

April 24, 2012
Scotland, PA 17254
Public Hearing (#2)

The Greene Township Board of Supervisors held the second of two (2) Public Hearings on Tuesday, April 24, 2012, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The second Public Hearing was held to gain public input regarding a Conditional Use Permit request submitted by Chambersburg Burial Vaults and Harbert's Products, Inc., 6428 Lincoln Way East, Fayetteville, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the second Public Hearing to order at approximately 7:05 P. M..

The Chairman asked the Zoning Officer to present the request. The Zoning Officer noted the Application for Conditional Use Permit as submitted by Harvey Beck, Harbert's Products, Inc., Lessee, for property currently identified as Chambersburg Burial Vaults and located at 6428 Lincoln Way East, Fayetteville, PA. The ZO read the legal advertisement as it appeared in the local newspaper and also noted that all properties concerned were notified of the request received. (Note that each Board Member received a copy of all documents pertaining to this request.) The ZO proceeded to further explain the property is located in the Highway Commercial (HC) zoning district and currently houses the Chambersburg Burial Vaults. The ZO stated that Mr. Beck desires to move his business, currently located in Greencastle, PA, to this location. His business provides a "service" of custom closed – loop crushing (reprocessing) of "submerged-arc welding" (SAW) flux/slag. Harbert's does not buy or sell anything but charges for the service of crushing the flux that has been used in the SAW process (SAW flux is non-hazardous and looks and feels like sand). The ZO stated a change in use requires this Conditional Use Hearing. The ZO stated the Township Planning Commission had reviewed the request at their Regular Meeting held April 9 (2012) and recommended approval. He further noted he had received no comments from the Franklin County Planning Commission to date. The Applicant had no further comments to offer at this time. Supervisor Burns asked Mr. Beck the following questions/concerns and Mr. Beck's responses were as follows: (1) any evening hours? No.; (2) exterior lighting? No; Mr. Beck stated he plans to replace several dead trees; (3) dealing with dust? Currently have bids for newer equipment and material is also filtered before it is exhausted and very concerned for employees' safety and health. Supervisor Brookens asked Mr. Beck the following questions/concerns and Mr. Beck's responses were as follows: (1) noise from crushing operation and will it permeate the building? Equipment is similar to rock crusher but not as large nor as noisy, able to talk over sound, employees wear ear plugs only as a precaution, noise is contained in building; (2) any thought of plantings and what type? Will have shrubs in the back and replace those that have died; retaining wall is deteriorating and will repair that; (3) screening on westernmost boundary as well as a residence adjacent to this property? Plant a type of shrub that would be placed between the trees and currently have higher branches. The Township Engineer noted the amount of traffic from Route 30 and it was verified at the Planning Commission meeting there will be less traffic than currently

because this business will only have truck traffic perhaps once or twice a month. He further noted there is no commercial type traffic so there would be less traffic and appears to be compatible with what was located there previously. The ZO noted that at the rear of the property there is proposed construction of a loading dock sometime in the future. The Chairman inquired as to whether the applicant would have to return each time there was something done on the property and the Township Solicitor recommended the Board take care of that at this time since it is shown on the plan. Mr. Beck stated that due to costs he was looking at purchasing a portable dock with a concrete pad. The Chairman noted to Mr. Beck that every time the "footprint" of this property is changed there has to be a public hearing. Following review, discussion and consideration of this request, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Conditional Use Permit request of Harbert's Products, Inc., 6824 Lincoln Way East, Fayetteville, PA, be approved with conditions: (1) screening be placed on the west side of property to screen from adjacent property; (2) all performance standards as listed in the Code be addressed from this time forward; (3) that a loading dock shown on the plan will become part of this approval and the property owner would only have to apply for a Township Land Use Permit and Building Permit from CCIS (Commonwealth Code Inspection Service, Inc.).

There being no further business before the Board for this Hearing, the Chairman adjourned at approximately 7:17 P.M..

Respectfully submitted,
