this point and felt the Board had gone 'above and beyond'. Mr. Glenn Shetter, as Chairman of the Township Planning Commission, stated he felt this was one of the most thorough ordinances that has been done in the Township. The Chairman stated they would put that credit back on the Township Planner. Mr. Cormany did much investigating other areas and really assisted in accomplishing this proposed ordinance. Supervisor Corwell asked as a point of clarification if this would not include the property from the railroad tracks beyond and Mr. Cormany stated if the higher learning campus is 200 acres or more, however, it is believed that Winebrenner is not looking to expand. Supervisor Brookens noted the constraints on the other side of the railroad tracks would greatly influence any expansion. Supervisor Corwell noted he also wanted to thank Tim Cormany for his assistance and participation. Mr. Cormany commented he had a good team to work with. Mr. Greg Lambert, Township Engineer, stated he just wanted to echo what everyone else stated. He was originally a big proponent of the original idea and to have so many (persons) working together and to create such a plan was exceptional. Supervisor Brookens stated he would agree and it was great that Winebrenner had been so patient with the Township with the time that it has taken and also that Winebrenner had been very easy to work with through the entire process. The Township Solicitor also echoed what the Township Engineer had stated and noted that usually there is no input from the public in many cases but with the comments that were presented and received at the beginning of this project, all parties involved were able to put something together to address the needs and desires. Following review and discussion, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township **Ordinance No. 2015-4** hereby amending the Township Zoning Ordinance to authorize additional uses in zoning districts AR, R-1, and R-2 and also adding a new zoning section for zones R-1 and R-2, as presented.

There being no further comments or discussion presented, the Chairman adjourned the Public Hearing at approximately 7:32 P.M..

Respectfully submitted,

Secretary